

**Commonwealth of Massachusetts  
Department of Housing & Community  
Development**

**Moving To Work Program  
Annual Plan for Fiscal Year 2021**

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U.S. Department of  
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# I. Introduction

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The Massachusetts Department of Housing and Community Development (DHCD) is a participant in the Moving To Work (MTW) Demonstration. MTW is a program authorized by Congress through which a limited number of Public Housing Authorities are provided with the flexibility to waive certain provisions of the US Housing Act of 1937 and related federal regulations, and to design and test approaches for providing housing assistance that address one or more of the following statutory objectives:

- 1) Reduce cost and achieve greater cost effectiveness in federal expenditures;
- 2) Provide incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; and,
- 3) Increase housing choices for low-income families.

The terms and conditions of DHCD's participation in the MTW program are defined in its MTW Agreement with the US Department of Housing and Urban Development (HUD), which extends through 2028.

DHCD administers HUD-funded Housing Choice Voucher (HCV) programs, along with other state-assisted rental assistance programs, through a statewide network of Regional Administering Agencies (RAA). See Appendix A for a listing of current RAAs. Subject to HUD approval in the MTW Annual Plan, MTW designation allows DHCD to test out new or modified programmatic approaches to administering HCV programs; to implement "local, non-traditional" housing and service activities for the benefit of low-income residents; and, to utilize HCV Housing Assistance Payments (HAP) funds in a more flexible manner.

MTW flexibility applies to the HCV programs administered by DHCD and which are part of the MTW Block Grant. DHCD may apply MTW operating flexibilities to special purpose vouchers which are not part of the block grant in accordance with HUD's published guidance. In general, HUD allows special purpose vouchers to be administered in accordance with MTW agreements unless MTW provisions are inconsistent with the appropriations act or requirements of the NOFA. Enhanced/Tenant Protection Vouchers will be rolled into the MTW Block Grant upon renewal of funds resulting in application of MTW flexibility to these vouchers.

DHCD is required by HUD to prepare an MTW Annual Plan and Annual Report in a format defined in the MTW Agreement. This Annual Plan, which is subject to HUD approval, reflects the current reporting requirements including use of standard metrics and benchmarks. For purposes of the Annual Plan, an "MTW activity" is defined as any activity that requires MTW flexibility to waive statutory or regulatory requirements. Conversely, a "non-MTW activity" is an activity that does not require MTW funding or programmatic flexibility to implement.

DHCD's FY 2021 MTW Annual Plan summarizes planned activities for the period from July 1, 2020 through June 30, 2021. HUD provides HAP funding on a calendar year basis; thus, the Annual Plan covers parts of two distinct funding periods. As of the date of this Annual Plan publication, DHCD has not received confirmation of its 2020 HAP funding. If decreases in funding occur, DHCD may need to modify, delay or cancel the proposals herein and/or take other necessary measures, including deferring issuance of turnover vouchers.

Prior to submission to HUD, DHCD makes the Annual Plan available for public review and comment including conducting public hearings. DHCD reviews and considers written and verbal comments that are

received during the public review period. Appendix C provides information on the public comment period for this Annual Plan.

## A. Overview of Short Term Annual Goals and Objectives

Highlights of FY 2021 MTW activities include:

- DHCD projects that rental assistance and related services will be provided to 20,914 MTW households. An additional 841 households are projected to be served through the VASH and Mainstream programs.
- DHCD has proposed two new activities for FY 2021:
  - **Fair Housing Initiative:** DHCD will utilize up to \$500K in MTW funding to award funding to non-profit agencies to identify fair housing compliance and enforcement issues across DHCD's jurisdiction and to investigate discriminatory practices and provide enforcement assistance (including through voluntary resolution efforts and litigation) for households with a housing subsidy or voucher. DHCD anticipates that low-income families will have fewer barriers to finding and maintaining affordable housing.
  - **Emergency Waivers:** The outbreak of COVID-19 places substantial burdens on all stakeholders who are working tirelessly to respond to the needs of their participants while also maintaining compliance with program requirements. While the Coronavirus Aid, Relief and Economic Security (CARES) Act provides the U.S. Department of Housing and Urban Development (HUD) with broad authority to waive or establish alternative requirements for numerous statutory and regulatory requirements, the duration of this pandemic, and potentially others in the future, remains unknown and the backlog of transactions, inspections, and delayed reporting requirements grows. Accordingly, DHCD will use its MTW authority to establish an emergency waivers activity which addresses the burdens placed on all stakeholders. DHCD proposes to establish emergency waivers in response to economic- and health-related emergencies, including natural disasters, as declared by the Governor or his/her designee, including the authority to determine when to place and lift the waivers.
- Massachusetts Student Housing Security Pilot: In FY 2020 DHCD received approval for an MTW Activity, the Massachusetts Student Housing Security Pilot. Under this activity DHCD assists youth aging out of foster care and homeless college students in completing post-secondary education by providing up to \$200,000 in MTW funds, annually for two years, to support housing costs for college students who are HCV income eligible and who meet HUD's definition of Unaccompanied Homeless Youth or who have recently aged out of foster care. In FY 2021, DHCD will complete program plans, prepare policies and procedures, enter into an MOU with its partners and select recipients and disburse funds to the selected providers. DHCD will fully fund the housing related costs for two years, serving at minimum 20 students.
- Rent Simplification: DHCD's Rent Simplification activity provides self-sufficiency incentives to participating households and administrative efficiencies in the processing of program transactions. DHCD has updated its payment standard policy to reduce the potential for households to become rent burdened as result of increases to contract rent between regular recertifications. Specifically, during interim recertifications, for all MTW households on biennial or triennial recertification

cycles, where the household has an interim increase in contract rent, DHCD will update the payment standard at the time of the interim recertification. This change provides for application of payment standards, which reflect current market trends and reduces rent burdens for families.

- **Multi-Year Recertifications:** DHCD completed planning for the triennial recertification frequency for elderly/disabled households on fixed incomes i.e. SS, SSI and pensions. DHCD will utilize a streamlined implementation for the triennial recertification frequency which will allow DHCD to notify applicable families of the change in recertification frequency and provide an additional year with no increase in rent. Accordingly, rents will generally remain fixed for three years instead of two, and elderly/disabled fixed income households will be insulated from more frequent rent increases. Additionally DHCD implemented a hardship policy which temporarily removes the limit on voluntary interim recertifications during economic and health emergencies as certified by the Governor or his/her designee. Finally, families in the SNO Mass program will be permanently exempt from the limit on voluntary interim recertifications.
- **Support for Secure Jobs:** DHCD completed the procurement for service providers and the State executed contracts with eight partnering agencies that began providing case management and employment support services. In FY 2021 under this activity, DHCD anticipates providing services to approximately 900 participants. Additionally, DHCD will provide Housing Choice Voucher assistance for up to 50 eligible low-income households participating in the Secure Jobs initiative. DHCD plans on leasing 40 households in FY 2021.
- **Expanding Housing Opportunities:** DHCD issued an RFP and awarded planning grants to two Local Housing Authorities (LHAs), Somerville Housing Authority (SHA) and Chelsea Housing Authority (CHA), for the preservation and redevelopment of public housing. Both projects will have completed closings by FY 2021 and DHCD expects that relocation will begin in October 2020 for the Chelsea project and in December 2020 for the Somerville project.
- **In view of changing circumstances as a result of the COVID-19 crisis,** DHCD is reversing the planned close-out of Residential Assistance for Families in Transition (RAFT) activity as reported in the FY 2019 MTW Annual Report. This activity will provide assistance to both low-income renters and homeowners who are impacted by economic or health emergencies, as certified by the Governor or his/her designee, in order to avoid homelessness due to eviction or foreclosure.
- **A Better Life (ABL):** DHCD will continue to provide funding to local housing authorities to operate the ABL program. ABL, which is based on an existing successful program model, focuses on helping participants to achieve economic self-sufficiency through case management, education and training services. To date, MTW Block Grant service dollars have gone to support Family Life Coaches at each of the LHAs who do outreach to residents to inform them about the work requirement, opportunity to have coaching support and to assist participants in setting personal goals in the area of work, education, family health and stability and asset building. LHAs are leveraging existing relationships with local service providers and using the ABL grant to partner with new ones. In FY 2021, DHCD anticipates that approximately 488 total households will receive services under this activity.
- **Health Starts at Home (HSH):** Under this activity, DHCD is collaborating with The Boston Foundation (TBF) to provide Housing Choice Vouchers to eligible participants in TBF's HSH initiative. TBF is a community foundation that provides grants to nonprofit organizations and designs special funding initiatives to address critical challenges in the community. To date, 26

households have been leased under this program, which reflects the total participation. It is anticipated that health outcomes will improve when and if stable housing is provided.

- **Enhanced Local Project-Based Voucher (PBV) Program:** DHCD will continue to implement the features of its enhanced PBV Program. In FY 2021, DHCD anticipates adding approximately one hundred and fifty new PBV units throughout its jurisdiction with owner managed waiting lists employed at all new projects. In FY 2021, DHCD will remove the previously approved policies related to transfer preferences for PB families who move to other RAA jurisdictions. This portion of the activity was not feasible given the process for wait list management.
- **Family Self-Sufficiency Program Enhancements:** DHCD's Family Self-Sufficiency (FSS) Program continues to provide training, job support and case management services to FSS families. In FY 2021 DHCD anticipates that approximately 75 to 100 new participants will join the FSS Program with a total anticipated participation of 900 participants. DHCD will continue to implement the previously approved flexible funding portion of this activity which assists families in removing barriers to employment, as well as implement the matched savings homeownership incentive.
- **Affordable Housing Preservation & Development Fund:** DHCD will utilize MTW funds to support the development and preservation of affordable rental housing. DHCD awarded funding to two Local Housing Authorities (LHAs), Boston Housing Authority (BHA) and Cambridge Housing Authority (CHA), to substantially rehab and preserve state aided public housing developments. Seventy two (72) units are anticipated to be on line in FY 2021 at the BHA project. Construction at the CHA project is scheduled to be completed in July 2021 with a total of 25 units.
- **Supporting Neighborhood Opportunity in Massachusetts:** In FY 2019, DHCD launched the Supporting Neighborhood Opportunity in Massachusetts (SNO Mass) mobility pilot program. The purpose of DHCD's SNO Mass MTW initiative is to provide significant supports and encouragement to existing voucher participants and/or new voucher holders who wish to move to areas with empirically documented improved educational systems, job opportunities, social services and other opportunities in the expectation that over time their need for housing and other subsidies will abate or diminish. The SNO Mass pilot is fully implemented at two RAAs. In FY 2021 DHCD will expand SNO Mass to all RAAs statewide. DHCD's goal is to engage 140 households in housing search and ultimately move or lease up 60 households in identified opportunity neighborhoods.
- **Family Economic Stability (FES) Program:** Building economic self-sufficiency continues to be a central focus of DHCD's Family Economic Stability Program. In each program year, DHCD reviews expansion of support funds options to include incentive payments for completion of goals such as retaining employment, removal from TANF or completion of a job-training program. In FY 2021 Metro Housing|Boston (the RAA which hosts this program) anticipates serving 50 households in their FES program. DHCD also updated eligibility requirements to ease some of the restrictions to enrolling in FES. Finally, DHCD has implemented hardship policies for the FES program in response to economic/health emergencies as declared by the Governor or his/her designee.
- **Youth Transition to Success Program (YTTSP):** DHCD initially designed and implemented this time-limited program to provide continued support to and build upon the successes of youth currently participating in its Family Unification - Aging Out of Foster Care Program that are facing the expiration on their subsidy. Since implementation, DHCD has expanded the YTTSP Program and provides housing assistance to youth referred by the Department of Children and Families as



well as referrals from other providers who target vulnerable youth. DHCD has implemented hardship policies to the YTTS program in response to economic/health emergencies as declared by the Governor or his/her designee. Under this activity, DHCD anticipates serving 57 participants in FY 2021.

- Launch: DHCD will continue to dedicate funds to support Launch, a program that connects low-income youth living in subsidized housing to programs and services that help them obtain employment and a sustaining wage. Thus far, through the Launch program, 211 clients have been served which is more than halfway towards the three-year goal of 360 participants. There have been 53 job placements, 37 education placements and 9 participants in financial coaching. The Launch partnership will continue through FY 2021 and planning will begin for the next phase of support services offered through the Launch program.
- Previously approved MTW activities related to the owner incentive fund, expiring use preservation and payment standard exceptions will continue to be implemented.
- In FY 2021, DHCD will utilize Single Fund flexibility to implement a number of initiatives including:
  - Development of a Data Warehouse: DHCD will use up to \$150,000, in Single Fund Flexibility, to support the development and implementation of a data warehouse. DHCD is partnering with the Regional Housing Network (RHN), made up of nine regionally based non-profit housing agencies and one regional housing authority, to design an RHN Data Warehouse. The RHN Data Warehouse will pool and house client data for all participating organizations and will allow for the sharing of information.
  - Program Evaluations: DHCD will use up to \$500,000, in Single Fund Flexibility over three years, to fund MTW program evaluations. Specifically, in FY 2021, DHCD will use a third party to perform program evaluations of two of the MTW programs, ABL and Launch. Program evaluators will collect data and information on the participant outcomes as a result of the targeted MTW initiatives and assist DHCD in revising program provisions to better serve participants.
  - Career Navigation Initiative: DHCD will use up to \$4.5M over five years in Single Fund Flexibility to support a career navigation initiative for HCV participants. DHCD anticipates that approximately \$256,000 will be spent in FY 2021. Specifically the funds will support the cost of Career Navigators (Navigators), currently located at Career Centers across the state. Given the Career Centers' specialized expertise in career navigation/job development and strong employer relationships, they are best suited to support HCV participants in this aspect of self-sufficiency development. Additionally, funds will support the development resources, such as regional employment maps.
  - Prosperity Coordinator: DHCD plans to utilize approximately \$150,000 to fund an Economic Prosperity Coordinator (EPC). The EPC will be responsible for planning, implementation and oversight of all MTW programs that support economic prosperity.
  - Education Partnership: DHCD will use up to \$2M in single fund flexibility on educational activities that target youth members of DHCD voucher households. The purpose of this education initiative is to provide younger students with the support needed to ensure positive educational outcomes and to provide family members who may be of high school age or older

with greater exposure to career and post-graduation educational options. Support and educational activities will be tailored to the participant based on need and age.

- **Other Supportive Services:** DHCD will use approximately \$726,000 in MTW funds on activities to support a wide range of supportive services for DHCD program participants including: expansion of FSS programming, job training and placement; educational partnership initiatives; affordable homeownership programs and other economic development and self-sufficiency program activities. In 2021 DHCD will work with the Massachusetts Department of Treasury to develop ways to support the Massachusetts Baby Steps Program, a child education savings account for all newborns and adopted children. This support could include assisting with promoting the program, assisting HCV families with the account opening process and possibly providing matching funds.

In FY 2021, DHCD will continue to explore new initiatives that will further the MTW statutory objectives and DHCD's long-term MTW goals. DHCD is committed to reviewing and exploring activities to support self-sufficiency, administrative efficiency and housing choice. DHCD will work with RAAs to develop and implement MTW activities in its efforts to improve customer service for applicants, program participants and property owners.

## **B. Overview of Long Term Goals**

DHCD's participation in the MTW program supports a wide range of positive housing and supportive service outcomes for thousands of participating low-income households, including families with children, seniors and people with disabilities. The programmatic flexibility afforded by MTW continues to be an important component of the Commonwealth's overall housing strategy. The extension of the MTW Agreement until 2028 will ensure continuity of this valuable set of program tools and resources.

DHCD's long-term MTW strategy is designed to demonstrate that: 1) Housing stabilization can provide low-income households with a foundation for achieving economic self-sufficiency; and, 2) Administrative costs savings can be redirected to provide meaningful assistance to additional program participants and owners. DHCD believes that affordable housing can provide the foundation that allows low-income households to enter the economic mainstream and access good jobs and education. Maximizing the value of limited federal program dollars to help families achieve important economic goals, enabling them to move on so that program dollars can help serve additional families is a key goal.

Additional principles that continue to guide DHCD's MTW strategy include:

- MTW activities must relate to one or more of the three statutory objectives, i.e. reducing cost and/or promoting administrative efficiency, increasing housing choice, and supporting families in achieving economic self-sufficiency.
- MTW flexibility will be utilized to promote tighter linkages and synergy between the HCV Program and other related Commonwealth programs and policy goals such as preventing or reducing homelessness; supporting self-sufficiency and economic independence initiatives; preserving and expanding state-assisted public housing and project-based affordable housing; supporting those who have one or more disabilities; and stabilizing neighborhoods. DHCD will also consider the goals of the MTW Annual Plan in the context of the Consolidated Plan and as a resource and tool to Affirmatively Further Fair Housing opportunities.

- By identifying and addressing administrative efficiency opportunities, MTW flexibility will be used wherever feasible to increase the number of extremely and very low-income households served and the overall quality of leased housing units.
- MTW program initiatives will respond to differences among regional and local housing markets.

DHCD is committed to continuing to provide opportunities for broad-based input from its RAA contractors, program participants, housing advocates and other stakeholders to inform the design of DHCD's MTW initiatives.

## II. General Operating Information

### A. Housing Stock Information

Through its Housing Choice Voucher (HCV) Program, DHCD provides rental assistance to families, seniors and persons with disabilities at properties owned by private or non-profit owners. DHCD partners with a wide array of mission-driven, non-profit and for profit organizations to provide quality housing opportunities.

#### i. Planned New Public Housing Units

DHCD does not administer a federal public housing program.

**Table 1: Planned New Public Housing Units in FY 2021**

AMP Name and Number	Bedroom Size						Total Units	Population Type*	# of UFAS Units	
	0/1	2	3	4	5	6+			Fully Accessible	Adaptable
N/A	0	0	0	0	0	0	0	N/A	0	0
N/A	0	0	0	0	0	0	0	N/A	0	0
N/A	0	0	0	0	0	0	0	N/A	0	0
<b>Total Public Housing Units to be Added in the Plan Year</b>							<b>0</b>			

\*Population Type: General, Elderly, Disabled, Elderly/Disabled, Other

If "Population Type is "Other" please describe:

N/A
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#### ii. Planned Public Housing Units to Be Removed

DHCD does not administer a federal public housing program.

**Table 2: Planned Public Housing Units to Be Removed in FY 2021**

AMP Name and Number	Number of Units to be Removed	Explanation for Removal
N/A	0	N/A
N/A	0	N/A
N/A	0	N/A
	<b>0</b>	<b>Total Public Housing Units to be Removed in the Plan Year</b>

#### iii. Planned New Project Based Vouchers

**Table 3: Planned New Project Based Vouchers\***

\*The new 50900 requires reporting of planned PBVs, which will be either under AHAP or HAP during the Annual Plan fiscal year. DHCD's PBVs are allocated through the state's competitive rental round and in

concert with the award of Low Income Housing Tax Credits. Proposals are due in February of each year, with funding announcements made in the spring. Given DHCD's MTW Plan is due to HUD prior to the award of FY 2021 PBV funding, DHCD cannot identify which projects will be awarded PBVs at this time. Further, of the awards made, DHCD cannot determine at this time which proposals will pass all screening thresholds and enter into AHAP or HAP contracts. DHCD will report on all projects and PBVs committed and leased/issued in FY 2021 in the FY 2021 Annual Report.

Property Name	# of Vouchers to be Project-Based	RAD?	Description of Project
See explanation above			
		<b>Planned Total Vouchers to be Newly Project-Based</b>	

**iv. Planned Existing Project Based Vouchers**

**Table 4: Planned Existing Project Based Vouchers**

The projects listed on the table below represent the existing projects which are committed/leased in DHCD's PBV portfolio.

Property Name	Number of Project-Based Vouchers	Status at End of FY 2019	RAD?	Description of Project
1060 Belmont Street	7	Leased/Issued	No	Family and Elderly/Disabled units
108 Newbury Street	4	Leased/Issued	No	Family - New construction of four-story building
109 Gilman Street	1	Leased/Issued	No	Family unit
1129 Dorchester Avenue	8	Leased/Issued	No	Family and Elderly/Disabled units
1202 Commonwealth Avenue	6	Leased/Issued	No	Units for homeless individuals
126 Chandler Street, Worcester **	8	Committed	No	New Construction – Family Housing
1285-1291 Mass Avenue	4	Leased/Issued	No	Family units
132 Chestnut Hill Ave., Boston	8	Leased/Issued	No	New Construction – Elderly Housing
140 East Street	2	Leased/Issued	No	Elderly/Disabled units
14-24 Roach Street	8	Leased/Issued	No	Family units
154-168 Eagle Street	8	Leased/Issued	No	Family units; supportive services
165 Winter Street	3	Leased/Issued	No	Family - Substantial rehab of historic former school
1-7 Piedmont Street	3	Leased/Issued	No	Elderly/Disabled units
1740 Washington Street	8	Leased/Issued	No	Units for homeless individuals
181 Washington Street	8	Leased/Issued	No	Family - New construction of four-story, mixed-use building
19 Hancock Street	3	Leased/Issued	No	Units for homeless individuals
220 Orchard Hill Drive	25	Leased/Issued	No	Family and Elderly/Disabled units
250 Gull Pond Road, Wellfleet	2	Leased/Issued	No	Family - New construction of three two-unit townhouses
28 Mount Pleasant Street	2	Leased/Issued	No	Units for homeless individuals

Property Name	Number of Project-Based Vouchers	Status at End of FY 2019	RAD?	Description of Project
32 Kent Street	8	Leased/Issued	No	Family and Elderly/Disabled units
32 Old Ann Page Way	2	Leased/Issued	No	Family and Elderly/Disabled units
370 Harvard Street, Brookline *	8	Committed	No	New construction - Elderly Housing
40A Nelson Avenue	3	Leased/Issued	No	Family units
430-436 Dudley Street	3	Leased/Issued	No	Units for homeless individuals
447 Concord Road	4	Leased/Issued	No	Family units
4-6 Ashland Street	3	Leased/Issued	No	Units for homeless individuals
46-48 School Street	2	Leased/Issued	No	Family units
470 Main Street	7	Leased/Issued	No	Family and Elderly/Disabled units
48 & 52 Franklin St & 348 Chestnut St	24	Leased/Issued	No	Family - Rehab with 1, 2, and 3 BR units
48 Water Street	6	Leased/Issued	No	Units for homeless individuals
48-64 Middlesex Street	6	Leased/Issued	No	Family units
5 Benefit Street	4	Leased/Issued	No	Family units
525 Beach Street	7	Leased/Issued	No	Family and Disabled - Three units reserved for disabled - new construction of four-story building
57 Main Street	4	Leased/Issued	No	Family - PHA-owned rehab of three-story, mixed-use building
58 Harry Kemp Way	4	Leased/Issued	No	Family units
580 South Summer Street	12	Leased/Issued	No	Family - Rehab with 1, 2, and 3 BR units
6 Fort Street	8	Leased/Issued	No	Family and Elderly/Disabled units
66 Hudson at One Greenway	8	Leased/Issued	No	Disabled - PBV units reserved for disabled; new construction of 10-story high-rise
75 Amory Avenue	8	Leased/Issued	No	Family - New construction rental PBVs at 30% AMI
75 Cross Street	8	Leased/Issued	No	Supportive services
82 Green Street	10	Leased/Issued	No	Units for homeless individuals
86 Dummer Street	2	Leased/Issued	No	Family - New construction of rental in a three-story building
885C State Highway	1	Leased/Issued	No	Family - New construction - 40B project
9 May Street	8	Leased/Issued	No	Family and Elderly/Disabled units
Acre High School Apartments	8	Leased/Issued	No	Family and Elderly/Disabled units
Acushnet Commons	3	Leased/Issued	No	Family units
Ames Privilege 2	4	Leased/Issued	No	Family - Substantial rehab of historic mill complex
Ames Shovel Works/Main and Oliver Streets	8	Leased/Issued	No	Family - Substantial rehab of historic factory complex
Amory Street/10 and 20 Amory Avenue	10	Leased/Issued	No	Family units
Armory Street Apartments	1	Leased/Issued	No	Disabled - PBV unit reserved for disabled; new construction of four-unit building
Austin Corridor II	5	Leased/Issued	No	Family - Substantial rehab of six separate buildings
Baker Street	20	Leased/Issued	No	Family units
Barlett Station (Bldg A), Boston **	8	Committed	No	New Construction – Mixed Used, Family Housing

Property Name	Number of Project-Based Vouchers	Status at End of FY 2019	RAD?	Description of Project
Barnstable Family/Kimber Woods	7	Leased/Issued	No	Family units
Barnstable Senior/Lombard Farm	8	Leased/Issued	No	Elderly/Disabled units
Bedford Green Apts.	69	Leased/Issued	No	VASH PBV rental on VA campus
Bellingham Hill Family Homes	7	Leased/Issued	No	Supportive - Individual Service Plans (ISP) tailored to tenant needs. Services vary and can include: GED, parenting classes, employment training, financial management, referrals to other provider agencies
Benfield Farms/South Street	5	Leased/Issued	No	Elderly - New construction facility for the elderly
Berkshire Peak (formerly Riverview Homes)	8	Leased/Issued	No	Disabled - Units reserved for disabled; new construction
Bethany Hill School	10	Leased/Issued	No	Family units
Blancard School, Uxbridge	6	Leased/Issued	No	Historic rehab – Family Housing
Bliss School	8	Leased/Issued	No	Family units
Borinquen Apartments (formerly Villa Borinquen)	8	Leased/Issued	No	Family and Elderly/Disabled units
Boston YWCA	20	Leased/Issued	No	Units for homeless individuals
Bostwick Gardens, Great Barrington	8	Leased/Issued	No	New Construction & Rehab – Elderly Housing
Bowers Brook	4	Leased/Issued	No	Elderly/Disabled units
Breezy Acres Expansion/Great Cove Community	8	Leased/Issued	No	Family - New construction of five duplex buildings
Bridgeview Center	8	Leased/Issued	No	Family and Disabled - New construction of mixed-use, multi-story building
Broadway Building, Methuen **	4	Committed	No	New Construction – Family Housing
Brook Avenue, Boston	4	Leased/Issued	No	Moderate Rehab – Family Housing
Cabot Housing, Beverly **	8	Committed	No	New Construction - SRO
Cabot Street Homes	8	Leased/Issued	No	Elderly/Disabled units
Campbell-Purcell/Village at Nauset, Eastham	8	Leased/Issued	No	New Construction - Family
Canal Bluffs-Phase III, Bourne	7	Leased/Issued	No	New Construction – Family Housing
Capen Court	8	Leased/Issued	No	Elderly/Disabled units
Capital Square Apartments	8	Leased/Issued	No	Family units
Carpenters Glen	8	Leased/Issued	No	Family - Rehab of existing townhouse-style development
Carter School	8	Leased/Issued	No	Substantial Rehab--Adaptive Reuse, Family units at 50% AMI
Central Building	8	Leased/Issued	Yes	Substantial Rehab of an historic building creating mixed income rental units, 50 affordable and 5 market rate
Chapin School Veterans Housing	43	Leased/Issued	No	Adaptive reuse of former school for Veterans

Property Name	Number of Project-Based Vouchers	Status at End of FY 2019	RAD?	Description of Project
Chestnut Crossing, Springfield	8	Leased/Issued	No	Rehab – 0 BR units
Chestnut Park Apartments	8	Leased/Issued	No	Family - Adaptive reuse of former church and school; 85, 95, 57-60 Chestnut Street, 218 Hampden Street
Clay Pond Cove	8	Leased/Issued	No	Family units
Cole Ave., Williamstown **	8	Committed	No	New Construction – Family Supportive Housing
Colonel Lovell's Gate Apartments Weymouth **	44	Leased/Issued	No	Existing – Family Housing
Commonwealth Apartments	88	Leased/Issued	No	Expiring Use Project - Family - 88 out of 106 EVs converted to PBVs
Conant Village	15	Leased/Issued	No	Family units
Congress Street Residences	8	Leased/Issued	No	Family - New construction; Dow, Palmer, Congress, Perkins, Ward Streets
Conifer Hill Commons II	8	Leased/Issued	No	Family - Six units have disabled preference; new construction of three-story townhouse
Conifer Hill Commons Phase I	8	Leased/Issued	No	Family - Six units have disabled preference; new construction of three-story townhouse
Coolidge at Sudbury Phase II, Sudbury	8	Leased/Issued	No	New Construction - Family Housing
Coolidge at Sudbury	8	Leased/Issued	No	Age-Restricted (55+ older) - New construction of four-story building
Coolidge School Apts.	4	Leased/Issued	No	Elderly/Disabled units
Coppersmith Village Apartments, Boston*	8	Leased/Issued	No	New Construction – Family Housing
Cordovan at Haverhill Station	8	Leased/Issued	No	Family units
Cottage Square	8	Leased/Issued	No	Family - Adaptive reuse of former mill (four stories)
Counting House Lofts	6	Leased/Issued	No	Family - Adaptive reuse of historic mill (six stories)
Cumber Homes Apartments/Cumberland and Dwight	8	Leased/Issued	No	Family units
Cutler Heights	7	Leased/Issued	No	Family and Elderly/Disabled units
Dalton Apartments	8	Leased/Issued	No	Family - Substantial rehab of existing multifamily housing; 11 separate buildings
Depot Crossing	8	Leased/Issued	No	Family units
Depot Village I, Hanson **	5	Committed	No	New Construction – Family Housing
Doe House	5	Leased/Issued	No	Units for homeless individuals
Downing Square Arlington **	3	Committed	No	New Construction – Family Housing
Duck Mill/Union Crossing Phase II	8	Leased/Issued	No	Family - Adaptive reuse of historic mill; PBVs serve 30% AMI families
Earle Street	15	Leased/Issued	No	Family units; supportive services



Property Name	Number of Project-Based Vouchers	Status at End of FY 2019	RAD?	Description of Project
East Howard Street/Veterans Housing	8	Leased/Issued	No	Supportive Housing - Veterans preference; new construction, one building
Edmands House	59	Leased/Issued	No	Expiring Use Project - Family - 59 out of 68 EVs converted to PBVs
Familias Unidas	8	Leased/Issued	No	Supportive services
Fina House	7	Leased/Issued	No	Family units
Firehouse Place	4	Leased/Issued	No	Family and Elderly/Disabled units
First Lowell	30	Leased/Issued	No	Expiring Use Project - Family - 30 out of 37 EVs converted to PBVs
Fitchburg Place	8	Leased/Issued	No	Elderly/Disabled units
Fitchburg Yarn Mill	8	Leased/Issued	No	Family units
Forest Springs, Great Barrington	5	Leased/Issued	No	Family - New construction
Founders Court/979 Falmouth Road	2	Leased/Issued	No	Family units
Four Addresses in Arlington/Summer Broadway Bow Webster	4	Leased/Issued	No	Family units; 29 Bow Street, 288B Summer Street, 77 Webster Street, 222 Broadway
Four Corners Plaza, Boston **	8	Committed	No	New Construction – Family Housing
Freedom Village	6	Leased/Issued	No	Family and Elderly/Disabled units
Gateway Residences on Washington*	8	Committed	No	Family - New construction mixed-use building
General Heath Square/Hattie Kelton Apartments	8	Leased/Issued	No	New construction, family units
Gerson Building, Haverhill *	8	Committed	No	New Construction – Family
Goshen Senior Housing, Goshen	6	Leased/Issued	No	Elderly - New construction
Grandfamilies House	8	Leased/Issued	No	Supportive services
Granite Street Housing	5	Leased/Issued	No	Supportive services
Greater Four Corners Stabilization - Pilot, Boston	2	Leased/Issued	No	Family - Scattered site rehab of four buildings
Hadley Building	8	Leased/Issued	No	Family - Historic rehab of former furniture store
Harbor and Lafayette Homes	4	Leased/Issued	No	Moderate Rehabilitation with existing tenants
Harbor Cove/63 Washington Avenue	24	Leased/Issued	No	Supportive services
Harbor Village, Gloucester **	8	Committed	No	New Construction – Family Housing
Hayes	4	Leased/Issued	No	Elderly/Disabled Units
Hearth at Olmstead Green	15	Leased/Issued	No	Elderly/Disabled units
High Rock Homes	8	Leased/Issued	No	Family units
Highland Terrace	8	Leased/Issued	No	Family and Elderly/Disabled units
Highland Village	110	Leased/Issued	Yes	RAD (Rent Supp) - Existing Family Housing - two-story, townhouse-style buildings
Hillside Avenue	5	Leased/Issued	No	Family and Elderly/Disabled units
Hillside Village	16	Leased/Issued	No	Family units

Property Name	Number of Project-Based Vouchers	Status at End of FY 2019	RAD?	Description of Project
Holcroft Park Apartments	8	Leased/Issued	No	Family and Elderly/Disabled units; 30 Mill Street; 10, 22, 30 Grant Street
Holcroft Park Homes Phase II	8	Leased/Issued	No	Family and Elderly/Disabled units
Holtzer Park Boston **	8	Committed	No	New Construction – Family Housing
Holyoke Farms Apartments, Holyoke*	8	Committed	No	Mod-Rehab – Family Housing
Home Together	4	Leased/Issued	No	Family - New construction of two duplex buildings
Hope in Action	49	Leased/Issued	Yes	RAD (Rent Supp) - Existing Family Housing - seven scattered sites/two towns
Ingraham Place	8	Leased/Issued	No	Supportive services
Island Creek North	8	Leased/Issued	No	Age-Restricted (55+ older) - New construction; one four-story building
Island Creek North/Age Unrestricted	8	Leased/Issued	No	New construction - One four-story building; fitness center/community room
Ivory Keys Apartments Leominster	8	Leased/Issued	No	Substantial rehab of former piano factory; 4 family units and 4 reserved for disabled
Jackson Commons	8	Leased/Issued	No	Family - New construction of four-story building
Janus Highlands	8	Leased/Issued	No	Family units
Jewel Crossing, North Attleboro	8	Leased/Issued	No	Family - New construction; mixed income
Kaszanek House, Malden	8	Leased/Issued	No	Rehab of 11-unit SRO facility with a homeless preference
Kendrigan Place	8	Leased/Issued	No	Family - Rehab of existing six-story building
Kennedy Building Apts., Hanover	4	Leased/Issued	No	Family. New construction
Kensington Court @ Lakeville Station	8	Leased/Issued	No	Family units
KGH Phase 4	5	Leased/Issued	No	Family and Elderly/Disabled units
King Street	5	Leased/Issued	No	Supportive services
Kings Landing	78	Leased/Issued	No	Expiring Use Project - Family - 78 out of 108 EVs converted to PBVs
Knitting Mill Apartments	8	Committed	No	New construction
Lafayette Housing	8	Leased/Issued	No	Family units; 10 Congress Street, 3-13 Prince Street Place
Lawson Green Apartments Scituate **	8	Committed	No	New Construction – Senior Housing
Lenox Schoolhouse, Lenox	4	Leased/Issued	No	Age Restricted (55+ older) - Existing project changing from Assisted Living to 55 and older
Lincoln Hotel	63	Leased/Issued	No	Family units
Little Pond Place, Falmouth*	4	Committed	No	New Construction - Family Housing
Loft @ 30 Pines (formerly Heywood Wakefield 4)	8	Leased/Issued	No	Family - Substantial rehab of historic former mill
Loring Towers	8	Leased/Issued	No	Family units

Property Name	Number of Project-Based Vouchers	Status at End of FY 2019	RAD?	Description of Project
Ludlow Mill, Ludlow	8	Leased/Issued	No	Age Restricted (55+ older) - Adaptive reuse of historic mill building
Lunenburg Senior Living Lunenburg **	8	Committed	No	New Construction – 55+ Senior Housing
Lydia Square Rockland **	8	Committed	No	New Construction – Family Housing
Malden Mills Phase II	7	Leased/Issued	No	Family - Adaptive reuse of historic mill building into 62 units
Marion Village Estates/Front Street/Route 105	8	Leased/Issued	No	Family - New construction of two buildings/two stories
Marshall Place Apartments	8	Leased/Issued	No	Elderly/Disabled units
Mashpee Mampanoag Housing, Mashpee *	8	Committed	No	New Construction -Family
Mashpee Village Phase II	8	Leased/Issued	No	Family - Rehab of existing affordable housing; 51 garden-style buildings
Mattapan Station (4%) Boston **	6	Committed	No	New Construction – Mixed Use, Family Housing
Mattapan Station (9%) Boston **	2	Committed	No	New Construction – Mixed Use, Family Housing
Mayhew Court	12	Leased/Issued	No	Family units
McCarthy Village/Whittlesey Village	12	Leased/Issued	No	Family - New construction of six duplexes on surplus housing authority land
Mechanic Mill 2017	8	Leased/Issued	No	Substantial Rehab-Adaptive Reuse, Family units at 30%
Melpet/Route 134 Community Housing	7	Leased/Issued	No	Family - New construction of eight farmhouse-style buildings
Middlebury Arms	49	Leased/Issued	No	Expiring Use Project - Family - 49 out of 62 EVs converted to PBVs
Montello Welcome Home II	8	Leased/Issued	No	New construction. Supportive housing services- homeless preference.
Montello Welcome Home Phase I	8	Leased/Issued	No	Supportive Housing - Homeless preference; new construction of 20-unit building (+1-2units)
Moran Square Redevelopment Fitchburg **	8	Committed	No	New Construction – Mixed Used, Family Housing
Morgan Woods/Pennywise Path	6	Leased/Issued	No	Family units
Moseley Apartments	6	Leased/Issued	No	Substantial Rehab--Adaptive Reuse, Family units at 30% AMI
Noquochoke Village, Westport	8	Leased/Issued	No	New Construction – Family Housing
North Bellingham Veterans Home	8	Leased/Issued	No	Supportive Housing - Veterans preference; substantial rehab of legion post
North Square at the Mill District	8	Leased/Issued	No	New construction, family units at 30% AMI
North Village	134	Leased/Issued	Yes	RAD (Rent Supp) - Existing Family Housing; 12 townhouse-style buildings
Northampton Lumber Yard Apartments, Northampton	8	Leased/Issued	No	New Construction – Family Housing
Ocean Shores	8	Leased/Issued	No	Elderly/Disabled units

Property Name	Number of Project-Based Vouchers	Status at End of FY 2019	RAD?	Description of Project
Old High School Commons	6	Leased/Issued	No	Family and Elderly/Disabled units
Olmstead Green 100, Boston*	8	Committed	No	New Construction – Family
Olmstead Green Affordable Rental IV Boston **	8	Committed	No	New Construction – Family Housing
Olympia Oaks	8	Leased/Issued	No	Family - New construction; 11 buildings
One Beach	8	Leased/Issued	No	Age-Restricted (55+ older) - New construction; four stories/elevator
Oscar Romero	8	Leased/Issued	No	Family and Elderly/Disabled units
Outing Park I	94	Leased/Issued	Yes	RAD (Mod Rehab) - Families - Existing multi buildings
Outing Park II	81	Leased/Issued	Yes	RAD (Mod Rehab) - Families - Existing multi buildings
Oxford Ping on 3-4 Ping Street	4	Leased/Issued	No	Disabled - New construction of 10-story (w/elevator) building: PBV units reserved for disabled
Pac 10 Lofts, Phase Two Lawrence **	8	Committed	No	New Construction – Family Housing
Paige Apartments	8	Leased/Issued	No	Supportive - Individual Service Plans (ISP) tailored to tenant needs. Services vary and can include: GED, parenting classes, employment training, financial management, referrals to other provider agencies
Palmer Cove	6	Leased/Issued	No	Family and Elderly/Disabled units, supportive services
Paradise Pond Apartments	8	Leased/Issued	No	Family units
Parcel 25 Phase 1A, Boston	8	Leased/Issued	No	Family - New construction; five-story, mixed-use building
Parcel 25 Phase 2 Boston **	8	Committed	No	New Construction – Family Housing
Parcel 8 & 9 Lowell **	8	Committed	No	New Construction – Mixed Use, Family Housing
Pelham House	3	Leased/Issued	No	Elderly/Disabled units
Pilot Grove Apartments II	7	Leased/Issued	No	Family - New construction of five townhouse buildings
Pine Woods	5	Leased/Issued	No	Family and Elderly/Disabled units
Powderhouse Village	8	Leased/Issued	No	Elderly/Disabled units
Prichard Academy	2	Leased/Issued	No	Family - Rehab of two four-story buildings
Prospect Hill	4	Leased/Issued	No	Family units
Puerta de la Esperanza	27	Leased/Issued	No	Family - Rehab with 1, 2, and 3 BR units
Putnam Green	8	Leased/Issued	No	Family units
Reed House Annex	8	Leased/Issued	No	Supportive services
Renwood-PWA Ltd. Part./158 Walnut Avenue	8	Leased/Issued	No	Supportive services
Renwood-PWA Ltd. Part./36 Edgewood Street	3	Leased/Issued	No	Supportive services
Renwood-PWA Ltd. Part./526 Mass. Avenue	7	Leased/Issued	No	Supportive services

Property Name	Number of Project-Based Vouchers	Status at End of FY 2019	RAD?	Description of Project
Residences at Brighton Marine	8	Leased/Issued	No	New construction, family units 100% preference for veterans
Residences at Canal Bluff	3	Leased/Issued	No	Family units
Residences at Fairmount Station, Boston	6	Leased/Issued	No	New Construction – Family Housing
Residences at Stonybrook	4	Leased/Issued	No	Family units
Residences at Stonybrook Phase II	8	Leased/Issued	No	Family - New construction of seven townhouse-style buildings
Reviviendo	3	Leased/Issued	No	Units for homeless individuals; 105 Newbury Street, 105 Haverhill Street, 60 - 62 Newbury Street, 10 Jackson Terrace
Rice Silk Mill	5	Leased/Issued	No	Family units
River Street/Herring Brook, Norwell	4	Leased/Issued	No	New Construction – Elderly Housing
RTH Riverway	8	Leased/Issued	No	Disabled - Units reserved for disabled; new construction of 10-story building
Ruggles Assisted Living	35	Leased/Issued	No	Supportive services
Russell Terrace	2	Leased/Issued	No	Units for homeless individuals
Sacred Heart	8	Leased/Issued	No	Elderly/Disabled units; 23 Hawley Street, 30 Groton Street, 32 Groton Street
Salem Harbor	4	Leased/Issued	No	Family units
Salem Heights	72	Leased/Issued	No	Family units
Salem Point LP/Harbor, Ward, Peabody Streets	7	Leased/Issued	No	Family units; 43, 57-59, 64 Harbor; 43 Ward; and 38 Peabody Street
Sally's Way	4	Leased/Issued	No	Family - New construction of six buildings on town-owned land (99-year lease)
Sanford Apartments	5	Leased/Issued	No	Family units
Saunders School Apartments	16	Leased/Issued	No	Supportive services
Senior Residences at Machon, Swampscott **	8	Committed	No	New Construction – 55+ Senior Housing
Shoe Shop Place	5	Leased/Issued	No	Family - Adaptive reuse of an old mill creating rental housing
Sirk and Chestnut Square Redevelopment, Lowell**	8	Committed	No	Existing – Rehab, Family Housing
Sirk Building	8	Leased/Issued	No	Family units
Sitkowski School	8	Leased/Issued	No	Elderly - Substantial rehab of former school
Southgate Place	6	Leased/Issued	No	Family and Elderly/Disabled units
Spencer Green	8	Leased/Issued	No	Family and Elderly/Disabled units
Spencer Row	8	Leased/Issued	No	Family and Elderly/Disabled units
Spring Gate	181	Leased/Issued	Yes	RAD (Rent Supp) - Existing Family Housing - two-story, townhouse-style buildings
Spring Hill	37	Leased/Issued	Yes	RAD (Rent Supp) - Existing Family Housing - two-story, townhouse-style buildings
Spring Meadow	52	Leased/Issued	No	Expiring Use Project - Family - 52 out of 98 EVs converted to PBVs

Property Name	Number of Project-Based Vouchers	Status at End of FY 2019	RAD?	Description of Project
Squantum Gardens/The Moorings	39	Leased/Issued	No	Elderly/Disabled units
Squirrelwood, Cambridge*	2	Committed	No	Rehab and New Construction - Family Housing
St. Joseph's Apartments	4	Leased/Issued	No	Family units
St. Joseph's Redevelopment	8	Leased/Issued	No	Family (3 units) and Disabled (5 units) - New construction of four-story, mixed-use building
St. Polycarp I	8	Leased/Issued	No	Family and Elderly/Disabled units
St. Polycarp-Phase II	8	Leased/Issued	No	Family units
St. Polycarp-Phase III	8	Leased/Issued	No	Family and Disabled - Three units reserved for disabled - New construction of three-story building
St. Therese Condo I Everett **	8	Committed	No	New Construction – Senior Housing (62yrs or older)
St. Therese Condo II Everett **	8	Committed	No	New Construction – Senior Housing (62yrs or older)
Stable Path Residences	5	Leased/Issued	No	Family - New construction of 10 buildings (2- and 3-bedroom townhouses)
Stage Coach Residences	6	Leased/Issued	No	Family (4 units) and Disabled (2 units) - New construction/surplus PHA land
Steven's Corner	8	Leased/Issued	No	Family and Elderly/Disabled units
Sudbury	11	Leased/Issued	No	Family units; 41 Great Road, 56 Great Road, 11 Ford, 19 Greenwood, 10 Landham
Summerhill Glen	89	Leased/Issued	No	Expiring Use Project - Family - 89 out of 120 EVs converted to PBVs
Tapley Court	8	Leased/Issued	No	Family and Elderly/Disabled units
Tenney Place Phase I	8	Leased/Issued	No	Family - New construction of two buildings
Tenney Place Phase II, Haverhill	6	Leased/Issued	No	New Construction – Family Housing
Terrapin Ridge Sandwich **	8	Committed	No	New Construction – Family Housing
Thankful Chase	5	Leased/Issued	No	Family and Elderly/Disabled units
The Flats @ 22 (formerly Standard Box Apartments)	5	Leased/Issued	No	Family and Disabled - Four units reserved for disabled; new construction/townhouse style
The Kendall	8	Leased/Issued	No	Existing SRO; six units at 50% AMI and two units at 30% AMI
The Residences at Salisbury Square	8	Leased/Issued	No	Family new construction of affordable rental housing
The Residences at Yarmouth Gardens Yarmouth**	8	Committed	No	New Construction – Family Housing
TILL Building	5	Leased/Issued	No	Family units
Tri-Town Landing	8	Leased/Issued	No	Family - New construction on site of former drive-in
Tri-Town Landing I	8	Leased/Issued	No	Family units
Tri-Town Landing II	8	Leased/Issued	No	Family - New construction of three-story building; former drive-in

Property Name	Number of Project-Based Vouchers	Status at End of FY 2019	RAD?	Description of Project
Twelve Summer Street	4	Leased/Issued	No	Family units
Union Crossing	8	Leased/Issued	No	Family units
Union Street Lofts, New Bedford**	5	Committed	No	Existing – Rehab, Family Housing
Unity House	8	Leased/Issued	No	Family units; supportive services
Unquity House	139	Leased/Issued	Yes	RAD (Rent Supp) - Existing Elderly Housing - one high rise
Veteran's Supportive Housing/1323 Broadway Street	7	Leased/Issued	No	Supportive Housing - Homeless veterans; rehab of former nursing home
Veterans Park Apartments/Schoolhouse Green	8	Leased/Issued	No	Elderly/Disabled units
Village at 815 Main	5	Leased/Issued	No	Family units
Village at Hospital Hill	8	Leased/Issued	No	Elderly/Disabled units
Village at Hospital Hill II <i>Part of Phase I</i>	8	Leased/Issued	No	Elderly/Disabled units
Village at Lincoln Park	3	Leased/Issued	No	Family - New construction on former amusement park site
Village at Lincoln Park Senior, Dartmouth	8	Leased/Issued	No	Elderly - New construction
Village Center/Haydenville	6	Leased/Issued	No	Family - Rehabilitation of seven scattered site buildings: 11, 13 South Main Street; 1 North Main Street; 148 Main Street; 12 Williams Street; 397 Main Road; Chesterfield
Village Green Phase I	6	Leased/Issued	No	Family - New construction of two three-story buildings
Village Green Phase II	8	Leased/Issued	No	Family - New construction - Phase II - PBVs are at 30% AMI
Wadleigh House	7	Leased/Issued	No	Supportive services
Washington Square	8	Leased/Issued	No	Family and Elderly/Disabled units
Washington Street SRO, Malden	4	Leased/Issued	No	Rehab of SRO facility (three-story building) preference for disabled
Washington Westminster House, Boston*	8	Committed	No	New Construction - Family Housing
Water Mill (formerly Whitney Carriage)	8	Leased/Issued	No	Family and Elderly/Disabled units
Wells School Apartments, Southbridge **	8	Committed	No	New Construction – 55+ Senior Housing
Westfield Hotel	5	Leased/Issued	No	Supportive services
Westhampton Senior	3	Leased/Issued	No	Elderly/Disabled units
Westhampton Woods/Senior Housing-Phase II	2	Leased/Issued	No	Elderly - New construction of four duplex buildings
Westport Village Apartments	12	Leased/Issued	No	Elderly/Disabled units
Whipple School Annex	8	Leased/Issued	No	Elderly/Disabled units
Wilber School	8	Leased/Issued	No	Family units
Wilkins Glen	82	Leased/Issued	No	Expiring Use Project - Family - 82 out of 103 EVs converted to PBVs
Winter Gardens	6	Leased/Issued	No	Family and Elderly/Disabled units

Property Name	Number of Project-Based Vouchers	Status at End of FY 2019	RAD?	Description of Project
Winter Street	13	Leased/Issued	No	Family - Workforce rental housing
Winthrop Apartments	8	Leased/Issued	No	Elderly - New construction of four-story building
Woods at Wareham	19	Leased/Issued	No	Expiring Use Project - Family - 19 out of 22 EVs converted to PBVs
Worcester Loomworks 2	8	Leased/Issued	No	Family - New construction (55 units); former mill site
Yarmouth Green	7	Leased/Issued	No	New construction, family housing at 30% AMI
YMCA	30	Leased/Issued	No	Elderly/Disabled units; two units for homeless individuals
YWCA Market Street	4	Leased/Issued	No	Family - Rehab of an existing five-unit building plus a new addition for five units
Zelma Lacey Mishawum	20	Leased/Issued	No	Supportive Services
<b>Planned/Actual Existing Project-Based Vouchers</b>	<b>3,834</b>			

\* Projects which were previously reported as leased/issued; however, they are still in the phase of committed and not yet leased/issued.

\*\* PB projects which were not previously reported.

**v. Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year**

**Table 5: Planned Other Changes to MTW Housing Stock**

Description
DHCD does not own or manage any federally funded public housing.

**vi. General Description of All Planned Capital Expenditures During the Plan Year**

**Table 6: General Description of All Planned Capital Expenditures During the Plan Year**

Description
DHCD does not own or manage any federally funded public housing nor does it receive public housing capital funds from HUD.

## B. Leasing Information

**i. Planned Number of Households Served**

Table 7 below provides information only on MTW households that DHCD plans to serve during FY 2021. In total, in FY 2021 DHCD expects to serve 20,914 MTW and 841 Non-MTW households.

**Table 7: Planned Number of Households Served**



<b>Planned Number of Households Served Through:</b>	<b>Planned Number of Unit Months Occupied/Leased</b>	<b>Planned Number of Households to Be Served</b>
MTW Public Housing Units Leased	NA	NA
MTW Housing Choice Vouchers (HCV) Utilized	243,156	20,263
Local, Non-Traditional: Tenant-Based	6,948	579
Local, Non-Traditional: Property-Based	864	72
Local, Non-Traditional: Homeownership	N/A	N/A
<b>Planned Total Households Served</b>	<b>250,968</b>	<b>20,914</b>

**Table 7A: Local, Non-Traditional Housing Programs**

<b>Local, Non-Traditional Category</b>	<b>MTW Activity Name/Number</b>	<b>Planned Number of Unit Months Occupied/Leased</b>	<b>Planned Number of Households to Be Served</b>
Tenant-Based	Family Economic Stability Program (FESP)	600	50
Tenant-Based	Youth Transition to Success Program (YTTSP)	684	57
Tenant-Based	Expanding Housing Opportunities: Relocation Assistance	3,744*	312
Tenant-Based	Residential Assistance for Families in Transition (RAFT)	1,680*	140
Tenant-Based	Massachusetts Student Housing Security Pilot	240	20
Property-Based	Affordable Housing Preservation and Development Fund **	864	72
Homeownership	N/A	N/A	N/A
<b>Planned Households Served – Local Non-Traditional Programs</b>		<b>7,812</b>	<b>651</b>

\* DHCD used the HUD required methodology to calculate Planned Number of Unit Months Occupied/Leased; however, DHCD does not expect all HHs to be leased/relocated for all 12 months of the plan year.

\*\*While funds will be used in FY 2021 for the preservation of two state aided public housing developments, DHCD anticipates only 72 the units to be ready and leased up in the plan year. Please note that DHCD used the HUD required methodology to calculate Planned Number of Unit Months Occupied/Leased; however, DHCD does not expect all 72 HHs to be leased/relocated for all 12 months of the plan year.

Table 7B provides information on Non-MTW vouchers projected to be leased during FY 2021. This table is not a requirement of Attachment B to the Standard MTW Agreement.

**Table 7B: Non-MTW Voucher Households**

<b>Non-MTW Households to be Served Through:</b>	<b>Planned Number of Unit Months Occupied/Leased</b>	<b>Planned Number of Households to be Served</b>
VASH	8,124	677
Mainstream 811	1,068	89
Mainstream 5	900	75
<b>Total Non-MTW Households Projected to be Served</b>	<b>10,092</b>	<b>841</b>

*ii. Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing*

**Table 8: Anticipated Issues and Possible Solutions Related to Leasing**

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
MTW Public Housing	N/A
MTW Housing Choice Voucher	DHCD does not anticipate any leasing issues in the MTW HCV program.
Local, Non-Traditional	Vouchers issued under the FES Program generally serve clients in the Boston area. Leasing all of the issued vouchers has affected the success rate of voucher holders due to the lack of availability of affordable housing options in the Boston housing market. Additionally, utilization of the YTTSP vouchers is based upon referrals from the partner agencies.

## C. Waiting List Information

### i. Waiting List Information Anticipated

Table 9: Waiting List Information Anticipated

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Open, Partially Open or Closed	Plans to Open the Waiting List During the Plan Year
Federal MTW Housing Choice Voucher Program, Federal Non-MTW Housing Choice Voucher Units	Other*	30,708	Open	Yes
Tenant-Based Local Non-Traditional MTW Housing Assistance Program	Other**	331	Open	Yes

\*DHCD combines site-based and centrally managed wait list features. All of DHCD's Section 8 programs (including MTW and Non-MTW vouchers) use a regional, centrally managed wait list with the exception of certain Project Based developments. There are currently one hundred forty nine (187) Project Based developments that have site-based wait lists that each development is responsible for managing (does not reflect the PB contracts planned for FY 2021). The remaining Project Based developments have centrally managed waitlists maintained by DHCD and each regional administering agency. The number on the Federal WL is drastically reduced from the last plan year as a result of a WL purge, which was completed during the last fiscal year.

\*\* The Tenant-Based Local Non-Traditional MTW Housing Assistance Program is the Family Economic Stability Program. The waitlist for this program is managed by Metro Housing/Boston. Applicants must meet certain requirements such as working at least part-time or participating in a full-time job training program.

### Describe any duplication of applicants across waiting lists:

The individuals on the Local Non-Traditional Waiting List for the FES program may also be on the Federal HCV Waiting List.

### ii. Planned Changes to Waiting List in the Plan Year

DHCD does not have any planned changes to the waiting list:

Waiting List Name	Description of Planned Changes to Waiting List
No Changes	No Changes

### III. Proposed MTW Activities

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#### Activity 2021-01: Fair Housing Initiative

##### Description of MTW Activity

The Fair Housing Act prohibits discrimination in the sale, rental, and financing of housing based on race, color, national origin, religion, sex, familial status, and disability. Massachusetts further prohibits discrimination on the basis of marital status, military or veteran status, sexual orientation, gender identity and expression, age, ancestry, receipt of public assistance, and age of children (under 6 years) in housing containing lead paint. Despite progress, many challenges remain, and DHCD regularly hears from its voucher holders and others about instances of discrimination, with the Massachusetts Commission Against Discrimination alone having received over 400 housing discrimination complaints in FY 2019.

DHCD plans to utilize up to \$500K in MTW Block Grant funding flexibility to award funding to a selected non-profit agency or agencies to identify fair housing compliance and enforcement issues across DHCD's jurisdiction, investigate discriminatory practices, and provide enforcement assistance (including through voluntary resolution efforts and litigation) for households with a housing subsidy or voucher. Additionally, the funding will be used to develop best practices and education for low-income households and owners regarding fair housing including but not limited to advertising and outreach, as well as seminars on protected classes, fair housing rights and responsibilities, reasonable accommodations, and language assistance.

The clients served under this activity may include families with housing assistance vouchers outside of the participants in DHCD's Housing Choice Voucher Program. This local non-traditional activity falls under the category of Service Provision as defined in HUD PIH Notice 2011-45 (Notice) and will conform to the General Parameters detailed in parts 5.A. and 5.E. of the Notice.

##### Statutory Objective

This activity meets the statutory objective to increase housing choice for low-income families. Using a proactive approach to identify and address fair housing issues and educate families and landlords, DHCD anticipates that low-income families will have fewer barriers to finding and maintaining affordable housing.

##### Implementation

Upon HUD approval, DHCD will develop an RFR, which will describe the services and anticipated outcomes and deliverables for this fair housing initiative. Once funding is awarded, DHCD will meet with the selected non-profit(s), each of whom will be required to prepare a project plan for DHCD review and approval.

##### Metrics

The metrics below will be compiled using DHCD's data and reports from program partners.

<i>HC #7: Households Assisted by Services that Increase Housing Choice</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase housing	0 households	120 households		

choice through investigation and enforcement				
Number of households receiving services aimed to increase housing choice through education and outreach	0 households	8,000 per year		

### **Cost Implications**

DHCD anticipates spending a total of \$500,000 to support this initiative over an initial three year pilot. Subsequent to the three year outcomes, DHCD may continue funding this fair housing initiative; however, DHCD is currently unable to determine the amount of any future funding beyond the pilot period.

### **Need/Justification for MTW Flexibility**

DHCD will use the authorizations under the MTW Agreement Attachment C, Section B, Paragraph 2: Partnership with For-Profit and Non-Profit Entities, which waives certain provisions of Section 13 and 35 of the 1937 Act and 24 C.F.R 941 Subpart F as necessary to implement DHCD's Annual MTW Plan. Using this authorization, DHCD is seeking flexibility to work with for-profit and non-profit agencies and to provide funding for services related to research, identification, intervention and education strategies related to fair housing across DHCD's jurisdiction to eligible low-income households, including HCV participants and other households.

### **Rent Reform/Term Limit Information**

Not applicable.

## Activity 2021-02: Emergency Waivers

### Description of MTW Activity

The novel coronavirus is spreading in the United States at a pace that requires significant policy and personal interventions to contain and treat it. The economic impacts on households, businesses, and financial markets is profound. Research speaks directly to ways in which families may be impacted by the effects of COVID-19, as well as how decisionmakers can shape policies to mitigate negative impacts. Additionally, the outbreak of COVID-19 also places additional burdens on housing authorities who are working tirelessly to respond to the needs of their participants while also maintaining compliance with program requirements. While the Coronavirus Aid, Relief and Economic Security (CARES) Act provides the U.S. Department of Housing and Urban Development (HUD) with broad authority to waive or establish alternative requirements for numerous statutory and regulatory requirements for the Public Housing program and Housing Choice Voucher (HCV) programs, the duration of this pandemic, and potentially others in the future, remains unknown and the backlog of transactions, inspections, and delayed reporting requirements grows. Accordingly, DHCD will use its MTW authority to establish an emergency waivers activity which addresses the burdens placed on all stakeholders. DHCD proposes to establish the following emergency waivers in response to economic- and health-related emergencies, including natural disasters, as declared by the Governor or his/her designee, including the authority to determine when to place and lift the waivers. DHCD may revise, add, and/or remove waivers as needed to address emergency-related conditions.

- 1. Delayed Reexaminations:** DHCD may waive the requirement to conduct a reexamination of family income and composition at least annually. Currently DHCD completes reexaminations on a biennial basis for HCV program households and on a triennial basis for HCV elderly/disabled households on fixed incomes. Where reexaminations have been delayed due to a declared emergency, DHCD will complete the reexamination no later than the anniversary month of the following year. The next reexamination will be scheduled on the same anniversary month using the applicable reexam frequency for the family. For example, if a biennial reexam was due on July 2020, DHCD would complete the reexam by July 2021. The next scheduled biennial reexam would take place in July 2023.
- 2. Verification of Income:** During periods of declared emergencies, DHCD will waive the requirements of the verification hierarchy but continue to use EIV.
- 3. Increase in Payment Standard:** DHCD will waive the requirement to apply the increased payment standard back to the regular effective date for delayed regular reexaminations. Instead, during periods of declared emergencies, DHCD will apply the increased payment standard at the next interim reexamination after the effective date of the increased payment standard. If DHCD completes a reexam late, DHCD will apply the payment standard in effect on the effective date of the delayed regular reexamination.
- 4. Delayed Regular HQS Inspections:** DHCD may waive the requirement for completion of regular HQS inspections at least biennially. Where a regular HQS inspection has been delayed, DHCD will complete the HQS inspection no later than the anniversary month of the following year. The next HQS inspection will be scheduled on the same anniversary month using the applicable inspection frequency for the unit. For example, if an HQS inspection was due by July 2020, DHCD would

complete the inspection by July 2021. The next scheduled regular HQS inspection would take place in July 2022. DHCD will continue to request a self-certification from the owner that no life-threatening conditions exist in the unit as of the originally-intended inspection date. Additionally, DHCD will continue to conduct complaint inspections.

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

## Statutory Objective

This activity will reduce cost and achieve greater cost effectiveness in Federal expenditures. The time and labor cost related to completing the backlog of delayed transactions and inspections while maintaining current deadlines is such that it would place an onerous burden on the agency.

## Implementation

DHCD will implement this policy upon approval of the MTW Plan.

## Metrics

CE #1: Agency Cost Savings*				
Unit of Measurement	Baseline*	Benchmark*	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease)	\$330,838.69	\$165,408.46		
*The baseline reflects the cost of completion of HCV regular reexaminations for a one-year period. The benchmark reflects the cost of completion of one half the number of HCV regular reexaminations in a one-year period.				
CE #2: Staff Time Savings				
Unit of Measurement	Baseline*	Benchmark*	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	15,197	7,598		
**The baseline reflects the time expended on HCV regular reexaminations for a one-year period. The benchmark reflects the time expended for one half the number of HCV regular reexaminations in a one-year period.				

## Need/Justification for MTW Flexibility

This activity requires waiver of certain provisions of Section 8(o), Section 23 of the 1937 Act and 24 CFR 982.503, 982.516, 982.631, 984, 24 CFR Subpart I, 24 CFR 983, 24 CFR 5.233 and 5.632 as found in the MTW Agreement Attachment C, Section D, Paragraphs 1, 2 and 5.. These waivers are necessary to implement the various provisions of this activity so as to allow DHCD to address the conditions presented by the declared emergencies.



## **IV. Approved MTW Activities**

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This section of the Annual Plan summarizes and provides a status update on MTW activities that have been previously approved by HUD and implemented by DHCD. As required, this section also includes summary information on MTW activities that have not yet been implemented, closed out activities, or activities placed on hold by DHCD.

### **A. Implemented Activities**

#### **Activity 2000-1: Family Economic Stability (FES) Program**

##### **Plan Year Approved, Implemented, Amended**

Approved FY 2000 and implemented FY 2001.

##### **Description/Update**

FESP is an assistance model, which provides a fixed annual stipend for five years to eligible families, regardless of future income or family composition changes. Within certain guidelines, participants exercise considerable decision-making in the utilization of the funds. Case management and program coordination is provided by Metro Housing|Boston staff. Participants may select any housing unit, which they deem affordable and appropriate for their needs and which passes a Housing Quality Standards inspection. The FES program also assists participants in reaching goals related to increasing earned income, career progress, improving credit and financial literacy skills, increasing asset base and developing a three-year housing stability plan.

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

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

FES provides participants with a “flat subsidy” that is not tied to household income. When a participant increases their earned income, as required by the program, their rent subsidy will not decrease. Conversely, if participants lose their jobs, their subsidy will not increase. FES staff and participants work closely to manage employment stability to avoid sudden loss of income. Participants are supported in their housing search and selection to determine the most affordable unit based on family size and counseled to consider the challenges of a flat subsidy when selecting potential housing. Participants are also required to participate in financial coaching.

DHCD continues to review and adjust subsidies levels for consistency with housing costs. In each program year, DHCD reviews expansion of support funds options to include incentive payments for completion of goals such as retaining employment, removal from TANF or completion of a job-training program. Any approved incentives payments will be part of the \$1,800 year cap.

### Program Extensions

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

### Hardship Policy

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

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

To date, Metro Housing|Boston in Boston, MA is the only RAA that operates the FES Program. Metro Housing|Boston anticipates serving 50 households in their FES Program in FY 2021. The FES Program currently has a waitlist of 331 households.

### **Planned Non-Significant Changes**

No non-significant changes are planned.

### **Planned Changes to Metrics/Data Collection**

DHCD revised the benchmark for metric SS #2 to more accurately reflect average escrow taking into account graduation and the addition of new participants.

### **Metrics**

<i><b>CE #4: Increase in Resources Leveraged*</b></i>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Amount of funds leveraged in dollars (increase).	\$0.00	\$0.00		
<i>* This metric has been required by HUD. DHCD does not leverage funds in connection with this activity and does not consider this metric applicable to this activity.</i>				
<i><b>SS #1: Increase in Household Income</b></i>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average earned income of households affected by this policy in dollars (increase).	\$18,937	\$27,957		

<b>SS #2: Increase in Household Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average amount of <b>escrow</b> of households affected by this policy in dollars (increase).	\$0.00	\$1,150		
Average amount of <b>savings</b> of households affected by this policy in dollars (increase).	\$0.00	\$381		
<b>SS #3: Increase in Positive Outcomes in Employment Status</b>				
<b>Unit of Measurement</b>	<b>Baseline*</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Unemployed	1 participant	10 participants		
	1% of participants	20% of participants		
Employed Part-Time or Full-Time	85 participants	40 participants		
	99% of participants	80% of participants		
Enrolled in an Educational Program or Job Training**	0 participants	4 participants		
	0% of participants	8% of participants		
<i>*Baseline numbers represents data from program implementation at which time two agencies administered the FES program. Currently only 1 agency administers the FES program and the target participation is 50 households</i> <i>**Participation in education is required only at some point in the program. Totals will vary based on when current participants participate in their required education component</i>				
<b>SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving TANF assistance (decrease).	4 households in FY 2015	7 households		
<b>SS #5: Households Assisted by Services that Increase Self Sufficiency</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving services aimed to increase self-sufficiency (increase).	0 households	50 households		
<b>SS #6: Reducing Per Unit Subsidy Costs for Participating Households</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average amount of Section 8 subsidy per household affected by this policy in dollars (decrease).	\$450 in FY 2015	\$1,133		
<b>SS #7: Increase in Agency Rental Revenue*</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>

Total Household contributions towards housing assistance (increase).	\$473 in FY 2015	\$674		
<i>*Represents Average Tenant Rent to Owner.</i>				
<b>SS #8: Households Transitioned to Self Sufficiency*</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households transitioned to self-sufficiency (increase).	0 households	10 households*		
<i>*Self-sufficiency is defined as graduation from the FES Program.</i>				
<b>HC #5: Increase in Resident Mobility</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0 households	5 households		
<b>HC #6: Increase in Homeownership Opportunities</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households that purchased a home as a result of the activity (increase).	0 households	0 households		

### Planned Significant Changes

No significant changes are planned.

## Activity 2010-2: Payment Standard Exceptions

### Plan Year Approved, Implemented, Amended

Approved and implemented FY 2010.

### Description/Update

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

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

DHCD will continue to utilize its MTW authority to approve payment standard exceptions without prior HUD approval. In FY 2021, DHCD anticipates requests and outcomes for reasonable accommodation payment standard exceptions to be consistent with the volume in previous years.

### Planned Non-Significant Changes

No non-significant changes are planned.

### Planned Changes to Metrics/Data Collection

No changes to metrics or data collection methods are planned.

### Metrics

<i>HC #5: Increase in Resident Mobility*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0 households	5 households		
<i>CE #1: Agency Cost Savings*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	<b>Total cost prior to implementation:</b> \$82  <b>Time to process request:</b> 1.5 hours  <b>FY 2011 Requests:</b> 3  <b>Staff hourly rate:</b> \$18.17	<b>Total cost after implementation:</b> \$79  <b>Time to process request:</b> .75 hours  <b>Requests:</b> 5  <b>Staff hourly rate:</b> \$21.00		
<i>CE #2: Staff Time Savings*</i>				

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	<b>Time to process request:</b> 1.5 hours  <b>FY 2011 Requests:</b> 3  <b>Total time prior to implementation:</b> 4.5 hours	<b>Total time after implementation:</b> 3.75 hours  <b>Time to process request:</b> .75 hours  <b>Requests:</b> 5		
<i>*These metrics include payment standard exception requests that were granted as a reasonable accommodation.</i>				

### Planned Significant Changes

No significant changes are planned.

## Activity 2010-3: Owner Incentive Fund

### Plan Year Approved, Implemented, Amended

Approved and implemented FY 2010.

### Description/Update

An Owner Incentive Fund pilot initiative was established in January 2010 to promote upgrades to the housing stock in areas of the state with a large percentage of older, deteriorated housing stock. DHCD's goals for this activity are:

- Leasing higher quality units including incentivizing owners to upgrade existing housing at least one grade level, i.e. from a "C" to a "B" grade, or from a "B" to an "A" grade;
- Increasing the number of units that are accessible to persons with disabilities;
- Expanding the number of units leased in currently underserved neighborhoods; and,
- Encouraging new owner participation.

The program has been piloted by the Berkshire Housing Development Corporation (BHDC) since inception. Participating owners are eligible for a flat fee financial incentive payable over the first year of the HAP contract, provided that their unit is compliant with HQS at all times during this initial term. At the end of the first year under HAP contract, owners are eligible for an additional one-time payment under certain conditions.

DHCD has the flexibility to adjust the program criteria and payment amounts as needed to respond to local market conditions, particularly when planning an expansion of this program to additional RAAs. DHCD will continue to assess the feasibility of expanding the program to other regions using the same program parameters, with a focus on increasing the number of new landlords participating in the program and increasing the number of units available in high opportunity communities.

### Planned Non-Significant Changes

No non-significant changes are planned.

### Planned Changes to Metrics/Data Collection

No changes to metrics or data collection methods are planned.

### Metrics

<i>HC #5: Increase in Resident Mobility</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0 households	5 households		

### Planned Significant Changes

No significant changes are planned.

## Activity 2010-4: Development of Local Forms

### Plan Year Approved, Implemented, Amended

Approved FY 2010 and implemented FY 2013.

### Description/Update

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

To date, DHCD has developed an addendum to the PBV HAP contract to reflect DHCD’s MTW policies, a local version of the FSS Contract of Participation and Individual Training and Service Plan and a local version of the Privacy Act and Release Form. While the new forms do not result in agency savings, the new forms more accurately reflect DHCD’s MTW program and policies.

In FY 2021, DHCD will prepare local versions of the HCV Tenancy Addendum, the Project Based Tenancy Addendum and PBV Statement of Family Responsibility to reflect differences between the provisions in the documents and DHCD’s MTW policies. DHCD will continue to look for new ways to streamline processing and enable greater staff efficiency while maintaining required data elements and transparency.

### Planned Non-Significant Changes

No non-significant changes are planned.

### Planned Changes to Metrics/Data Collection

Benchmarks for CE #1 and CE #2 are based on the annual average number of new PBV contracts. No other changes to metrics or data collection methods are planned.

### Metrics

<i>CE #1: Agency Cost Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	<b>Total cost prior to implementation:</b> \$400  <b>HAP Contracts executed in FY 13:</b> 11  <b>Time to Prepare HAP contract prior to implementation:</b> 2 hours  <b>Average hourly wage:</b> \$18.17	<b>Total cost after implementation:</b> \$53  <b>Expected HAP Contracts executed in FY 2021:</b> 10  <b>Time to Prepare HAP contract after implementation:</b> .25 hours  <b>Average hourly wage:</b> \$21		
<i>CE #2: Staff Time Savings</i>				



Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	<b>Total staff time required prior to implementation:</b> 22 hours  <b>HAP Contracts executed in FY 13:</b> 11  <b>Time to Prepare HAP contract prior to implementation:</b> 2 hours	<b>Total staff time required after implementation:</b> 2.5 hours  <b>Expected HAP Contracts executed in FY 2021:</b> 10  <b>Time to Prepare HAP contract after implementation:</b> .25 hours		

#### Planned Significant Changes

No significant changes are planned.

## Activity 2011-2: Supporting Neighborhood Opportunity in Massachusetts (SNO Mass)

### (Formerly Your Choice Program & Opportunity Neighborhoods)

#### Plan Year Approved, Implemented, Amended

Approved FY 2011 and implementation activities began in FY 2018.

#### Description/Update

Under this initiative, DHCD established the Supporting Neighborhood Opportunity in Massachusetts (SNO Mass) Program. The purpose of DHCD's SNO Mass MTW initiative is to provide significant supports and encouragement to existing voucher participants and/or new voucher holders who wish to move to areas with empirically documented high quality schools, healthy environments and other opportunities in the expectation that, over time, their need for housing and other subsidies will abate or diminish. .

Existing participants and/or voucher holders interested in moving into these areas will be provided with housing search counseling both before and after the move through the participating RAAs. Participating households will be eligible for up to \$4,000 in financial support for security deposits, moving expenses and other post-move expenses to assist them with their move as well as assist them with accessing services and educational and extracurricular activities for their children.

The SNO Mass pilot is fully implemented at two RAAs and each RAA has hired 2 full-time employees to support program efforts. In FY 2021 DHCD will expand SNO Mass to all RAAs statewide. With the expansion efforts, DHCD anticipates providing program orientation to 500 interested households and enrolling and providing counseling to 200 households (40% of orientation attendees). DHCD's goal is to engage 140 households in housing search and ultimately move or lease up 60 households in identified opportunity neighborhoods.

#### Planned Non-Significant Changes

In FY 2021 DHCD anticipates rolling out the SNO Mass program to all RAAs statewide in addition to the two current RAAs, which have previously implemented and provided services under SNO Mass.

#### Planned Changes to Metrics/Data Collection

DHCD has updated the metrics to include benchmark data based on program implementation plans.

#### Metrics

<i>HC #5: Increase in Resident Mobility</i>				
Unit of Measurement	Baseline	Benchmark*	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0 households	60 HHs		
<i>*While RAAs will provide outreach to 500 households, DHCD expects only 60 households will move/lease up a unit in a better neighborhood as a result of the program.</i>				
<i>HC #7: Households Assisted by Services that Increase Housing Choice</i>				
Unit of Measurement	Baseline	Benchmark**	Outcome	Benchmark Achieved?

Number of households receiving services aimed to increase housing choice (increase).	0 households	500 HHs		
** RAAs expect to provide outreach and information on the program to 500 households.				

### **Planned Significant Changes**

No significant changes are planned.

## **Activity 2011-4: Multi-Year Recertifications (Formerly Biennial Recertification Process)**

### **Plan Year Approved, Implemented, Amended**

- Biennial Recert and Limit on Interim Recerts: Approved FY 2011; Implemented and modified FY 2012.
- Triennial Recert: Approved FY 2020; Implemented FY 2021

### **Description/Update**

Under this initiative, the following recertification policies apply:

- Biennial recertifications for all MTW households;
- Annual recertification for zero income households;
- Triennial recertifications for elderly/disabled households with fixed income only (SS/SSI/pension);
- Limit the number of voluntary interim recertifications that an MTW family may complete between regular biennial recertifications to two (2). Required interim recertifications do not count against the limit. The following households are exempt from this provision and are able to complete an interim recertification at any time: elderly and disabled households, households that live in an Expiring Use project on the conversion date and select a PBV, households participating in the SNO Mass program and FSS households;
- Any household that believes they would benefit by an annual recertification may request an annual income recertification. If a household has requested and is approved for an annual recertification frequency, DHCD will allow one voluntary interim recertification between annual recertifications.

DHCD will implement the triennial recertification frequency by notifying eligible households at their next biennial recertification date that they are being converted to a triennial recertification frequency. There will be no change in income or rent at the biennial anniversary. However, fixed income households will still be able to request an interim rent reduction in the event of a decrease in income

In FY 2021, DHCD plans to continue the biennial recertification process and implement the triennial recertification frequency for elderly/disabled households on fixed income. DHCD continues to benefit from overall cost and time savings for processing biennial recertifications. As families generally do not have to report increases in income between biennial recertifications, this activity also has a positive financial impact for families.

### **Hardship**

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

### **Planned Non-Significant Changes**

No non-significant changes are planned

### **Planned Changes to Metrics/Data Collection**

DHCD has updated the benchmarks to reflect anticipated outcomes for FY 2021.

## Metrics

<b>CE #1: Agency Cost Savings*</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total cost of task in dollars (decrease).	<b>Total Cost of Activity Prior to Implementation:</b> \$922,037  <b>Number of vouchers:</b> 20,298  <b>Time per Recertification:</b> 2.5 hours  <b>Average Hourly Staff Rate:</b> \$18.17	<b>Anticipated Total Cost of Activity in FY 2021:</b> \$391,844*  <b>Anticipated Number of Recertifications:</b> 8,293  <b>Time per Recertification:</b> 2.25 hours  <b>Average Hourly Staff Rate:</b> \$21.00		
<i>*Accounts for cost savings from Biennial/Triennial Recertifications and Rent Simplification.</i>				
<b>CE #2: Staff Time Savings*</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total time to complete the task in staff hours (decrease).	<b>Total Time Spent on Activity Prior to Implementation:</b> 50,745 hours  <b>Number of vouchers:</b> 20,298  <b>Time per Recertification:</b> 2.5 hours	<b>Anticipated Total Time Spent on Activity in FY 2021:</b> 18,659 hours  <b>Anticipated Number of Recertifications:</b> 8,293  <b>Time per Recertification:</b> 2.25 hours		
<i>*Accounts for time savings from Biennial/Triennial Recertifications and Rent Simplification.</i>				
<b>SS #1: Increase in Household Income*</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark**</b>	<b>Outcome**</b>	<b>Benchmark Achieved?</b>
Average earned income of households affected by this policy in dollars (increase).	\$19,058	\$21,871		
<i>*The impact on earned income results from multi-year recertifications and rent simplification activities.</i> <i>**Represents average earned income for workable households.</i>				
<b>SS #3: Increase in Positive Outcomes in Employment Status</b>				

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Employed Part-Time or Full-Time	5,019 households in FY 2011	3,868 households		
	54% of work-able households	40% of work-able households		
<b>SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	2,920 households in FY 2011	2,150 households		
<b>SS #8: Households Transitioned to Self Sufficiency</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).	0 households	25 households*		
*Households that were EOP'd at zero HAP.				

#### **Planned Significant Changes**

No significant changes are planned.

## Activity 2011-5: Youth Transition to Success Program (YTTSP)

### Plan Year Approved, Implemented, Amended

Approved FY 2011 and implemented FY 2013.

### Description/Update

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

DHCD revised the eligibility requirements for FUP AOP and College Referrals to include individuals who have completed 9 college level credits but did not complete a full year of college. This will allow the program to serve individuals who have demonstrated the ability to successfully complete college work, but due to unforeseen issues, may not have been able to continue. Additionally, all YTTSP referrals will now have subsidies that hold steady for years one and two and then decrease 15% for the remaining three years.

The following outlines eligibility requirements:

#### *FUP AOP Referrals:*

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

#### *College Referrals:*

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

#### *Other Agency Referrals:*

- Enrolled in a full-time designated employment program;
- Income eligible for the HCV Program; and,
- Meet other DHCD eligibility screening requirements.

YTTSP will provide participants with:

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

In response to economic/health emergencies as declared by the Governor or his/her designee, the activity changes outlined below will be in effect:

#### Program Extensions

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

#### Employment Requirements:

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

#### College Enrollment/Job Training Enrollment

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

#### Hardship Policy

- Subsidy: in the event of job loss, participants may request in writing to have their subsidy returned to their enrollment subsidy level. In the event that third party verification is not available, DHCD will process the change using a self-certification and will follow up with third party verification and confirmation from DCF staff.
- Subsidy: Until the state of Emergency is lifted, rent subsidies will not be reduced in Years Three and Four.
- Support Funds: DHCD will waive the policy prohibiting the use of support funds for rent share, in the event of job loss. Note: in order to maintain the availability of flexible support funds to meet other needs, all other available financial supports will be reviewed before releasing support funds.



- Escrow Funds: DHCD will allow the use of accrued escrow funds to make payments for essential expenses such as rent, utility payments including internet access if enrolled in on-line classes. Note: in order to maintain the availability of escrow funds to maintain an asset base, all other available financial supports will be reviewed before releasing escrow funds

In FY 2021, DHCD anticipates a total of 57 households will be served by this activity.

### Planned Non-Significant Changes

There are no non-significant changes planned for FY 2021

### Planned Changes to Metrics/Data Collection

There are no changes to metrics.

### Metrics

CE #4: Increase in Resources Leveraged				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	\$0.00	\$380,000*		
*This number is tied to the number of participants.				
SS #1: Increase in Household Income				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	\$9,492 for current YTTSP participants at time of enrollment	\$10,012*		
*Where participants enroll in school and reduce hours worked, this benchmark may be overstated.				
SS #2: Increase in Household Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of savings/escrow of households affected by this policy in dollars (increase).	\$0	\$680 savings		
SS #3: Increase in Positive Outcomes in Employment Status				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Enrolled in an Educational Program or Job Training	7 participants	34 participants		
	100% of participants	60% of participants		
Unemployed	0 participants	40 participants		
	0% of participants	70% of participants		
Employed Part-Time or Full-Time	7 participants	17 participants		
	100% of participants	30 % of participants		
SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)				

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	0 households	4 Households		
<i>SS #5: Households Assisted by Services that Increase Self Sufficiency</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase).	0 households	57 households		
<i>SS #8: Households Transitioned to Self Sufficiency*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).	0 households	3 households		
<i>*Self-sufficiency is defined as graduation from the YTTS Program.</i>				
<i>HC #7: Households Assisted by Services that Increase Housing Choice</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase housing choice (increase).	0	57		

### Planned Significant Changes

No significant changes are planned.

## Activity 2012-1: MTW Utility Allowances

### Plan Year Approved, Implemented, Amended

- UAP \$25 or less
  - Approved FY 2012
  - Implemented FY 2012
- Simplified UA Schedule – Heat only
  - Approved FY 2014
  - Implemented FY 2014
- Other Electricity
  - Approved FY 2016
  - Implemented FY 2017
- Discretionary Periodic UA Review
  - Approved FY 2019
  - Implemented FY 2019

### Description/Update

Under this initiative, DHCD established a simplified Utility Allowance (UA) schedule and eliminated Utility Allowance Payments under \$25. In FY 2014, DHCD designed a UA model that eliminated all utility allowances except for heat. However, in FY 2017, in response to concerns about rising electricity costs, DHCD implemented a revision to the UA model to include a utility allowance for other electricity. Finally, under this activity, DHCD modified its UA policy to reflect discretionary periodic review of HCV utility allowance schedules to determine if adjustments are required. Annual updates are no longer required. DHCD maintains UA schedules for tenant-paid heat and other electricity that are based upon normal consumption by energy-conscious households as well as by unit size. DHCD's UA schedules do not vary by geographical area and/or building type. Utility allowances for any other tenant paid utilities are not provided. DHCD determines reasonable accommodations for utilities on a case-by-case basis.

In FY 2020 DHCD reviewed the rates for heat and found the existing rates do not warrant an update to the utility schedule for heat. In FY 2021, DHCD will review electricity rates and make a determination as to whether update of the UA schedule is needed.

### Planned Non-Significant Changes

No non-significant changes are planned.

### Planned Changes to Metrics/Data Collection

No changes to metrics or data collection methods are planned.

### Metrics

CE #1: Agency Cost Savings*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	\$31,476,912	\$22,547,940		
*Represents total utility allowances.				

<i>CE #2: Staff Time Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	<b>Total staff time prior to implementation:</b> 2,256 hours  <b>Time required to calculate UA:</b> 8 minutes  <b>Number of UA calculated in FY 13:</b> 16,919	<b>Anticipated total staff time after implementation:</b> 1,491 hours  <b>Time required to calculate UA:</b> 5 minutes  <b>Anticipated number of UAs:</b> 17,894		
<i>CE #3: Decrease in Error Rate of Task Execution</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	10%	4%		
<i>CE #5: Increase in Agency Rental Revenue*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average Tenant Rent Share (increase).	\$382 per household in FY 2014	\$326 per household		
*DHCD does not have any rental revenue and has been instructed by HUD to report on Average Tenant Rent to Owner.				

### Planned Significant Changes

No significant changes are planned.

## Activity 2012-4: Expiring Use Preservation Initiative

### Plan Year Approved, Implemented, Amended

Approved FY 2012 and implemented FY 2013.

### Description/Update

This initiative was designed to preserve the long-term affordability of expiring use properties. DHCD will make use of the resources provided by HUD in the form of Enhanced and Tenant Protection Vouchers to continue the affordability of the units in these projects by converting eligible units immediately to Project-Based Units with a 15-year affordability period.

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

In FY 2021, DHCD does not anticipate any additional developments will be added to its expiring use or RAD inventory. To date, DHCD has 9 expiring use contracts with a total of 546 units under HAP contract. Additionally, DHCD has completed 8 Rental Assistance Demonstration (RAD) conversion projects and currently provides a subsidy for 825 units under this program.

### Planned Non-Significant Changes

No non-significant changes are planned.

### Planned Changes to Metrics/Data Collection

No changes to metrics or data collection methods are planned.

### Metrics

<i>HC #2: Units of Housing Preserved</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	0 housing units	1,371 housing units*		
<i>*Previously DHCD has included only Expiring Use units when setting benchmarks and determining outcomes for this metric. This figure includes all RAD and Expiring Use units and DHCD will continue to use this methodology going forward and does not include any additional units for FY 2021.</i>				

### Planned Significant Changes

No significant changes are planned.

## **Activity 2012-5: Family Self Sufficiency Program Enhancements**

### **Plan Year Approved, Implemented, Amended**

Approved FY 2012 and implemented FY 2013.

### **Description/Update**

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

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

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

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

- Placement of an absolute cap on the amount of escrow regardless of prior FSS participation at any of DHCD’s RAAs statewide. The cap, which may be periodically reviewed and updated at DHCD’s discretion, will be set at \$25,000 per household; and,
- Modification to the requirement that an FSS applicant must have an interim or annual recertification within 120 days prior to FSS enrollment.

To encourage the goal of homeownership for applicable households in the FSS Program, DHCD obtained approval to modify its current FSS Program to allow certain households to define a path to homeownership by utilizing individualized homeownership education, financial coaching and a modified savings/escrow component. DHCD has not yet implemented this enhancement; however, plans are underway for implementation in FY 2021.

DHCD implemented local versions of the FSS Contract of Participation (COP) and Individual Training and Services Plan (ITSP). The local versions of the COP and ITSP allow DHCD to more accurately reflect program requirements and incentives for FSS participants. DHCD will continue to offer the previously approved goal-specific incentive payments as well as the matched savings homeownership incentive. DHCD anticipates that approximately 75 to 100 new participants will join the FSS Program with a total anticipated participation of 900 in FY 2021.

### **Planned Non-Significant Changes**

No non-significant changes are planned.

## Planned Changes to Metrics/Data Collection

Benchmarks have been updated to reflect anticipated participation in FY 2021 including an influx of new families participating in FSS.

### Metrics

<i>SS #1: Increase in Household Income</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	\$20,554	\$24,478		
<i>SS #2: Increase in Household Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of <b>escrow</b> of households affected by this policy in dollars (increase).	\$0.00	\$3,915		
<i>SS #3: Increase in Positive Outcomes in Employment Status</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Unemployed	501 participants	234 participants		
	57% of participants	26% of participants		
Employed Part-Time or Full-Time	372 participants	666 participants		
	43% of participants	74% of participants		
<i>SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	162 households	75 households		
<i>SS #5: Households Assisted by Services that Increase Self-Sufficiency</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase).	0	900		
<i>SS #6: Reducing Per Unit Subsidy Costs for Participating Households</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 subsidy per household affected by this policy in dollars (decrease).	\$931 in FY 2014	\$1,000		
<i>SS #7: Increase in Agency Rental Revenue*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?

Total Household contributions towards housing assistance (increase).	\$388 FY 2014	\$510		
<i>*Represents Average Tenant Rent to Owner.</i>				
<b><i>SS #8: Households Transitioned to Self Sufficiency*</i></b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households transitioned to self-sufficiency (increase).	0 households	60 households		
<i>*Self-sufficiency is defined as graduation from the FSS program.</i>				

#### **Planned Significant Changes**

No significant changes are planned.



## Activity 2015-1: Rent Simplification

### Plan Year Approved, Implemented, Amended

Approved FY 2012, implemented FY 2012 and modified FY 2016.

### Description/Update

In FY 2012, HUD approved DHCD's Rent Simplification activity. In FY 2016, DHCD received HUD approval on changes to the Rent Simplification activity; however, DHCD has not implemented any of the changes except for the provisions outlined below. The components of rent simplification, which are currently in effect are as follows:

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

In addition to the provisions above, there are a number of rent simplification policies which HUD has approved and DHCD has not yet implemented. DHCD may implement these previously approved provisions in FY 2021:

- Revised Mixed Families rent formula where mixed families will pay an additional 10% of TTP regardless of the number of family members without citizenship or eligible immigration status;
- The income disregard for households with children who returned to the unit after completing two or four year post-secondary degree or accredited technical school programs.

### Planned Non-Significant Changes

No non-significant changes are planned.

### Planned Changes to Metrics/Data Collection

DHCD has updated the benchmarks to reflect anticipated outcomes for FY 2021.

### Metrics

<i>CE #1: Agency Cost Savings</i>				
Unit of Measurement	Baseline*	Benchmark	Outcome	Benchmark Achieved?

Total cost of task in dollars (decrease).	<b>Total Cost of Activity Prior to Implementation:</b> \$922,037  <b>Number of vouchers:</b> 20,298  <b>Time per Recertification:</b> 2.5 hours  <b>Average Hourly Staff Rate:</b> \$18.17	<b>Anticipated Total Cost of Activity in FY 2021:</b> \$391,844**  <b>Anticipated Number of Recertifications:</b> 8,293  <b>Time per Recertification:</b> 2.25 hours  <b>Average Hourly Staff Rate:</b> \$21.00		
<i>*Baseline represents the metrics used when this activity was initially proposed.</i>				
<i>**Accounts for cost savings from Biennial/Triennial Recertifications and Rent Simplification.</i>				
<b>CE #2: Staff Time Savings</b>				
<b>Unit of Measurement</b>	<b>Baseline*</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	<b>Total Time Spent on Activity Prior to Implementation:</b> 50,745 hours  <b>Number of vouchers:</b> 20,298  <b>Time per Recertification:</b> 2.5 hours	<b>Anticipated Total Time Spent on Activity in FY 2021:</b> 18,659 hours**  <b>Anticipated Number of Recertifications:</b> 8,293  <b>Time per Recertification:</b> 2.25 hours		
<i>*Baseline represents the metrics used when this activity was initially proposed.</i>				
<i>**Accounts for cost savings from Biennial/Triennial Recertifications and Rent Simplification.</i>				
<b>CE #3: Decrease in Error Rate of Task Execution</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average error rate in completing a task as a percentage (decrease)	21% Average error rate for income and rent errors	19%		
<b>CE #5: Increase in Agency Rental Revenue*</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Increase in agency rental revenue in dollars (increase)	\$382	\$326		

*\*DHCD does not have any rental revenue and has been instructed by HUD to report on average tenant rent to owner.*

**HC #5: Increase in Resident Mobility**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0	1,000		

**SS #1: Increase in Household Income\***

Unit of Measurement	Baseline	Benchmark**	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	\$19,058	\$21,871		

*\*The impact on earned income results from multi-year recertifications and rent simplification activities.*

*\*\*Represents average earned income for workable households.*

**SS #3: Increase in Positive Outcomes in Employment Status\***

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Unemployed	3,850 households**	5,802 households**		
	43% of households	60% of households		
Employed Part-Time or Full-Time	5,164 households**	3,868 households**		
	57% of households	40% of households		

*\*HUD is requiring the use of this metric; however, DHCD does not believe it is applicable in this context of this MTW activity.*

*\*\*Represents work-able households*

**SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)\***

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	2,316 Households on TANF in FY 2015	2,150 Households		

*\*HUD is requiring the use of this metric; however, DHCD does not believe it is applicable in this context of this MTW activity.*

**SS #5: Households Assisted by Services that Increase Self Sufficiency\***

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase).	913 Households  Total Number of FSS participants	900 Households		

*\*HUD is requiring the use of this metric; however, DHCD does not believe it is applicable in this context of this MTW activity.*

**SS #6: Reducing Per Unit Subsidy Costs for Participating Households\***

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 subsidy per household affected by this policy in dollars (decrease).	\$870 FY 2015	\$1,025		
<i>*HUD is requiring the use of this metric; however, DHCD does not believe it is applicable in this context of this MTW activity.</i>				
<b>SS #7: Increase in Agency Rental Revenue*</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total Household contributions towards housing assistance (increase).	\$382	\$326		
<i>*Represents Average Tenant Rent to Owner.</i>				
<b>SS #8: Households Transitioned to Self Sufficiency*</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).	57**	25**		
<i>*DHCD has indicated that DHCD does not believe the Self-Sufficiency metrics are applicable to this activity. However, HUD has required their use.</i>				
<i>**Households that were EOP'd at zero HAP.</i>				

### Planned Significant Changes

No significant changes are planned.

## Activity 2018-1: Expanding Housing Opportunities: Relocation Assistance

### Plan Year Approved, Implemented, Amended

Approved FY 2018, planned implementation FY 2021.

### Description/Update

In FY 2018, HUD approved DHCD's Expanding Housing Opportunities activity. Under this Activity, DHCD will use MTW funding flexibility to support a comprehensive redevelopment program that will preserve existing state-aided low-income housing. Construction and long term operating funding will be from state and private equity sources. MTW funds will primarily support rental subsidies and relocation costs associated with short-term housing for low-income residents during construction. No MTW funds will be used to support construction. Relocation assistance under this activity will be provided to eligible families at or below 80% of AMI and may include, but not be limited to, providing security deposits and up to 60 days of vacancy payments to ensure retention of units in the PHA's jurisdiction for relocated families.

DHCD issued an RFP and awarded planning grants to two Local Housing Authorities (LHAs), Somerville Housing Authority (SHA) and Chelsea Housing Authority (CHA), for the preservation and redevelopment of public housing. Both projects will have completed closings by FY 2021 and DHCD expects relocation to begin in October of 2020 for the Chelsea project and December 2020 for the Somerville project.

### Planned Non-Significant Changes

No non-significant changes are planned.

### Planned Changes to Metrics/Data Collection

No changes to metrics or data collection methods are planned.

### Metrics

<i>HC #2: Units of Housing Preserved</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	0	312		
<i>HC #4: Displacement Prevention</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box.	0	312		

### Planned Significant Changes

No significant changes are planned.

## Activity 2018-2: Residential Assistance for Families in Transition (RAFT)

### Description/Update

In view of changing circumstances and need as a result of COVID-19, DHCD reversed the planned close-out of this activity as reported in the FY 2019 MTW Annual Report. Accordingly, to prevent homelessness resulting from either evictions or foreclosures, DHCD will work to address the short term housing needs of both low-income renters and homeowners impacted by COVID-19 related economic dislocation. The planned change will not negatively impact any resident. This local non-traditional activity provides services and rental subsidies consistent with PIH Notice 2011-45.

DHCD will allocate up to \$10 million in MTW funds for eligible low-income families who are financially impacted by the COVID-19 pandemic. DHCD has allocated an additional \$10 million dollars from non-MTW revenue sources (CDBG Cares funds) to support this initiative. DHCD will work with its regional administering agencies (RAAs) to qualify and administer RAFT COVID-19 rental/mortgage assistance. Eligible low-income households may receive financial assistance of up to \$4,000 in any 12-month period.

Where applicable, DHCD will apply the Initial Inspection Requirement waiver as referenced in PIH Notice 2020-05: COVID-19 Statutory and Regulatory Waivers to units for which RAFT rental/mortgage assistance is provided. Specifically, DHCD will obtain a certification from the owner that it has no reasonable basis to have knowledge that life-threatening conditions exist in the unit instead of conducting an initial inspection. Thereafter, where applicable, DHCD will work with the RAAs to ensure that when and if rental/mortgage assistance continues beyond the period allowed by the waiver, HQS inspections will be completed within the required time period taking into account any future extensions.

### Plan Year Approved, Implemented, Amended

Approved and implemented: FY 2018.

Amended: FY 2020

### Planned Changes to Metrics/Data Collection

No changes to metrics or data collection methods are planned.

### Metrics

<i>HC #4: Displacement Prevention</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box	0	2,800		
<i>HC #5: Increase in Resident Mobility</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity.	0	2,800		
<i>HC #7: Households Assisted by Services that Increase Housing Choice</i>				

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase housing choice (increase).	0	2,800		

**Planned Significant Changes**

No significant changes are planned.

## Activity 2018-3: Support for the Secure Jobs Initiative: Vouchers and Services

### Plan Year Approved, Implemented, Amended

Approved FY 2018 and implemented FY 2019.

### Description/Update

In FY 2018, HUD approved DHCD's Support for the Secure Jobs Initiative: Vouchers and Services activity. Under this activity, DHCD utilizes MTW vouchers and MTW Block Grant funding flexibility to support and expand on the Secure Jobs Initiative (SJI), which provides integrated case management, employment supports and housing assistance for homeless and low-income families.

DHCD will provide Housing Choice Vouchers to up to 50 eligible families referred from the SJI Program. Supportive services will be provided to participants using MTW Block Grant funds. Referrals from SJI will be made upon completion of training or job placement. DHCD will screen SJI referrals per its Administrative Plan screening policies. Income, rent and subsidy will be calculated per DHCD's MTW income and rent policies. As participants leave the program, DHCD will reissue these vouchers as regular MTW program vouchers and they will no longer be allocated to a participant in the Secure Jobs Program.

DHCD has completed the procurement for service providers and the State executed contracts with 8 partnering agencies that began providing services. The administering agency, Department of Transitional Assistance, via a lottery, refers eligible families to DHCD for these vouchers. In FY 2021, DHCD anticipates that 40 vouchers will be leased and administered under this program.

### Planned Non-Significant Changes

No non-significant changes are planned.

### Planned Changes to Metrics/Data Collection

Benchmarks were updated to reflect planned participation and anticipated outcomes for FY 2021.

### Metrics

<i>CE #4: Increase in Resources Leveraged</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase)	\$0	\$88,000		
<i>SS #1: Increase in Household Income</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	\$4,341	\$6,212		
<i>SS #3: Increase in Positive Outcomes in Employment Status</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Unemployed	21	24		
	86%	60%		
Employed Part-Time or Full-Time	4	16		



	14%	40%		
Enrolled in an Educational Program or Job Training	Not available	6		
	Not available	15%		
<b>SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving TANF assistance (decrease).	4	11		
<b>SS #5: Households Assisted by Services that Increase Self Sufficiency</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving services aimed to increase self-sufficiency (increase).	0 households	40 households		
<b>SS #6: Reducing Per Unit Subsidy Costs for Participating Households</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average amount of Section 8 subsidy per household affected by this policy in dollars (decrease).	\$1,264	\$1,264		
<b>SS #7: Increase in Agency Rental Revenue*</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total Household contributions towards housing assistance (increase).	\$150	\$150		
<i>*Represents Average TTP.</i>				
<b>SS #8: Households Transitioned to Self Sufficiency*</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households transitioned to self-sufficiency (increase).	0 households	40 households		
<i>*Self-sufficiency is defined as participants who have secured subsidized or market rate housing.</i>				
<b>HC #5: Increase in Resident Mobility</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0 households	40 households		

### Planned Significant Changes

No significant changes are planned.

## Activity 2018-4: Support for the Secure Jobs Initiative: Services Only

### Plan Year Approved, Implemented, Amended

Approved FY 2018 and implemented FY 2019.

### Description/Update

In FY 2018, HUD approved DHCD's Support for the Secure Jobs Initiative: Services Only activity and DHCD began implementation planning. Using MTW Block Grant funding flexibility, this activity builds upon the services portion of the Secure Jobs Initiative (SJI) Program. The clients served under this activity are not participants in the Housing Choice Voucher Program or residents of federal public housing. Low-income participants in this activity receive supportive services, but not vouchers. Leveraging other state and private dollars, MTW Block Grant funds partially support recruitment and referral, intake and assessment, completion of IEPs, job readiness training, career counseling, job development and connecting participants to employers and post-employment placement services. MTW Block Grant service dollars are used flexibly to pay for small expenses such as licensure tests, RMV fees, transportation passes, uniforms and other expenses that may act as barriers to successful employment.

DHCD has completed the procurement for service providers and the State executed contracts with 8 partnering agencies that began providing services. It is anticipated that MTW Block Grant funds will support up to 900 participants in FY 2021 and that funding will continue through FY 2024.

### Planned Non-Significant Changes

No non-significant changes are planned.

### Planned Changes to Metrics/Data Collection

Benchmarks were updated to reflect planned participation and anticipated outcomes for FY 2021.

### Metrics

<i>CE #4: Increase in Resources Leveraged</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase)	\$0	\$1,912,000		
<i>SS #1: Increase in Household Income</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	\$4,341	\$6,212		
<i>SS #3: Increase in Positive Outcomes in Employment Status</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Unemployed	630	540		
	74%	60%		
Employed Part-Time or Full-Time	177	360		
	22%	40%		

Enrolled in an Educational Program or Job Training	642*	135**		
	78%	15%		
<i>*Represents SJI participants who have a high school level education or less.  ** Represents SJI participants who have a high school level education or less and who enroll in an education or job training program.</i>				
<b>SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving TANF assistance (decrease).	477	239		
<b>SS #5: Households Assisted by Services that Increase Self Sufficiency</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving services aimed to increase self-sufficiency (increase).	0 households	900 households		
<b>SS #6: Reducing Per Unit Subsidy Costs for Participating Households</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Average amount of Section 8 subsidy per household affected by this policy in dollars (decrease).	N/A*	N/A*		
<i>*Participants in this activity do not receive a Section 8 subsidy.</i>				
<b>SS #7: Increase in Agency Rental Revenue*</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Total Household contributions towards housing assistance (increase).	N/A	N/A		
<i>*Participants in this activity are not assisted in PH or Section 8.</i>				
<b>SS #8: Households Transitioned to Self Sufficiency*</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households transitioned to self-sufficiency (increase).	0 households	270 households		
<i>*Self-sufficiency is defined as participants who have secured subsidized or market rate housing.</i>				
<b>HC #5: Increase in Resident Mobility</b>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0	270 households		

### Planned Significant Changes

No significant changes are planned.

## Activity 2018-5: A Better Life Program Model

### Plan Year Approved, Implemented, Amended

Approved and implemented FY 2018.

### Description/Update

In FY 2018, HUD approved and DHCD implemented the A Better Life Program Model activity. The program is intended to provide eligible families with skills necessary for meaningful employment and effectively remove barriers to obtaining self-sufficiency. Under this activity, four Local Housing Authorities (LHAs), Chelsea, Gloucester, New Bedford and Taunton, received funding from DHCD to plan for the operation of the “A Better Life Self-Sufficiency (ABL) Program” at state-aided public housing developments. Eligibility for the ABL program is limited to low-income applicants and existing residents in the LHA’s state housing programs. In FY2019, DHCD awarded three of the four LHAs implementation grants (Gloucester, New Bedford and Taunton) and they have begun enrolling participants in the program.

To date, MTW Block Grant service dollars have gone to support Family Life Coaches at each of the LHAs who do outreach to residents to inform them about the work requirement and the opportunity to receive coaching support to meet the requirement as well as to set personal goals in the area of work, education, family health and stability, and asset building. LHAs are leveraging existing relationships with local service providers and using the ABL grant to partner with new ones. In FY 2021, DHCD anticipates that approximately 488 total households will receive services under this activity.

### Planned Non-Significant Changes

No non-significant changes are planned.

### Planned Changes to Metrics/Data Collection

The baseline for SS#2 was updated to \$0 to reflect the escrow at program onset. Benchmarks were updated to reflect planned participation and anticipated outcomes for FY 2021. DHCD also updated the definition of self-sufficiency to reflect 24 hours of employment per week for a period of 24 consecutive months at minimum wage.

### Metrics

SS #1: Increase in Household Income*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	\$24,659	\$25,589		
<i>*Metrics reflect avg. earned income of participants who are receiving services under this program.</i>				
SS #2: Increase in Household Savings*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of savings/escrow of households affected by this policy (in dollars)	\$0	\$900		
<i>*Metric reflects avg. participant escrow which is one of the identified indicators of program success.</i>				
SS #3: Increase in Positive Outcomes in Employment Status				

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Unemployed	189	293		
	66%	60%		
Employed Part-Time or Full-Time	97	195		
	34%	40%		
Enrolled in an Educational Program or Job Training	0	49		
	0%	10%		
<b>SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	73	127		
<i>*Benchmark reflects the number of households as a percent of the anticipated households.</i>				
<b>SS #5: Households Assisted by Services that Increase Self Sufficiency</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase).	286	488		
<b>SS #6: Reducing Per Unit Subsidy Costs for Participating Households*</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	Not applicable	Not applicable		
<i>*Enrollees are public housing households participating in the State funded program.</i>				
<b>SS #7: Increase in Agency Rental Revenue</b>				
Unit of Measurement	Baseline*	Benchmark	Outcome	Benchmark Achieved?
Total Household contributions towards housing assistance (increase).	\$439	\$446		
<i>*Represents the avg. tenant rent for the 286 initial participating households.</i>				
<b>SS #8: Households Transitioned to Self Sufficiency*</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).	0 participants	97 participants		
<i>*Self-sufficiency is defined as 24 hours of employment per week for a period of 24 consecutive months at minimum wage for an individual participant.</i>				

### Planned Significant Changes

No significant changes are planned.

## Activity 2018-6: Health Starts at Home

### Plan Year Approved, Implemented, Amended

Approved and implemented FY 2018.

### Description/Update

In FY 2018, HUD approved and DHCD implemented the Health Starts at Home (HSH) activity. Under this activity, DHCD is collaborating with The Boston Foundation (TBF) to provide up to fifty (50) Housing Choice Vouchers to eligible participants in TBF's HSH initiative. The vouchers allocated under this activity are standard MTW vouchers and all MTW policies and applicable regulatory requirements apply. TBF is a community foundation that provides grants to nonprofit organizations and designs special funding initiatives to address critical challenges in the community.

Applicants for HSH vouchers are referred to the applicable RAA from Building Bridges to Better Health (BB2BH), Chelsea Homes for Health, and Mortar Between the Bricks and will be selected according to the date and time of referral. Applicants are screened according to DHCD eligibility and screening requirements. Income, rent and subsidy are calculated per DHCD's MTW income and rent policies. Vouchers are administered by the appropriate RAA.

HSH participants are subject to all DHCD MTW policies unless superseded by HSH Program policies. HSH vouchers are not time-limited; however, DHCD will not reissue HSH vouchers upon turnover.

To date, twenty-six households are leased, which reflects the total participation for this activity. DHCD will not issue additional Health Starts at Home Vouchers and will close out this activity in the FY 2020 report.

### Planned Non-Significant Changes

No non-significant changes are planned.

### Planned Changes to Metrics/Data Collection

Benchmarks have been updated to reflect the final participation numbers for this activity.

### Metrics

<i>HC #4: Displacement Prevention</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households at or below 80% AMI that would lose assistance or need to move (decrease)	0	26		
<i>Local Metric: Decrease in Households Receiving Homelessness Assistance</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of Household Receiving Homelessness Assistance (decrease)	0	26		
<i>HC #5: Increase in Resident Mobility</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood	0	26		

of opportunity as a result of the activity (increase).				
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**Planned Significant Changes**

No significant changes are planned.

## **Activity 2018-7: Enhanced Local Project-Based Voucher Program**

### **Plan Year Approved, Implemented, Amended**

Enhanced Local PBV: Approved and implemented FY 2018.

PBV Site-Based Waiting Lists were approved in FY 2010 and implementation began in FY 2013.

### **Description/Update**

In FY 2018, HUD approved DHCD's Enhanced Local Project-Based Voucher Program activity. Through its Project-Based Voucher (PBV) Program, DHCD partners with for-profit and non-profit housing providers to expand the supply of affordable housing to low-income families. To meet the evolving needs of the Agency and the residents served, DHCD enhanced and expanded its existing PBV Program as follows:

- DHCD authorized owners/managers of PBV developments to be responsible for all PBV waiting list intake and management functions for their developments. Applicants contact the owner/manager of a specific development in order to file an application. Applicant files and the waiting list itself are maintained at the development site. Owner/managers are responsible for contacting and screening applicants who come to the top of the waiting list, collecting all needed information from the applicant, and then forwarding the applicant to the RAA for eligibility determination and processing.
- Increase the 20% cap on PB units in DHCD's portfolio. DHCD will use 40% as the cap for budget authority allocated to Project-Based vouchers.
- Project base up to 100% of the dwelling units in any PBV project or building.
- Initial PBV rents will continue to be determined in conformance with the provisions of 24 CFR 983.301 through 983.305 as applicable; however, for re-determined rents to owners of PBV units, rent to owner will not exceed the lowest of the following amounts:
  - The reasonable rent;
  - The rent requested by the owner; or,
  - Such other amount determined by DHCD to be appropriate for the unit, based upon the nature of the unit and the RFP from which the owner was selected. For example, in certain cases, DHCD believes a shallower or higher subsidy may be more appropriate.
- Waive the option that allows PBV participant families to move with a tenant-based voucher after one year of assistance in a project-based unit (not yet implemented).

In FY 2021, DHCD will continue to review the portion of this activity related to project-based opt-out requests for tenant-based vouchers. In a prior plan year, DHCD received approval to discontinue providing tenant-based vouchers to project-based participants; however, DHCD may choose not to implement this portion of the approved activity. DHCD may retain its existing MTW policy and continue to allow project-based participant requests for tenant-based vouchers with threshold caps for each RAA. A determination will be made in FY 2021.

In FY 2021, DHCD anticipates adding approximately one hundred and fifty new PBV units throughout its jurisdiction with owner managed waiting lists employed at all new projects.

### **Planned Non-Significant Changes**

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In FY 2021 DHCD will modify the portion of the activity related to rent determinations to reflect the same methodology for initial rents as is used for re-determined rents.

DHCD will remove these portions of the activity: 1) Provide a project-based transfer preference for families who are over- or under-housed and who are willing to move to a project-based unit in another RAA's jurisdiction and 2) Provide a project-based transfer preference for families who have verified educational opportunities or employment offers that are more than twenty-five (25) miles from the family's current project-based unit. It is not administratively feasible to implement these portions of the activity while utilizing owner managed site based waiting lists

#### **Planned Changes to Metrics/Data Collection**

The HUD Form 50900 requires reporting of planned PBVs that will be either under AHAP or HAP during the Annual Plan fiscal year. DHCD's PBVs are allocated through the state's competitive rental round and in concert with the award of Low Income Housing Tax Credits. Proposals are due in February of each year, with funding announcements made in the spring. Given that DHCD's MTW Plan is due to HUD prior to the award of FY 2021 PBV funding, DHCD cannot identify which projects will be awarded PBVs at this time. Further, of the awards made, at this time DHCD cannot determine which proposals will pass all screening thresholds and enter into AHAP or HAP contracts. DHCD will report on all projects and PBVs committed and leased/issued in FY 2021 in the FY 2021 Annual Report. Accordingly, the benchmark reflects known PBV units under contract.

#### **Metrics**

<i><b>HC #4: Displacement Prevention</b></i>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households at or below 80% of AMI that would lose assistance or need to move (decrease).	0	3,384		
<i>*Represents the number of PBV units made available under this activity.</i>				

#### **Planned Significant Changes**

No significant changes are planned.

## Activity 2018-9: Affordable Housing Preservation and Development Fund

### Plan Year Approved, Implemented, Amended

Approved and implemented FY 2018.

### Description/Update

In FY 2018, HUD approved and DHCD began the implementation of the Affordable Housing Preservation and Development Fund activity. Under this activity, DHCD utilizes MTW Block Grant funds to support the development and preservation of affordable rental housing units through implementation of a new Affordable Housing Preservation and Development Fund (AHPD). AHPD funds will provide loans to eligible projects to leverage private equity and state-aided public housing capital resources.

AHPD funds support development and preservation of rental units targeted for households earning less than 80% of Area Median Income. DHCD requires deed restrictions or other legally binding covenants to ensure long-term affordability in conformance with the applicable Notice. Where AHPD provides grant funding, the minimum affordability term is thirty years unless otherwise approved by HUD. Units must meet HQS standards throughout the term.

Current projects that are being funded under this activity include:

- CHA: MTW funding is being used to substantially rehab three state aided public housing sites for disabled individuals, with a total of 25 units. MTW funding of \$1.129M is being used to leverage another \$270,000. The project has 100% construction documents and will go out to bid in March of 2020. A Notice to Proceed is anticipated in July 2020 and construction is scheduled to be complete in July 2021.
- BHA: MTW funding of approximately \$4M leveraged approximately \$25M in other funding sources (including permanent debt, federal 4% LIHTC, state and federal historic tax credits, a seller note, and FHLB soft debt) to preserve an apartment building built in 1949, consisting of 72 units. Relocation of existing tenants and phased, substantial rehabilitation of the property began in FY 2019. The scope of work includes updating the fire alarm system and all kitchens and bathrooms, and completing accessibility and common area upgrades, new energy efficient mechanical systems and landscaping throughout. The estimated construction period is 24 months. Construction is expected to be completed in late in FY 2020 or early FY 2021 with a forecasted date of December 2020 for permanent loan closure. All 72 units are anticipated to be online in FY 2021.

### Planned Non-Significant Changes

In FY 2021, DHCD may utilize funds under this activity for the preservation and development of affordable housing for elders. Working in Partnership with the Executive Office of Elder Affairs, DHCD will provide financial support to preserve Chapter 667 state public housing developments with high capital needs; and facilitate partnership between LHA's and local service agencies to provide service-rich environments that allows residents to age in their community. DHCD may utilize MTW funding of up to \$3M in FY 2021 to support housing preservation at two projects, one at Lakeview Avenue in Beverly which consists of 25 units and the other at Balch Apartments in Lowell which consists of 20 units.

### Planned Changes to Metrics/Data Collection

DHCD updated the benchmarks to reflect current plans.

### Metrics

<i>CE #4: Increase in Resources Leveraged</i>
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Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	\$0	\$26.5M		
<i>HC #1: Additional Units of Housing Made Available</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0	72		
<i>HC #2: Units of Housing Preserved</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	0	72		

#### **Planned Significant Changes**

No significant changes are planned.

## **Activity 2019-1: Launch**

### **(Formerly Pathways to Prosperity)**

#### **Plan Year Approved, Implemented, Amended**

Approved and implemented FY 2019.

#### **Description/Update**

Under the Launch program, DHCD will use up to \$2M per year for three years, in MTW Block Grant funding flexibility to connect low-income youth ages 18-24, living in subsidized housing in the Boston area, to programs and services that help them obtain employment and a sustaining wage. DHCD has contracted with The United Way of Massachusetts Bay to recruit, engage and connect targeted youth to employment readiness, job placement, vocational training, certificate programs and/or other post-secondary education programs. Additionally, DHCD has provided funding for up to 40 participants, who reside in subsidized housing, to participate in the Year Up program. The Year Up program combines hands-on skills development, courses eligible for college credit, and corporate internships to prepare students for success in professional careers and higher education.

For Launch participants who are also participants in DHCD's federal HCV Program, DHCD may exclude 100% of the increase in earned income for up to a 3-year period. The exclusion period begins after enrollment in Launch, at the point where earned income increases and continues regardless of employment status, until the end of the period determined by DHCD.

Other adults living in subsidized housing in the Boston area who are outside of this age range also are connected to services. Specifically, DHCD has connected with other employment training and referral agencies who are responsible for referring low-income adults outside of the 18-24 age range to area job training providers such as Secure Jobs, Jewish Vocational Services and/or One-Stop Career Centers.

Thus far, through the Launch program, 211 clients have been served which is more than halfway towards the three-year goal of 360 participants in Launch receiving coaching to connect them to jobs, training and education pathways. So far there have been 53 job placements, 37 education placements and 9 participants in financial coaching.

The Launch partnership will continue through FY 2021 and planning will begin for the next phase of Launch and the ongoing investment of \$2M to connect low-income youth ages 18-24, living in subsidized housing, to programs and services that help them obtain employment.

Using housing as the network within which to find low-income disconnected 18-24 year old's is a unique model across the country. Research shows that after 14 years, compared to young people who experienced youth disconnection, those who remain connected earn \$31,000 more over a lifetime, are 42% more likely to be employed and 45% more likely to own a home. DHCD is leading the way in figuring out how the housing community can integrate itself into the existing system of supports for disconnected youth and be a part of the network that catches this vulnerable population and gets them on a path towards self-sufficiency.

#### **Planned Non-Significant Changes**

No non-significant changes are planned.

#### **Planned Changes to Metrics/Data Collection**

DHCD has updated the benchmarks for this activity to reflect planned participation and outcomes. As many of the participants of this program are not HCV participants, DHCD does not have preliminary information

on this population. Administering agencies will be collecting data on participant outcomes, which will be provided in DHCD's Annual Report.

## Metrics

<i>CE #4: Increase in Resources Leveraged</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase)	0	\$2,564,220		
<i>SS #1: Increase in Household Income</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	\$9,492	\$10,012		
<i>SS #3: Increase in Positive Outcomes in Employment Status</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Unemployed	170	288		
	85%	80%		
Employed Part-Time or Full-Time	30	72		
	15%	20%		
Enrolled in an Educational Program or Job Training	20	72		
	10%	20%		
<i>SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).*	Not Available	Not Available		
*Launch collects data on the receipt of TANF at intake but then does not follow up to see if that has changed. Most participants in Launch are not head of households so are not directly receiving TANF.				
<i>SS #5: Households Assisted by Services that Increase Self Sufficiency</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase).	0 households	360 households/year		
<i>SS #6: Reducing Per Unit Subsidy Costs for Participating Households</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 subsidy per household affected by this policy in dollars (decrease).*	Not available	Not available		
*Participants in this program are residents of multiple types of subsidized housing, many of which may not be Section 8. Average amount of subsidy is not available to DHCD or the administering agencies.				
<i>SS #7: Increase in Agency Rental Revenue</i>				

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total Household contributions towards housing assistance (increase).*	Not available	Not available		
*Participants in this program are residents of multiple types of subsidized housing, many of which may not be Section 8. Rental revenue in dollars is not available to DHCD or the administering agencies.				
<b>SS #8: Households Transitioned to Self Sufficiency*</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).	0 households	150 households**		
*Self-sufficiency is defined as participants who exit the program for any other reason than termination of housing subsidy. **DHCD does not expect households to transition to self-sufficiency in year 1 of the program. The benchmark reflects what DHCD anticipates after a minimum of two years of program participation.				
<b>HC #5: Increase in Resident Mobility</b>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).*	N/A	N/A		
*This metric is not applicable to the Launch Program. Program participants are individuals already living in subsidized housing, and in most cases, participants will stay in their current housing situation. Case management will target education and employment goals. DHCD has other programs that focus on housing mobility.				

### Planned Significant Changes

No significant changes are planned.

## **Activity 2020-1: Massachusetts Student Housing Security Pilot**

### **Plan Year Approved, Implemented, Amended**

Approved FY 2020. Implemented FY 2021.

### **Description of MTW Activity**

DHCD utilizes MTW Block Grant funding flexibility to support a housing stability program for college students who are experiencing homelessness. Specifically, DHCD works in partnership with the Department of Higher Education (DHE) and the Interagency Council on Housing and Homelessness (ICHH) on the Massachusetts Student Housing Security Pilot Program, which will provide scholarships for housing and other college related expenses, to income eligible, homeless college students.

DHCD will provide up to \$200,000 in MTW funds to DHE, annually for an initial two years. DHCD will establish an MOU with DHE and/or ICHH, to issue funding directly to designated local colleges. DHCD has established requirements for compliance, as well as, reporting requirements in the MOU. DHE, the ICHH and the Local Colleges have a standing committee that is responsible for reporting to DHCD both on compliance and MTW reporting requirements. DHCD will approve all program guidance created by the committee and continued funding will be contingent on compliance with HUD requirements and the MOU.

Designated local colleges are responsible for identifying eligible participants, defined as currently admitted, full-time students, who are HCV income eligible, meet HUD's definition of Unaccompanied Homeless Youth or who have recently aged out of foster care and meet HUD's criteria of an independent student. Colleges utilize FASFA applications in order to determine income eligibility as well as the amount of funds needed for housing and college related expenses such as classes, supplies, etc. DHE is responsible for ensuring that participants meet HUD's criteria of an independent student. Based on individual participant housing needs, DHE will issue up to \$10,000 per participant, in MTW funds, for housing related costs, per school year. A maximum participant term of 4 years, which equates to a \$40,000 lifetime scholarship max) is provided by DHCD. Housing-related costs are limited to housing assistance, in the form of rent for housing and dormitory costs and may include security deposits. Identified housing is subject to HUD's HQS requirements and participants are permitted to reside in shared housing. DHE contracts with either DHCD's regional administering agencies or a third party to conduct HQS inspections. Inspectors are required to document proper training/certification. HQS inspection records are forwarded to and maintained by DHCD. Participants are also be eligible to receive financial aid from other sources for other college-related identified expenses.

Participants must continue to remain enrolled full-time and maintain passing grades in order to be eligible for a renewed scholarship each academic year. Students receiving assistance are expected to maintain continuous enrollment with the goal of earning degrees and/or certificates of value. Every student is required to utilize academic support services and counseling services available at their respective campuses and through community-based service providers who will work with students, providing case management. In the event that a student needs to take a leave from his or her academic program, such a leave would be considered temporary and all efforts will be made to get the student to re-enroll, perhaps in a different academic program, or at another institution.

The clients served under this activity are not participants in the Housing Choice Voucher Program or residents of federal public housing.

In FY 2021, DHCD plans to complete program plans and prepare policies and procedures for program operations. Additionally, DHCD will develop a tracking mechanism to monitor outcomes of program

participants. Finally in FY 2021, DHCD will enter into an MOU with DHE and/or ICHH and will select eligible recipients and disburse funds to the selected providers for the 2020-2021 school year. DHCD intends to fully fund the housing-related costs of the scholarships, for two years, serving at minimum 20 students annually. Subsequent to the Pilot's first two years, DHCD may continue funding by matching every private dollar fundraised/donated to the program, up to \$200,000 annually.

#### **Planned Non-Significant Changes**

No non-significant changes are planned.

#### **Planned Changes to Metrics/Data Collection**

DHCD has updated the metrics to reflect anticipated outcomes in FY 2021.

#### **Metrics**

The metrics below will be compiled using DHCD's housing software as well as data and reports from program partners.

<i><b>CE #4: Increase in Resources Leveraged</b></i>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Amount of funds leveraged in dollars (increase).	\$0.00	\$302,380		
<i><b>SS #3: Increase in Positive Outcomes in Employment Status</b></i>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Unemployed*	0	14		
	0%	70%		
Employed Part-Time or Full-Time *	0	6		
	0%	30%		
Enrolled in an Educational Program or Job Training	0 households	20 households		
	0%	100%		
* This initiative is not anticipated to increase the number of households employed, as the goal of the Activity is to keep students enrolled in college.				
<i><b>SS #5: Households Assisted by Services that Increase Self Sufficiency</b></i>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households receiving services aimed to increase self-sufficiency (increase).	0	20 households per year		
<i><b>SS #8: Households Transitioned to Self Sufficiency*</b></i>				
<b>Unit of Measurement</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Outcome</b>	<b>Benchmark Achieved?</b>
Number of households transitioned to self-sufficiency (increase).	0	0 households		



*\*Self-sufficiency is defined as graduation from college.*

**Planned Significant Changes**

No significant changes are planned.

## **B. Not Yet Implemented Activities**

### **Activity 2011-1: Value Vouchers**

#### **Description/Update**

DHCD plans to implement a new “MTW value voucher” targeted to the homeless and those with disabilities. This initiative will provide a lower cost subsidy than a conventional voucher. Participants will be offered units in privately assisted housing developments where the rental costs are lower (generally by 25% or more) than current HUD published FMRs, but still not affordable to very-low and extremely low-income households. These would generally be units in LIHTC, Section 236, and certain state funded developments, for example, where rents are generally set at or below 60% of AMI.

#### **Timetable for Implementation**

This activity was approved by HUD in 2011; however, DHCD has not utilized this flexibility to date and has not established a firm implementation timetable.

#### **Explanation of Non-Significant Changes Since Approval**

No changes have been made since approval.

## **C. Activities on Hold**

Currently there are no activities on hold.

## D. Closed Out Activities

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

**Table 10: Closed-Out MTW Activities**

Activity	Plan Year Approved	Plan Year Implemented	Close Out Year	Reason for Close Out
Biennial Inspections (Activity 2011-3)	FY 2011	FY 2013	FY 2015	DHCD closed out this activity as an MTW initiative due to the 2014 Appropriations Act, which allows DHCD to transition to a biennial inspection schedule without MTW authority.
Project Based Voucher Discretionary Moves (Activity 2012-3)	FY 2012	FY 2012	FY 2018	DHCD proposed and received HUD approval for a new Local Project-Based Voucher Program, which includes revisions to the PBV opt out policy.
Rent Reasonableness (Activity 2013-1)	FY 2013	FY 2013	FY 2018 Note: The FY 2019 Plan included this activity; however, prior to the end of FY 2018 (after the FY 2019 was submitted) DHCD closed this activity.	Under HOTMA, the trigger for reasonable rent redeterminations increased from a 5% decrease to a 10% decrease in FMR from one year to the next. DHCD determined that a 10% decrease in FMR was such that a reasonable rent redetermination would be warranted to ensure that subsidies paid are in line with market rents.
PBV Rent Reasonableness (Activity 2013-2)	FY 2013	FY 2013	FY 2019	DHCD closed out this activity and consolidated it with the approved Enhanced PBV Program activity (Activity 2018-7). This action will allow DHCD to report on all Enhanced PB activity features under one activity.
Equity Builder Program (Activity 2018-8)	FY 2018	Never Implemented	FY 2020	After discussions with for-profit and non-profit owners, DHCD determined the activity was not financially feasible. Owners relayed lack of interest in pursuing the program and a lack of financial benefits. As the success of the program is dependent on owners providing LTO units, DHCD decided to close the activity out.

## V. Sources and Uses of MTW Funds

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### A. Estimated Sources and Uses of MTW Funds

DHCD's operates an MTW Program that involves only Housing Choice Vouchers. The tables below provide a projection of sources and uses for the MTW Program for FY 2021. Note that no state or local funds are utilized. Note also that HCV funding is allocated on a calendar year (CY) basis. As of the posting of this Plan, DHCD has not been notified of total renewal funding for the CY; thus, the amounts listed below may change based on actual funding levels. DHCD will provide information on actual source and use amounts as part of the MTW Annual Report.

#### i. Estimated Sources of MTW Funds

**Table 11: Estimated Sources of MTW Funding for FY 2021**

<b>FDS Line Item Number</b>	<b>FDS Line Item Name</b>	<b>Dollar Amount</b>
70500 (70300+70400)	Total Tenant Revenue	\$0
70600	HUD PHA Operating Grants	\$275,000,000
70610	Capital Grants	\$0
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$24,240,000
71100+72000	Interest Income	\$216,000
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$8,000
<b>70000</b>	<b>Total Revenue</b>	<b>\$299,464,000</b>

#### ii. Estimated Uses of MTW Funds

**Table 12: Estimated Uses of MTW Funding for FY 2021**

<b>FDS Line Item Number</b>	<b>FDS Line Item Name</b>	<b>Dollar Amount</b>
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating – Administrative	\$3,600,000
91300+91310+92000	Management Fee Expense	\$20,565,000
91810	Allocated Overhead	\$85,000
92500 (92100+92200+92300+92400)	Total Tenant Services	\$730,000
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$0
93500+93700	Labor	\$0

<b>FDS Line Item Number</b>	<b>FDS Line Item Name</b>	<b>Dollar Amount</b>
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$0
95000 (95100+95200+95300+95500)	Total Protective Services	\$0
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$0
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$0
96700 (96710+96720+96730)	Total Interest Expense & Amortization Cost	\$216,000
97100+97200	Total Extraordinary Maintenance	\$0
97300+97350	HAP + HAP Portability-In	\$265,000,000
97400	Depreciation Expense	\$0
97500+97600+97700+97800	All Other Expense	\$9,268,000
<b>90000</b>	<b>Total Expenses</b>	<b>\$299,464,000</b>

**Please describe any variances between Estimated Total Revenue and Estimated Total Expenses:**

N/A
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**iii. Description of Planned Use of MTW Single Fund Flexibility**

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

- DHCD will use up to \$150,000, in Single Fund Flexibility, to support the development and implementation of a data warehouse. DHCD is partnering with the Regional Housing Network (RHN), made up of nine regionally based non-profit housing agencies and one regional housing authority, to design an RHN Data Warehouse. The RHN Data Warehouse will pool and house client data for all participating organizations and will allow for the sharing of information. The system will house common data points across all agencies, which will be collected through tracking and data management protocols, pre-assessment and assessment processes and evaluation procedures. This will allow DHCD to be able to better review program outcomes and understand the impact of program and policy interventions. System design will also include data bridges to allow data to flow directly from member organizations' existing or newly developed software systems and/or client management systems to an RHN data warehouse.
- DHCD will use up to \$500,000, in Single Fund Flexibility over three years, to fund MTW program evaluations. Specifically, in FY 2021, DHCD will use a third-party to perform program evaluations of two of the MTW programs, ABL and Launch. Program evaluators will collect data and information on the participant outcomes as a result of the targeted MTW initiatives and assist DHCD in revising program provisions to better serve participants.
- DHCD will use up to \$4.5M over five years in Single Fund Flexibility to support a career navigation initiative for HCV participants. DHCD anticipates that approximately \$256,000 will be spent in FY 2021. Specifically the funds will support the cost of hiring new Career Navigators (Navigators) at Career Centers in four regions. Navigators will meet one-on-one with individuals to help them

identify a career path that fits with the available jobs in their region with good wages, benefits and opportunity for advancement. Navigators will also work with participants to identify training or education opportunities, facilitate employer relationships and support participants through the process of finding a job and post-employment transition. Individuals will be referred to Navigators by FSS Coordinators. Given the Career Centers' specialized expertise in career navigation/job development and strong employer relationships, they are best suited to support HCV participants in this aspect of self-sufficiency development. Additionally, funds will support the development of resources, such as regional employment maps. The employment resources will assist staff at Career Centers and RAAs in directing participants toward areas of employment opportunity. Navigators and FSS Coordinators will be brought together quarterly for training and networking.

DHCD plans to utilize approximately \$150,000 to fund an Economic Prosperity Coordinator (EPC). The EPC will be responsible for planning, implementation and oversight of all MTW programs that support economic prosperity.

- Supportive Services:
  - Education Partnership: DHCD will use up to \$2M in single fund flexibility on educational activities that target youth members of DHCD voucher households. The purpose of this education initiative is to provide younger students with the support needed to ensure positive educational outcomes and to provide family members who may be of high school age or older with greater exposure to career and post-graduation educational options. Support and educational activities will be tailored to the participant based on need and age. For example, educational activities, which target elementary school students or older, will include afterschool programming for students that exposes participants, through hands on learning activities, to science, technology, engineering, mathematics, music, and arts.

DHCD's RAAs will identify high quality education programs/activities in place in their regions and then look to establish partnerships with these agencies. DHCD will address the barriers to access and may provide funding for an education program initiative for HCV youth in the impacted area. The education partnership activity includes a financial incentive for a college saving account contribution upon program completion.

- Other Supportive Services: DHCD will use approximately \$726,000 in MTW funds on activities to support a wide range of supportive services for DHCD program participants including: expansion of FSS programming, job training and placement; educational partnership initiatives; affordable homeownership programs and other economic development and self-sufficiency program activities. This includes funding for case management services to connect targeted HCV youth ages 18-24 to employment readiness, job placement, vocational training, certificate programs and/or other post-secondary education programs under the proposed MTW Launch activities. In 2021, DHCD will work with the Massachusetts Department of Treasury to develop ways to support the Massachusetts Baby Steps Program, a child education savings account for all newborns and adopted children. This support could include assisting with promoting the program, assisting HCV families with the account opening process and possibly providing matching funds.

## **B. Local Asset Management Plan**

i. <i>Is the MTW PHA allocating costs within statute?</i>	Yes
ii. <i>Is the MTW PHA implementing a local asset management plan (LAMP)?</i>	No
iii. <i>Has the MTW PHA provided a LAMP in the appendix?</i>	No
iv. <i>If the MTW PHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA does not plan to make any changes in the Plan year.</i>	
Not applicable	

## C. Rental Assistance Demonstration (RAD) Participation

### i. Description of the RAD Participation

As DHCD does not own or operate any federal public housing units, only Second Component RAD conversions are undertaken. DHCD understands the relevance and inherent housing preservation and expansion benefits related to the conversion of Rent Supplement, Rental Assistance Payments and Mod/Rehab Program units to project-based assistance under the RAD Program. Table 13 below indicates that DHCD does not anticipate any RAD Component 2 conversions in FY 2021.

Table 14 includes those developments that DHCD has converted through the RAD Program. DHCD entered into HAP contracts for RAD conversions beginning in FY 2013. The last conversion entered into was in FY 2015. To date there were 825 units converted under RAD Component 2 to Project Based Assistance.

**Table 13: RAD Conversions Planned in FY 2021**

<b>Rental Assistance Demonstration (RAD) Participation</b>
DHCD does not anticipate any RAD conversions will take place in FY 2021

**Table 14: RAD Conversions Completed or Projected to be Completed by the End of FY 2021**

<b>Rental Assistance Demonstration (RAD) Participation</b>				
To date, the following RAD conversions have taken place:				
<b>Property Name</b>	<b>No. of Units Converted to PBV</b>	<b>RAD Conversion Type</b>	<b>FY Reported</b>	<b>Description</b>
North Village	134	2 <sup>nd</sup> Component Rent Supplement	FY 2013	Existing family housing
Hope in Action	49	2 <sup>nd</sup> Component Rent Supplement	FY 2014	Existing family housing
Spring Hill	37	2 <sup>nd</sup> Component Rent Supplement	FY 2014	Existing family housing
Unquity House	139	2 <sup>nd</sup> Component Rent Supplement	FY 2014	Existing elderly housing
Highland Village	110	2 <sup>nd</sup> Component Rent Supplement	FY 2015	Existing family housing
Outing Park I	94	2 <sup>nd</sup> Component Mod/Rehab	FY 2015	Existing family housing



Property Name	No. of Units Converted to PBV	RAD Conversion Type	FY Reported	Description
Outing Park II	81	2 <sup>nd</sup> Component Mod/Rehab	FY 2015	Existing family housing
Spring Gate	181	2 <sup>nd</sup> Component Rent Supplement	FY 2015	Existing family housing
<b>TOTAL</b>	825			

ii. *Has the MTW PHA submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version that requires HUD approval.*

No

iii. *If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment.*

Not applicable

## **VI. Administrative**

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### **A. Board Resolution and Certifications of Compliance**

DHCD does not have a Board of Commissioners and, therefore, does not have a Board resolution process in place. DHCD's Undersecretary is the official authorized to sign the attached Certifications of Compliance. The required signed MTW Annual Plan Certifications of Compliance with Regulations is attached in Appendix B.

### **B. Documentation of Public Process**

DHCD provided public notice of the draft Annual Plan. The public comment period extended from February 28, 2020 through April 4, 2020. A public hearing was conducted, via webinar, on March 23, 2020 with twelve (12) individuals participating. Copies of the public notice, a summary of comments and responses, and participation sheets are attached in Appendix C. For the FY 2021 MTW Annual Plan Amendment, DHCD provided public notice; posted the Plan on its website; conducted a thirty-day public comment period from November 2, 2020 to December 3, 2020; and, conducted a public hearing, via video/audio conference, on November 10, 2020. Three members of the public and three DHCD staff members participated in the video/audio conference hearing. Documentation is included in Appendix C.

### **C. Planned and Ongoing Evaluations**

DHCD, in collaboration with its network of Regional Administering Agencies, utilizes internal resources to track and monitor performance of proposed and ongoing MTW activities.

In FY 2020, DHCD selected third party evaluators to begin program evaluations of two MTW programs, ABL and Launch. Program evaluators will collect data and information to assess the performance and success of these targeted MTW initiatives. The ABL evaluation will be ongoing through the life of the three year program.

For the Launch program, program design for the evaluation has been completed. The evaluation is planned through April 30, 2021 and includes:

- A Field Scan looking at comparable interventions for opportunity youth;
- A review of the characteristics of Launch participants and how those connect to outcomes;
- Interviews of Launch participants; and,
- Implementation of a social/emotional survey tool to assess how participants' sense of agency has changed over time.

DHCD will report on outcomes of all evaluations in the applicable MTW report.

## **D. Lobbying Disclosures**

DHCD does not have any lobbying activities to disclose. DHCD has included the Lobbying Activities (SF-LLL) form in Appendix D and Certification of Payments (HUD-50071) form in Appendix E.

## **Appendix A: Listing of Regional Administering Agencies**

*Berkshire Housing Development Corp.*

One Fenn Street  
Pittsfield, MA 01201  
413.499.4887

*Community Teamwork, Inc.*

155 Merrimack Street  
Lowell, MA 01852  
978.459.0551

*Housing Assistance Corp*

460 West Main Street  
Hyannis, MA 02601  
508.771.5400

*NeighborWorks Housing Solutions.*

169 Summer Street  
Kingston, MA 02364  
781.422.4200

*Lynn Housing Authority & Neighborhood Development*

10 Church Street  
Lynn, MA 01902  
781.592.1966

*Metro Housing/Boston*

1411 Tremont Street  
Boston, MA 02120  
617.859.0400

*RCAP Solutions*

191 May Street  
Worcester, MA 01602  
800.488.1969

*South Middlesex Opportunity Council*

7 Bishop Street  
Framingham, MA 01702  
508.620.2336

*Way Finders*

322 Main Street  
Springfield, MA 01105  
413.233.1500

## Appendix B: Certification of Compliance with Regulations

OMB Control Number: 2577-0216  
Expiration Date: 01/31/2021

### U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF PUBLIC AND INDIAN HOUSING

#### Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairman or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning July 1, 2020, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

- (1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
- (5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the Plan is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15(d), which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3). Until such time as the MTW PHA is required to submit an AFH, and that AFH has been accepted by HUD, the MTW PHA will address impediments to fair housing choice identified in the Analysis of Impediments to fair housing choice associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 200.
- (21) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (22) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA.

Commonwealth of Massachusetts Dept. of Housing & Community Development MA901

MTW PHA NAME

MTW PHA NUMBER/HA CODE

*I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).*

Jennifer D. Maddox

Undersecretary

NAME OF AUTHORIZED OFFICIAL

TITLE

SIGNATURE

DATE

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

## Undersecretary Approval Letter – Plan Amendment



Commonwealth of Massachusetts  
**DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lieutenant Governor ♦ Jennifer D. Maddox, Undersecretary

December 4, 2020

Taneshia K. Gerdin, MTW Coordinator  
Moving to Work Program  
Department of Housing & Urban Development  
451 Seventh St., SW  
Washington, DC 20410

**Re: Amendment to DHCD Approved FY 2021 MTW Plan**

Dear Ms. Gerdin:

The Massachusetts Department of Housing and Community Development (DHCD), in consultation with the community, developed and HUD approved, DHCD's FY 2021 MTW Plan. Subsequent to HUD approval of the FY 2021 MTW Plan, DHCD has prepared a proposed amendment to the Plan. Please note that DHCD followed the required public review process prior to submission of this amendment.

As Undersecretary of DHCD, I have reviewed and approved the proposed amendment and submit it for HUD review and approval. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Maddox".

Jennifer Maddox, Undersecretary

100 Cambridge Street, Suite 300  
Boston, Massachusetts 02114



[www.mass.gov/dhcd](http://www.mass.gov/dhcd)  
617.573.1100



## Appendix C: Documentation of Public Process

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

### First Public Notice

#### Massachusetts Department of Housing and Community Development (DHCD)

Funding Agency for the Regional Housing Choice Voucher Program administered by:  
Berkshire Housing Development Corporation in Pittsfield, MA; Community Teamwork, Inc. in  
Lowell, MA; Way Finders in Springfield, MA; Housing Assistance Corporation in Hyannis, MA;  
Lynn Housing Authority and Neighborhood Development in Lynn, MA; Metro Housing Boston in  
Boston, MA; RCAP Solutions, Inc. in Worcester, MA; South Middlesex Opportunity Council in  
Framingham, MA; NeighborWorks Housing Solutions in Kingston, MA

#### NOTICE OF PUBLIC HEARINGS UPDATE

REGARDING DHCD'S HOUSING CHOICE VOUCHER PROGRAM (HCVP) DRAFT MOVING  
TO WORK (MTW) PROGRAM ANNUAL PLAN FOR FY 2021

**March 23, 2020**

**11:00 AM – 12:30 PM**

**This meeting will now be hosted on Gotowebinar.com, the link to  
register is below:**

<https://attendee.gotowebinar.com/register/16930685692994828>

Once you register you will be provided with instructions on how to participate

**March 25, 2020 Meeting at Springfield Central Library, 220 State Street,  
Springfield MA CANCELLED**

In accordance with its MTW Agreement, DHCD will hold public hearings prior to finalizing its FY 2021 Moving to Work Annual Plan. This plan provides details about DHCD's proposed MTW activities that will commence beginning July 1, 2020.

DHCD's draft MTW Annual Plan is available on DHCD's Website at <https://www.mass.gov/service-details/moving-to-work-program-mtw> *Moving to Work Plans*. Additionally, this document will be mailed upon request, or an appointment scheduled to view it, by calling Cynthia Casey at DHCD at (617) 573-1206 between the hours of 9 a.m. and 4:00 p.m.

DHCD will accept written comments through April 4, 2020. Written comments should be addressed to:

Division of Rental Assistance  
Massachusetts Department of Housing and Community Development  
100 Cambridge Street - Suite 300  
Boston, MA 02114  
Attention: MTW Annual Plan Comments  
FAX: (617) 573-1345

If you require an accommodation to review the Annual Plan (materials in Braille/large print, sign language interpreters, etc.), please contact DHCD at 617-573-1206 no later than March 13, 2020.



C



## First Public Hearing Webinar Participation List

The public hearing was held via webinar on March 23, 2020 due to the precautions taken as a result of the COVID-19 outbreak. The following individuals participated in the hearing:

No	Name	Affiliation
1	Brendan Goodwin	MA Department of Housing and Community Development (DHCD)
2	Aviva Rothman-Shore	MA Department of Housing and Community Development (DHCD)
3	Bonnie Gage-Anderson	Community Teamwork, Inc. (CTI)
4	Judith Liben	Massachusetts Law Reform Institute (MLRI)
5	Karlene Maiolino	MA Department of Housing and Community Development (DHCD)
6	Kristin Haas	MA Department of Housing and Community Development (DHCD)
7	Lauren Song	Greater Boston Legal Services (GBLS)
8	Liz Rourke	Community Teamwork, Inc. (CTI)
9	Lorraine Medrano	Northeast Legal Aid
10	Maryssa Schneider McLean	MA Department of Housing and Community Development (DHCD)
11	Sofia Stavraki	MA Department of Housing and Community Development (DHCD)
12	Sue Nohl	Metro Housing Boston

## Summary of Public Comments & DHCD Responses for First Public Hearing

The table below includes a summary of the comments received at the Fiscal Year 2021 MTW Plan Public Hearing held, via webinar, on March 23, 2020. Also included in the table below are summaries of comments received, in writing, regarding the Fiscal Year 2021 MTW Plan. Where comments made at the hearing and comments received in writing are similar (from the same agency/stakeholder), DHCD summarized and included the comment once. Finally, the table below includes DHCD's responses to the comments.

No	Topic	Comment	Response
<b>Judith Liben, Massachusetts Law Reform Institute (MLRI)</b>			
1.	COVID-19 Crisis	<ul style="list-style-type: none"> <li>How does the MTW plan fit into the crisis moment that we're in? Not sure what is allowed by DHCD and HUD, but it seems that during this crisis it may be important to reconsider some of the MTW priorities</li> </ul>	<ul style="list-style-type: none"> <li>DHCD is considering, when and if MTW flexibility can provide support and assistance to families during the COVID-19 crisis.</li> <li>At which time, DHCD identifies program and family housing related issues impacted by this crisis, DHCD will determine where MTW flexibility may help to alleviate the housing burden experienced by participating families.</li> </ul>
2.	COVID-19 Crisis	<ul style="list-style-type: none"> <li>We're not sure of all the things we're going to need during this crisis, but housing resources are certainly going to be one of them</li> </ul>	<ul style="list-style-type: none"> <li>As part of planning efforts related to COVID-19, DHCD, together with the RAAs, is evaluating which functions can be done remotely if offices close or staff are quarantined.</li> <li>In an abundance of caution, DHCD will prioritize efforts to reduce or mitigate the risk of infection.</li> </ul>
3.	COVID-19 Crisis	<ul style="list-style-type: none"> <li>Should we develop an emergency plan? Should we pull together a group to discuss how to use HCVP resources to address the crisis?</li> </ul>	<ul style="list-style-type: none"> <li>DHCD is regularly working with RAAs, advocates and legal services to utilize all resources to address the crisis.</li> </ul>
4.	Project Based Developments	<ul style="list-style-type: none"> <li>Thank you for listing the Project-Based Voucher (PBV) developments. Would it be possible to add the city/town name? Otherwise it's difficult to learn more about the developments.</li> </ul>	<ul style="list-style-type: none"> <li>DHCD will work to include the city/town name with developments but may not be able to commit to this in the FY 2021 plan.</li> </ul>
5.	Spending Reports	<ul style="list-style-type: none"> <li>It is hard to find out how much spending is done on each activity. If we had that</li> </ul>	<ul style="list-style-type: none"> <li>DHCD is reviewing its reporting on MTW activities and will take</li> </ul>

No	Topic	Comment	Response
		information, it would help us understand the relative weight of non-traditional, mostly service activities vs. traditional housing activities	this suggestion under consideration as it formulates future reporting.
6.	Value Vouchers Activity 2011-01	<ul style="list-style-type: none"> <li>DHCD has decided not to implement the value voucher activity (Activity 2011-1) yet, but she encourages DHCD to do so; in our high-cost environment, it would be a way to help voucher holders afford rent</li> </ul>	<ul style="list-style-type: none"> <li>DHCD will continue to review the feasibility of this activity</li> </ul>
7.	Interim Rent Reductions	<ul style="list-style-type: none"> <li>Requested that DHCD allow interim rent reductions (particularly during the current COVID-19 crisis); don't limit them to only 2</li> </ul>	<ul style="list-style-type: none"> <li>DHCD has issued a temporary lift on the limit to interim rent reductions as a result of the COVID-19 crisis.</li> </ul>
8.	Fair Housing Initiative Activity 2021-01	<ul style="list-style-type: none"> <li>The fair housing initiative is a very good idea; wasn't sure who would be formulating the activities that would come out of this</li> </ul>	<ul style="list-style-type: none"> <li>DHCD appreciates the comments and will work with legal advocates and other stakeholders to determine the activities to be undertaken in this fair housing initiative.</li> </ul>
9.	A Better Life Initiative Activity 2018-05	<ul style="list-style-type: none"> <li>MLRI is skeptical about the A Better Life initiative; it isn't clear how long the funding would last; glad to see an explanation of how it will be monitored and evaluated</li> </ul>	<ul style="list-style-type: none"> <li>Participation in the program is for up to five years. DHCD will review results five years after participant engagement began and determine whether or not to extend funding for this activity.</li> </ul>
10.	PBV Development Waiting Lists	<ul style="list-style-type: none"> <li>Would like to see an alternative approach to waiting lists and applications for PBV developments instead of participants having to go to individual developments to apply; seems counter to other efforts that are underway</li> </ul>	<ul style="list-style-type: none"> <li>The Commonwealth continues to make user-friendly enhancements to the website. DHCD will review website content and make determinations on changes and enhancements including an on-line application alternative for the PBV program. DHCD also continues to collaborate with the Housing Navigator initiative, a statewide affordable housing resource site, which may address these concerns in the future.</li> </ul>
11.	General	<ul style="list-style-type: none"> <li>General thank you for listening to feedback from recent years</li> </ul>	<ul style="list-style-type: none"> <li>DHCD appreciates MLRI's comments and feedback on the FY 2021 MTW Plan.</li> </ul>
12.	General	<ul style="list-style-type: none"> <li>DHCD has been doing remarkable things; wanted to</li> </ul>	<ul style="list-style-type: none"> <li>DHCD appreciates MLRI's recognition of its efforts.</li> </ul>

No	Topic	Comment	Response
		express MLRI's appreciation	
13.	General	<ul style="list-style-type: none"> <li>To address some of these MTW issues, suggested that DHCD consider convening a group of advocates (who don't run programs) and staff from RAAs; it could be an informal advisory group</li> </ul>	<ul style="list-style-type: none"> <li>DHCD will continue to explore and pursue opportunities for input and involvement from advocates and RAAs</li> <li>Currently, DHCD meets regularly with RAAs to solicit their involvement in program priorities and development opportunities.</li> </ul>
14.	Applying for Housing	<ul style="list-style-type: none"> <li>The Navigator tool is going to make it easier to apply to all subsidized housing, but that could take at least another year; is there anything that can be done in the meantime, especially during the COVID-19 crisis, to make it easier to apply for subsidized housing?</li> </ul>	<ul style="list-style-type: none"> <li>DHCD does not have any interim plans for the application process, but continues to use its resources to expedite development and implementation of the Navigator tool. In addition, DHCD has listed its PBV units on its website with useful information about how to apply.</li> </ul>
<b>Sue Nohl, Metro Housing Boston</b>			
15.	General	<ul style="list-style-type: none"> <li>Anticipates that feedback from the other RAAs will be similar to Metro Housing's; DHCD can expect the RHN to submit written comments, as well</li> </ul>	<ul style="list-style-type: none"> <li>No response required</li> </ul>
16.	General	<ul style="list-style-type: none"> <li>Applauds DHCD's Division of Rental Assistance team for their efforts</li> <li>Appreciates that DHCD is willing to listen to input and ideas</li> <li>Implementation of the waitlist purge was a major accomplishment</li> </ul>	<ul style="list-style-type: none"> <li>DHCD appreciates Metro Housing Boston's recognition of its work.</li> </ul>
17.	Value Vouchers Activity 2011-1	<ul style="list-style-type: none"> <li>Metro echoes MLRI's comments; knows that this activity is on the backburner, but thinks DHCD should look at whether this activity could not only help increase the stock of units available to the lowest-income households, but also help people who—as a result of the crisis—may end up in a situation they were not prepared for</li> </ul>	<ul style="list-style-type: none"> <li>DHCD will continue to review the feasibility of this activity.</li> </ul>

No	Topic	Comment	Response
18.	Fair Housing Initiative Activity 2021-01	<ul style="list-style-type: none"> <li>It was staggering to see the number of voucher holders who continue to encounter discrimination in the housing market; this activity will give voucher holders the opportunity to get support, but it will also address discrimination at the systemic level (especially the pieces of the initiative related to enforcement)</li> </ul>	<ul style="list-style-type: none"> <li>DHCD appreciates the feedback on the value of this activity.</li> </ul>
19.	Family Economic Stability (FES) Program Activity 2000-1	<ul style="list-style-type: none"> <li>Metro's FES program is the only one left in the Commonwealth and Metro appreciates that DHCD has stuck with this program;</li> <li>Metro also appreciates that DHCD supported a request to increase the subsidy amount;</li> <li>Metro encourages DHCD to continue to work with Metro; given the increase in FMRs, they want to make sure that vouchers can remain competitive and that families can remain stable while they pursue employment, education, etc.</li> </ul>	<ul style="list-style-type: none"> <li>DHCD appreciates the feedback on this activity and will continue to monitor the subsidy provided.</li> </ul>
20.	Supporting Neighborhood Opportunity in Massachusetts (SNO Mass) Activity 2011-02	<ul style="list-style-type: none"> <li>DHCD's expansion of SNO Mass is exciting;</li> <li>Metro appreciates the work that DHCD, CTI, and Way Finders put into developing this program; very supportive of continuing this activity</li> </ul>	<ul style="list-style-type: none"> <li>DHCD appreciates the feedback on the value of this activity.</li> </ul>
21.	Multi-Year Recertifications Activity 2011-04	<ul style="list-style-type: none"> <li>Metro supports this activity; it allows RAAs to move toward triennial recertification for elderly/disabled households with fixed incomes</li> </ul>	<ul style="list-style-type: none"> <li>DHCD appreciates the feedback on the value of this activity.</li> </ul>
22.	Rent Simplification Activity 2015-01	<ul style="list-style-type: none"> <li>The proposed change would allow all households who are faced with a contract rent increase (due to a biennial or</li> </ul>	<ul style="list-style-type: none"> <li>DHCD appreciates the feedback on the positive impact this activity modification will have on participating families.</li> </ul>

No	Topic	Comment	Response
		triennial inspection) to not have to choose between relocating or paying a rent they can't afford; it's an emotional and financial burden on the families and an administrative burden on the RAAs; the change would help ensure that families can stay in their units	
23.	Enhanced Local Project Based Voucher Program Activity	<p>Project-Based Vouchers:</p> <ul style="list-style-type: none"> <li>• Metro supports the elimination of the transfer preferences; the intent was good and the RAAs were trying to make it work, but it's challenging administratively</li> <li>• The waiting list system for PBVs is very challenging; Metro wants to see the process of applying to PBVs more streamlined and simplified; also wants to make it easier for owners to fill vacancies</li> <li>• Metro is committed to working with DHCD on the opt-out policy and offered their support to figuring this out; they know that everyone is trying to find the right balance on this policy</li> </ul>	<ul style="list-style-type: none"> <li>• DHCD appreciates the feedback on this change.</li> <li>• DHCD continues to explore on-line application options for the PB program. Given the constraints of moving to a new housing software over the course of the past year, progress regarding additional online projects was delayed.</li> <li>• DHCD welcomes Metro's input on a method going forward regarding the PB opt-out policy.</li> </ul>

Public Notice – First Amendment to the FY 2021 MTW Plan

**Massachusetts Department of Housing and Community Development**



Funding Agency for the Regional Housing Choice Voucher Program administered by:  
Berkshire Housing Development Corporation in Pittsfield, MA; Community Teamwork, Inc. in  
Lowell, MA; Way Finders in Springfield, MA; Housing Assistance Corporation in Hyannis, MA;  
Lynn Housing Authority and Neighborhood Development in Lynn, MA; Metro Housing Boston in  
Boston, MA; RCAP Solutions, Inc. in Worcester, MA; South Middlesex Opportunity Council in  
Framingham, MA; NeighborWorks Housing Solutions in Kingston, MA

**NOTICE OF PUBLIC POSTING & PUBLIC HEARING  
REGARDING AN AMENDMENT TO DHCD'S APPROVED MOVING TO WORK (MTW)  
PROGRAM ANNUAL PLAN FOR FY 2021**

**Technical Amendment Description:**

While the Coronavirus Aid, Relief and Economic Security (CARES) Act provides the U.S. Department of Housing and Urban Development (HUD) with broad authority to waive or establish alternative requirements for numerous statutory and regulatory requirements for the Public Housing program and Housing Choice Voucher (HCV) programs, the duration of this pandemic, and potentially others in the future, remains unknown and the backlog of transactions, inspections, and delayed reporting requirements grows.

In this amendment, DHCD requests to use its MTW authority to establish an emergency waivers activity that addresses the burdens placed on all stakeholders. DHCD proposes to establish emergency waivers in response to economic- and health-related emergencies, including natural disasters, as declared by the Governor or his/her designee, including the authority to determine when to place and lift the waivers. DHCD may revise, add, and/or remove waivers as needed to address emergency-related conditions.

**Notice of Public Hearing Concerning an Amendment to DHCD's Approved MTW Annual Plan for  
FY 2021 November 10, 2020  
11:30 AM to 12:30 PM**

The meeting will be hosted via webinar at GotoMeeting.com. The link to attend is:

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/853975989>

Join the conference call:

For audio, please call in

1 877 820 7831

Participant Pass Code 391 627

The Public hearing is to address comments/feedback only the Amendment to the FY 2021 Plan.

In accordance with its MTW Agreement, DHCD has posted an amendment to its approved MTW 2021 Annual Plan. Additionally, this amendment will be mailed upon request, by calling Jonathan Cintron at 617-573-1198 between the hours of 9 a.m. and 4:00 p.m.

DHCD will accept written comments concerning the Amendment only until December 3, 2020.

Written comments should be emailed to: [Joanne.mckenna@mass.gov](mailto:Joanne.mckenna@mass.gov)

Written Comments can also be mailed to:

Division of Rental Assistance  
Massachusetts Department of Housing and Community Development  
100 Cambridge Street - Suite 300  
Boston, MA 02114 Attention: Brendan Goodwin, MTW Annual Plan Comments

DHCD's MTW Annual Plan is available on DHCD's Website at <https://www.mass.gov/service-details/moving-to-work-program-mtw> Moving to Work Plans.

If you require an accommodation (materials in Braille/large print, translation assistance) please contact DHCD at 617-573-1198 no later than November 12, 2020

## Public Hearing Webinar- First Plan Amendment to the Fiscal Year 2021 MTW Plan Participation List

The public hearing was held via webinar on November 10, 2020 due to the precautions taken as a result of the COVID-19 outbreak. The following individuals participated in the hearing:

No	Name	Affiliation
1	Maryssa Schnieder McLean	Mass DHCD
2	Jonathan Cintron	Mass DHCD
3	Anne Williams	Housing Assistance Corporation of Cape Cod
4	Olivia Lyons	Lynn Housing Authority & Neighborhood Development
5	Melissa Kennedy	Lynn Housing Authority & Neighborhood Development
6	Joanne McKenna	Mass DHCD - Moderator

## Summary of Public Comments & DHCD Responses: First Plan Amendment to the Fiscal Year 2021 MTW Plan

The table below includes a summary of the comments received on the First Amendment to the Fiscal Year 2021 MTW Plan,

No	Topic	Comment	Response
<b>Judith Liben, Massachusetts Law Reform Institute (MLRI)</b>			
1.	Emergency Waivers	<ul style="list-style-type: none"> <li>Thank you. We appreciate these helpful amendments</li> </ul>	<ul style="list-style-type: none"> <li>DCHD appreciates the support from MLRI on these important changes.</li> </ul>
<b>Sue Nohl, Metro Housing  Boston,</b>			
2.	Emergency Waivers	<ul style="list-style-type: none"> <li>Metro Housing Boston provided positive comments and support on each of the emergency waivers indicating how these waivers will assist both the agency and assisted families.</li> </ul>	<ul style="list-style-type: none"> <li>DHCD appreciates the support from Metro Housing   Boston on the Emergency Waivers</li> </ul>



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

<div style="color: red; font-weight: normal;">Not Applicable</div> <b>DISCLOSURE OF LOBBYING ACTIVITIES</b>			<small>Approved by OMB 0348-0046</small>
Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352 (See reverse for public burden disclosure.)			
<b>1. Type of Federal Action:</b>   a. contract   b. grant   c. cooperative agreement   d. loan   e. loan guarantee   f. loan insurance	<b>2. Status of Federal Action:</b>   a. bid/offer/application   b. initial award   c. post-award	<b>3. Report Type:</b>   a. initial filing   b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____	
<b>4. Name and Address of Reporting Entity:</b> <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known :  <b>Congressional District, if known: 4c</b>		<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  <b>Congressional District, if known :</b>	
<b>6. Federal Department/Agency:</b>		<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known :</b>		<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> <i>(if individual, last name, first name, MI):</i>		<b>b. Individuals Performing Services</b> <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the Ser above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.		Signature: _____ Print Name: _____ Title: _____ Telephone No.: _____ Date: . .	
<b>Federal Use Only:</b>			<small>Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)</small>

## Appendix E: Certification of Payments (HUD-50071)

### Certification of Payments to Influence Federal Transactions

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

OMB Approval No. 2577-0157 (Exp. 03/31/2020)

Applicant Name

Commonwealth of Massachusetts Department of Housing & Community Development  
Program/Activity Receiving Federal Grant Funding

Moving to Work Program

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

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-L.L.L., Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.  
**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

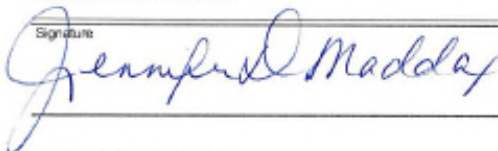
Name of Authorized Official

Jennifer D. Maddox

Title

Undersecretary

Signature



Date (mm/dd/yyyy)

04/06/2020

Previous edition is obsolete

form HUD 50071 (01/14)  
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3