



COMMONWEALTH OF MASSACHUSETTS

Department of Housing & Community Development

Moving to Work Program Annual Plan for Fiscal Year 2022

Submitted to the
U.S. Department of Housing & Urban
Development

First Submission: April 15, 2021
Second Submission: August 25, 2021

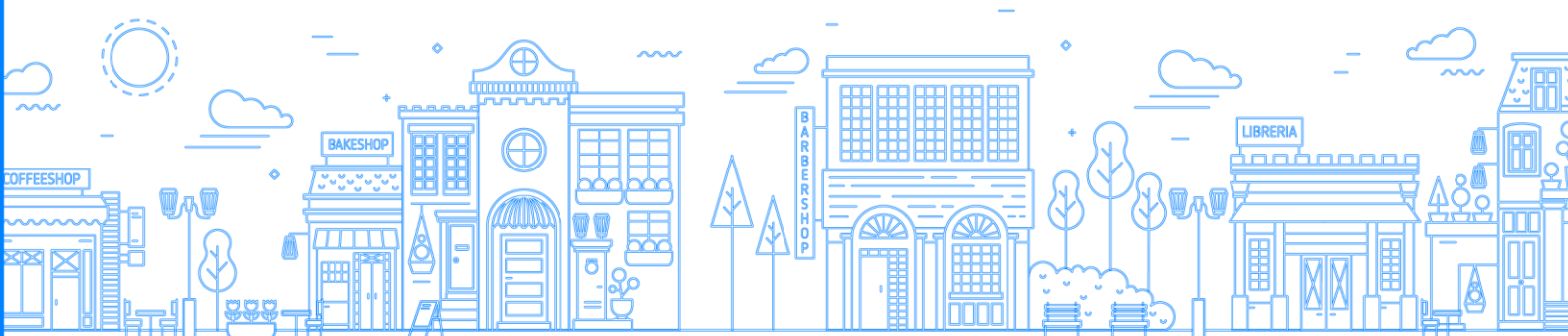


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I. Introduction

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 2022 MTW Annual Plan summarizes planned activities for the period from July 1, 2021 through June 30, 2022. 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 2022 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 2022 MTW activities include:

- DHCD projects that rental assistance and related services will be provided to 22,351 MTW households.
- Under the Fair Housing Initiative, DHCD utilizes MTW funding of up to \$500K per year for a three year period. The funding is provided 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. In FY 2022, DHCD anticipates awarding funding to the agency (or agencies) selected from a competitive bid process and finalizing the program design. To that end, DHCD plans to begin outreach and enforcement services in the latter half of FY 2022. Funding and services will be focused on voucher discrimination and/or discrimination against families with children under the age of 6 in housing containing lead paint.
- Massachusetts Student Housing Security Pilot: Under this activity, DHCD works with the Department of Higher Education (DHE), the Executive Office of Health and Human Services (EOHHS), the Department of Elementary and Second Education (DESE) and local colleges on this pilot program which provides scholarships for housing and other college related expenses to income eligible, homeless college students. In FY 2022, DHCD will complete program plans and enter into an MOU with DHE and/or ICHH. Eligible recipients will be selected, and funds will be disbursed to the selected providers for the 2021-2022 school year. DHCD intends to fully fund the housing-related costs of the scholarships for two years, with a goal of serving 20 students annually.
- 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 implemented several enhancements and modifications to this activity to streamline process and increase household incentives, including updating the payment standard at the time of the interim recertification where the household has an interim increase in contract rent and is on a biennial or triennial recertification cycle.
- Multi-Year Recertifications: DHCD will continue the biennial and triennial recertification process. 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 works with eight partnering agencies who provide case management and employment support services to an estimated 900 participants. In FY 2022, DHCD anticipates providing Housing Choice Voucher assistance for 40 households who participate in the Support for Secure Jobs program.
- 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. Plans were delayed due to the COVID-19 pandemic and, as such, it is anticipated that both projects will close early in FY 2022 and that relocation will be on-going throughout the fiscal year.

- Residential Assistance to Families in Transition (RAFT)/Emergency Rental and Mortgage Assistance (ERMA): In response to the COVID-19 pandemic, to prevent homelessness resulting from either eviction or foreclosure, DHCD provides assistance for rental and mortgage arrears as well as assistance with homeownership expenses such as property taxes, condo fees and insurance. Eligible low-income households may receive financial assistance of up to \$10,000 in any 12-month period; however, as funding is available and where the COVID-19 pandemic exists for a prolonged period of time, DHCD reserves the right to increase the \$10,000 assistance limit.
- A Better Life (ABL): This program is intended to provide eligible families with the skills necessary for meaningful employment and effectively remove barriers to obtaining self-sufficiency. Three agencies are actively recruiting and providing case management services to eligible families, including the assistance of Family Life Coaches who conduct outreach and assist families with coaching support to set personal goals in the area of work, education, family health and stability, and asset building. It is anticipated that 460 families will be assisted in FY 2022.
- Enhanced Local Project-Based Voucher (PBV) Program: Through its Enhanced Local 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. In FY 2022, DHCD anticipates adding approximately one hundred and seventy-five new PBV units throughout its jurisdiction with owner managed waiting lists employed at all new projects.
- 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. DHCD anticipates 60 households will graduate from the FSS program in FY 2022 with an average escrow balance of \$4,341. FY 2022 represents the first full year where DHCD's FSS Saving Match Homeownership Program will be fully implemented. This component of DHCD's FSS program provides higher income households with the opportunity to supplement the traditional escrow model with a DHCD match of individual savings. In this way DHCD is able to assist more families with realizing the goal of homeownership.
- Affordable Housing Preservation & Development (AHPD) Fund: Under this activity, AHPD funds support development and preservation of rental units targeted for households earning less than 80% of Area Median Income. Specifically, AHPD funds are used to provide loans to eligible projects to leverage private equity and state-aided public housing capital resources. The first project funded under this activity was completed in FY 2021 providing 72 new units of housing. The second project is slated to be completed in FY 2022 with a total of 25 new units of housing. Also in FY 2022, DHCD will use AHPD funds to support the development of 45 new units of housing for low income elderly and disabled households.
- Supporting Neighborhood Opportunity in Massachusetts: 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. The communities have historically been "off-limits" to voucher holders due to market and administrative restrictions. Through SNO Mass, DHCD is increasing housing choice for its

voucher holders. DHCD anticipates providing program orientation to 160 interested households in FY 2022 and enrolling and providing counseling to 80 households. DHCD's goal is to engage 64 households in housing search and ultimately move or lease up 40 households in identified opportunity neighborhoods.

- **Family Economic Stability (FES) Program:** The FES program assists participants in reaching their 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. 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 in terms of housing choice and the use of flexible support funds. Case management and program coordination are also provided. In FY 2022, it is anticipated that 50 households will receive services under the FES program.
- **Youth Transition to Success Program (YTTSP):** This time-limited program provides continued support to and build upon the successes of youth currently participating in the Family Unification - Aging Out of Foster Care Program who are facing the expiration on their subsidy, as well as referrals from other agencies. DHCD, in response to the COVID-19 pandemic relaxed a number of program requirements to provide flexibility to program participants in order to maintain program compliance and achieve program goals. Fifty households are anticipated to be served in FY 2022.
- **Launch:** 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 is leading the way in determining 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. In FY 2022, DHCD's goal is to enroll 240 new participants bringing program participation to almost 90% of its goal.

In FY 2022, 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 and has been instrumental in our ability to flexibly respond to the COVID-19 pandemic.

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 2022

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
Total Public Housing Units to be Added in the Plan Year							0			

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

If "Population Type is "Other" please describe:

N/A

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 2022

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
	0	Total Public Housing Units to be Removed in the Plan Year

iii. Planned New Project Based Vouchers

Table 3: Planned New Project Based Vouchers*

*The 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. Proposal rounds are fluid and occur at different times throughout the year with related funding announcement made upon award. Given that DHCD's MTW Plan is due to HUD prior to the award of FY 2022 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 2022 in the FY 2022 Annual Report.

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

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 or leased/issued in DHCD's PBV portfolio.

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	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
12-14 Roach	8	Leased/Issued	No	New construction/ Elderly
126 Chandler Street	7	Leased/Issued	No	Family - new construction 2 & 3-BR
1285-1291 Mass Avenue	4	Leased/Issued	No	Family units
132 Chestnut Hill Ave.	8	Leased/Issued	No	New construction/ Elderly
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

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
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
191-195 Bowdoin	8	Committed		New construction/family
2 Hardy Street	6	Leased/Issued	No	Family-new construction 2 & 3-BR
25 Amory Street - Jackson Square	8	Leased/Issued	No	Family - new construction 1, 2, 3-BR
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
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 Essex Street	8	Committed	No	New construction/family
370 Harvard Street	8	Leased/Issued	No	New Construction/elderly
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
571 Revere Street	8	Leased/Issued	No	Family-new construction 2 & 3-BR
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

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
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
98 Essex	7	Leased/Issued	No	New construction/family
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
Barnstable Family/Kimber Woods	7	Leased/Issued	No	Family units
Barnstable Senior/Lombard Farm	8	Leased/Issued	No	Elderly/Disabled units
Bartlett Station (Building A)	8		No	new construction/family
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
Bentley Apartments	8	Leased/Issued	No	Family-new construction 2 & 3-BR
Berkshire Peak (formerly Riverview Homes)	8	Leased/Issued	No	Disabled - Units reserved for disabled; new construction

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Bethany Hill School	10	Leased/Issued	No	Family units
Blanchard School	6	Leased/Issued	No	Adaptive reuse family units
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	8	Leased/Issued	No	New construction and Rehab, elderly, at 50% AMI
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	4	Leased/Issued	No	new construction/Family
Brook Ave.	4	Leased/Issued	No	Rehab/family units
Burbank Gardens	8	Leased/Issued	No	Rehab/family units
Cabot Housing	8	Leased/Issued	No	New Construction SRO
Cabot Street Homes	8	Leased/Issued	No	Elderly/Disabled units
Campbell-Purcell	8	Leased/Issued	No	New construction, family units at 30% AMI
Canal Bluffs III (Highmeadows)	7	Leased/Issued	No	Family- new construction 2 + 3 bedroom units
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
Casa Familias Unidas (Formerly Familias Unidas)	8	Leased/Issued	No	Supportive services
Central Building	8	Leased/Issued	No	Substantial Rehabilitation of an historic building creating mixed-income rental units; 50 affordable, 5 market rate
Chapin School Veterans Housing	43	Leased/Issued	No	Adaptive reuse of former school for Veterans
Chestnut Crossing	8	Leased/Issued	No	Mod Rehab, 0-BR units at 50%
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

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Cliftex Phase II	8	Committed	No	Adaptive reuse of a mill
Cole Ave.	8	Leased/Issued	No	Family - new construction 2 & 3-BR
Colonel Lovell's Gate Apartments	44	Leased/Issued	No	Family - Preservation
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	8	Leased/Issued	No	Age-Restricted (55+ older) - New construction of four-story building
Coolidge at Sudbury Phase II	8	Leased/Issued	No	New construction/Family
Coolidge School Apts.	4	Leased/Issued	No	Elderly/Disabled units
Coppersmith Village Apartments, Boston	8	Leased/Issued	No	New Construction/Family
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	5	Leased/Issued	No	Family - new construction 2 & 3-BR
Doe House	5	Leased/Issued	No	Units for homeless individuals
Downing Square Broadway Initiative	3	Leased/Issued	No	Family-new construction 3-BR
Downtown Brockton TOD	8	Leased/Issued	No	Family-new construction 2 & 3-BR

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
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
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
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	8	Leased/Issued	no	new construction/family
Freedom Village	6	Leased/Issued	No	Family and Elderly/Disabled units
Gateway Residences on Washington	8	Leased/Issued	No	Family - New construction mixed-use building
General Heath Square Apartments	8	Leased/Issued	No	New construction, family units
Gerson Building, Haverhill	8	Leased/Issued	No	New construction, family housing, 70% veteran's preference at 50% AMI
Glen Brook Way	8	Leased/Issued	No	New construction/family
Golda Meir House Expansion	20	Committed	No	New Construction/elderly
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

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Harbor Village	8	Leased/Issued	No	Family-new construction 2 & 3-BR
Hayes	4	Leased/Issued	No	Elderly/Disabled Units
Haywood House	8	Committed	No	New Construction/elderly
Hearth at Four Corners	8	Leased/Issued	No	Elderly - new construction
Hearth at Olmstead Green	15	Leased/Issued	No	Elderly/Disabled units
Herring Brook Hill (River Street)	8	Leased/Issued	No	New construction
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
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	8	Leased/Issued	No	Family - new construction 1, 2, 3-BR
Holyoke Farms Apartments	8	Leased/Issued	No	Rehab/family units
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
Indigo Block Development	8	Leased/Issued	No	Family-new construction 2 & 3-BR
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	8	Leased/Issued	No	Family - Substantial rehab of historic former piano factory
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

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
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 Apartments, Hanover	4	Leased/Issued	No	Family - Adaptive reuse of old school building
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
King's Lynne Apartments	176	Leased/Issued	No	Existing family housing
Knitting Mills	8	Leased/Issued	No	New construction
Lafayette Housing	8	Leased/Issued	No	Family units; 10 Congress Street, 3-13 Prince Street Place
Lawson Green Apartments	8	Leased/Issued	No	Elderly - new construction
Lenox Schoolhouse, Lenox	4	Leased/Issued	No	Age Restricted (55+ older) - Existing project changing from Assisted Living to 55 and older
Library Commons	5	Leased/Issued	No	Rehab/family units
Lincoln Hotel	63	Leased/Issued	No	Family units
Little Pond Place	4	Leased/Issued	No	New Construction/family
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
Ludlow Mill, Ludlow	8	Leased/Issued	No	Age Restricted (55+ older) - Adaptive reuse of historic mill building
Lunenburg Senior Living	8	Leased/Issued	No	New construction/family
Lydia Square Apartments Phase 1	8	Leased/Issued	No	Elderly - new construction
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
Mary Stone	8	Leased/Issued	No	Elderly - new construction
Mashpee Village Phase II	8	Leased/Issued	No	Family - Rehab of existing affordable housing; 51 garden-style buildings

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Mashpee Wampanoag Housing	8	Leased/Issued	No	New construction, family housing, 30% AMI
Mason Square Apartments II	8	Leased/Issued	No	Family-new construction 2 & 3-BR
Mattapan Station 4%	6	Leased/Issued	No	Family - new construction 2 & 3-BR
Mattapan Station 9%	2	Leased/Issued	No	Family - new construction 2-BR
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	8	Leased/Issued	No	Rehab.
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	8	Leased/Issued	No	Supportive Housing - Homeless preference; new construction of 20-unit building (+1-2units)
Montello Welcome Home II	8	Leased/Issued	No	New construction. Supportive housing services- homeless preference.
Moran Square Redevelopment	8	Leased/Issued	No	New construction/family
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	8	Leased/Issued	No	Family- New construction
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 Apts.	8	Leased/Issued	No	New Construction/family
Ocean Shores	8	Leased/Issued	No	Elderly/Disabled units
Old High School Commons	6	Leased/Issued	No	Family and Elderly/Disabled units
Olmsted Green 100	8	Leased/Issued	No	New construction, family housing at 50% AMI

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Olmsted Green Affordable Rental IV	8	Leased/Issued	No	Family-new construction 1, 2, 3-BR
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 II	8	Committed	No	New construction/family/disabled
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 II	8	Leased/Issued	No	New Construction/family
Parcel 8 & 9 Hamilton Canal District	8	Leased/Issued	No	Family - new construction 0 & 1-BR
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

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
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
Residences at Yarmouth Gardens	8	Committed	No	New Construction/Family
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	6	Leased/Issued	No	New Construction/family
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
Revivendo	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	4	Leased/Issued	No	New construction elderly (60+) 1-BR units at 30%
Robert Hill Way Senior Apartments	8	Leased/Issued	No	Elderly - new construction
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	8	Leased/Issued	No	55+ new construction
Shoe Shop Place	5	Leased/Issued	No	Family - Adaptive reuse of an old mill creating rental housing

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Sirk and Chestnut*	8	Leased/Issued	No	Existing housing rehab/family
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
Squantum Gardens/The Moorings	39	Leased/Issued	No	Elderly/Disabled units
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. Theresa Condo I	8	Leased/Issued	No	New construction/elderly
St. Theresa Condo II	8	Leased/Issued	No	New construction elderly
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

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
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	8	Leased/Issued	No	New Construction/family
Terrapin Ridge	8	Leased/Issued	No	New Construction/family
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
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
Twelve Summer Street	4	Leased/Issued	No	Family units
Union Crossing	8	Leased/Issued	No	Family units
Union Street Lofts	5	Leased/Issued	No	Existing/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

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
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	8	Leased/Issued	No	New Construction/family
Water Mill (formerly Whitney Carriage)	8	Leased/Issued	No	Family and Elderly/Disabled units
Wells School Apts	8	Leased/Issued	No	Adaptive re-use
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
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

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
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
	4097	Planned Total Existing Project-Based Vouchers		

* When final contract is known, project-based vouchers may be split between two separate AHAPs.

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 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 2022. In total, DHCD expects to serve 22,351 MTW households

Table 7: Planned Number of Households Served

Planned Number of Households Served Through:	Planned Number of Unit Months Occupied/Leased	Planned Number of Households to Be Served
MTW Public Housing Units Leased	N/A	N/A
MTW Housing Choice Vouchers (HCV) Utilized	259,692	21,641
Local, Non-Traditional: Tenant-Based	7,680	640
Local, Non-Traditional: Property-Based	840	70
Local, Non-Traditional: Homeownership	N/A	N/A
Planned Total Households Served	268,212	22,351

Table 7A: Local, Non-Traditional Housing Programs

Local, Non-Traditional Category	MTW Activity Name/Number	Planned Number of Unit Months Occupied/Leased	Planned Number of Households to Be Served
Tenant-Based	Family Economic Stability Program (FESP)	600	50
Tenant-Based	Youth Transition to Success Program (YTTSP)	600	50
Tenant-Based	Expanding Housing Opportunities: Relocation Assistance	3,744	312
Tenant-Based	Residential Assistance for Families in Transition (RAFT)	2,496	208
Tenant-Based	Massachusetts Student Housing Security Pilot	240	20
Property-Based	Affordable Housing Preservation and Development Fund	840	70
Homeownership	N/A	N/A	N/A
Planned Households Served – Local Non-Traditional Programs		8,520	710

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	<p>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. Finally, the COVID-19 pandemic continues to impact referral and leasing opportunities in the Boston area and may impact leasing numbers. If and when the vaccine is widely available, we may find leasing numbers increase.</p> <p>Expanding Housing Opportunities and Affordable Housing Preservation and Development Fund activities: DHCD used the HUD required methodology to calculate Planned Number of Unit Months Occupied/Leased; however, DHCD does not expect all households to be leased/relocated for all 12 months of the plan year.</p> <p>RAFT: Assistance will be provided to 500 families for approximately five months which equates to 208 households served.</p>

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*	39,469	Open	Yes
Tenant-Based Local Non-Traditional MTW Housing Assistance Program	Other**	212	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 Project Based developments. 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.
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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

DHCD is not proposing any new MTW activities in FY 2022.

IV. Approved MTW Activities

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.

DHCD has updated the metrics in the approved activities to reflect HUD's guidance that *MTW PHAs are required to track **all applicable** "Standard HUD Metrics" under each implicated statutory objective for each MTW activity.* Accordingly, standard metrics which DHCD determined were not applicable to the identified statutory objective were removed.

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, including unit selection and use of support fund. 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 their 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;
- Families who are working at least part-time, who are imminently employed, or who are enrolled in a full-time job-training program; *and*
- 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 will continue 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.

Metro Housing|Boston is the only RAA which operates a FES program and anticipates serving 50 households in their FES Program in FY 2022. The FES Program currently has a waitlist of 212 households.

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/natural disaster emergencies as declared by the Governor or his/her designee.

Hardship Policy

All of the hardship criteria below relate to hardships caused by economic/health/natural disaster emergencies 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.

Planned Non-Significant Changes

In FY 2022 DHCD may expand the FES program to include other regions in DHCD's jurisdiction

Planned Changes to Metrics/Data Collection

DHCD is removing the following metrics:

- CE #4 Increase in Resources Leveraged: DHCD does not leverage funds in connection with this activity and does not consider this metric applicable.
- SS #6 Reducing Per Unit Subsidy Costs for Participating Households: Subsidies provided under this activity are not linked to income but rather are reduced as a function of time in the program. As such, reporting on subsidy does not reflect the success of this activity.
- SS #7 Increase in Agency Rental Revenue: Tenant rent is not a function of changes in income. The tenant pays the remaining portion of the rent that is not covered by the fixed subsidy. Accordingly, reporting on this metric does not reflect the success of this activity.
- HC #5 Increase in Resident Mobility: DHCD has removed this metric as increasing resident mobility is not a goal of the FES program and does not reflect on the supports provided in the FES program.
- HC #6 Increase in Homeownership Opportunities: The supports and services provided under the FES program do not include a focus on homeownership and as such, this metric has been removed. Please note that participating FES program families may ultimately purchase homes; however, it is not a goal of the program.

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).	\$18,937	\$27,957		
<i>SS #2: Increase in Household Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of escrow of households affected by this policy in dollars (increase).	\$0.00	\$1,150		
Average amount of savings of households affected by this policy in dollars (increase).	\$0.00	\$381		
<i>SS #3: Increase in Positive Outcomes in Employment Status</i>				
Unit of Measurement	Baseline*	Benchmark	Outcome	Benchmark Achieved?
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		
<p>*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</p> <p>**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.</p>				
<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).	4 households in FY 2015	7 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	50 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	10 households*		
<i>*Self-sufficiency is defined as graduation from the FES Program.</i>				

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 2022, 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

- DHCD is removing CE #1 and CE #2 – Agency Cost Savings and Staff Time Savings: Neither cost nor time savings are intended outcomes of this activity. Allowing DHCD the flexibility to provide exception payment standards as a reasonable accommodation allows disabled households to move to more appropriate units to meet their disability-related needs.

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>*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.

In FY 2022, DHCD anticipates finalizing and implementing 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. While the new forms do not result in agency savings, the new forms more accurately reflect DHCD’s MTW program and 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

- CE #1 Agency Cost Savings and CE #2 Staff Time Savings methodologies have changed as it is not feasible to track the cost and time savings of each local form adopted under this activity. Accordingly, DHCD will use an average time savings for local forms as .25 hours and multiply that time savings by the number of households in the program. Hourly rates will be updated in each annual plan. The baseline and benchmark have been updated to reflect this revised methodology.

Metrics

<i>CE #1: Agency Cost Savings</i>				
Unit of Measurement	Baseline*	Benchmark*	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Total Cost Prior to Implementation: \$243,302 Number of Assisted Households: 22,351 Total Time per Form: .5 hours Avg. Hourly Rate:	Total Cost: \$121,651 Number of Assisted Households: 22,351 Total Time per Form: .25 hours Avg. Hourly Rate:		

	\$21.77	\$21.77		
* <i>Baseline and benchmark reflect the revised metric methodology implemented in FY 2022</i>				
CE #2: Staff Time Savings				
Unit of Measurement	Baseline*	Benchmark*	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Total staff time required prior to implementation: 11,176 hours Number of Assisted Households: 22,351 Total Time per Form: .5 hours	Total staff time required after implementation: 5,588 hours Number of Assisted Households: 22,351 Total Time per Form: .25 hours		
* <i>Baseline and benchmark reflect the revised metric methodology implemented in FY 2022</i>				

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 implemented FY 2020.

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. These communities have historically been "off-limits" to voucher holders due to market and administrative restrictions. Through SNO Mass, DHCD is increasing housing choice for its voucher holders

Existing participants and/or voucher holders interested in moving into opportunity neighborhoods are provided with counseling both before and after the move through the participating RAAs. Participating households are eligible for up to \$4,000 in financial support for security deposits, moving expenses and other expenses to assist them both with their move and with accessing services and educational and extracurricular activities for their children in their new neighborhood.

SNO Mass is now offered at all RAAs statewide with SNO Mass program staff available at each RAA. In FY 2022, DHCD will continue to focus outreach and support on existing voucher holders; however, the program may be expanded in future fiscal years to offer services to new voucher-holders. DHCD anticipates providing program orientation to 160 interested households in FY 2022 and enrolling and providing counseling to 80 households. DHCD's goal is to engage 64 households in housing search and ultimately move or lease up 40 households in identified opportunity neighborhoods.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

DHCD does not expect the same volume of interest in FY 2022 as with the initial outreach effort to existing participants in FY 2020 and FY 2021. As a result, DHCD has modified benchmarks for HC #5 and HC #7.

Metrics

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 households	40 HHs		
<i>*While RAAs will provide orientation to 160 interested households, DHCD expects only 40 households will move/lease up a unit in a better neighborhood as a result of the program.</i>				
HC #7: Households Assisted by Services that Increase Housing Choice				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?

Number of households receiving services aimed to increase housing choice (increase).	0 households	160 HHs		
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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 and 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.

In FY 2022, DHCD will continue the biennial recertification process and triennial recertification process 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 a state of economic/health/natural disaster emergency 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

- CE #1: Agency Cost Savings: This metric was removed. Conducting biennial and triennial recertifications will take less time; however, it will not result in cost savings as staff time was re-purposed. No positions were eliminated.
- SS #1: Increase in Household Income: DHCD is removing this metric. While multi-year recertification frequency provides that households do not have rent increases as often, the activity does not provide services or supports to increase household income. Average income may increase from year to year; however, DHCD does not feel that this activity is the motivating force for those increases.

- SS #3: Increase in Positive Outcomes in Employment Status: DHCD is removing this metric as the multi-year recertification activity does not provide any type of case management or supportive services to increase outcomes in employment status.
- SS #4: Households Removed from Temporary Assistance to Needy Families (TANF): DHCD is removing this metric as the multi-year recertification activity does not provide any type of case management or supportive services to encourage employment and transition off of public assistance. The number of households on TANF may decrease from year to year; however, DHCD does not feel that this activity is the motivating force for those changes.
- SS #8: Households Transitioned to Self-Sufficiency: DHCD is removing this metric as the multi-year recertification activity does not provide any type of case management or supportive services to encourage increases in household income and the resulting decrease in subsidy. The number of households who leave the program due to zero HAP may increase from year to year; however, DHCD does not feel that this activity is the motivating force for those changes.

Metrics

<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).	Total Time Spent on Activity Prior to Implementation: 50,745 hours Number of vouchers: 20,298 Time per Recertification: 2.5 hours	Anticipated Total Time Spent on Activity in FY 2022: 18,659 hours Anticipated Number of Recertifications: 8,293 Time per Recertification: 2.25 hours		
<i>*Accounts for time savings from Biennial/Triennial Recertifications and Rent Simplification.</i>				

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. Amended in FY 2021

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 continues to review program eligibility requirements, subsidies and incentives and may modify such program features in order to better serve program participants and enhance efforts for self-sufficiency.

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 are currently enrolled in a GED program as well as those who have completed nine (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.

During periods of economic/health/natural disaster emergencies as declared by the Governor or his/her designee, the following activity changes 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 an education or job training program 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 2022, DHCD anticipates a total of 50 households will be served by this activity.

Planned Non-Significant Changes

There are no non-significant changes planned.

Planned Changes to Metrics/Data Collection

- Metrics have been updated to reflect anticipated participation levels in FY 2022.
- SS #1: Increase in Household Income: This metric will be modified to reflect households who are from other agency referrals where employment is a goal. For college and FUP AOP referrals, completion of education is the main program goal and as such, they will not be included in this metric.
- SS #3: Increases in Positive Outcomes in Employment Status: This metric will be modified so that Employment and Unemployment reflect only those households from other referral sources and the Education/Job Training portion of this metric will reflect only FUP AOP and college track referrals. In this way the metrics better align with the specific program goals.
- SS #7: Households Assisted by Services that Increase Housing Choice: DHCD is removing this metric. The services provided under this activity do not impact housing choice but instead impact education, job training and employment.

Metrics

<i>CE #4: Increase in Resources Leveraged</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	\$0.00	\$439,650*		
<i>*This number is tied to the number of participants.</i>				
<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 for current YTTSP participants at time of enrollment	\$25,000		
<i>*Benchmark and outcome reflects only those participants from other agency referrals</i>				
<i>SS #2: Increase in Household Savings</i>				
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		
<i>SS #3: Increase in Positive Outcomes in Employment Status*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
	7 participants	20 participants		

Enrolled in an Educational Program or Job Training	100% of participants	83% of participants		
Unemployed	0 participants	5 participants		
	0% of participants	22% of participants		
Employed Part-Time or Full-Time	7 participants	18 participants		
	100% of participants	78 % of participants		
<i>*For employment and unemployment, benchmark and outcome reflect only those participants from other agency referrals. For education and job training the benchmark and outcome reflect only FUP AOP and college track referrals.</i>				
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		
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).	0 households	43 households		
SS #8: Households Transitioned to Self Sufficiency*				
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>				

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.

Planned Non-Significant Changes

DHCD plans to implement the following changes in FY 2022:

- DHCD will implement the updated utility allowance schedule for electricity which reflect current electricity rates. DHCD also will review the rates for heat to determine if an update to the utility allowance schedule for heat is needed.

Planned Changes to Metrics/Data Collection

CE #1 and CE #5 have been updated to reflect the revised electricity allowance.

Metrics

CE #1: Agency Cost Savings*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	\$31,476,912	\$23,409,544		
*Represents total utility allowances.				

CE #2: Staff Time Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Total staff time prior to implementation: 2,256 hours Time required to calculate UA: 8 minutes Number of UA calculated in FY 13: 16,919	Anticipated total staff time after implementation: 1,491 hours Time required to calculate UA: 5 minutes Anticipated number of UAs: 17,894		
CE #3: Decrease in Error Rate of Task Execution				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	10%	4%		
CE #5: Increase in Agency Rental Revenue*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average Tenant Rent Share (increase).	\$382 per household in FY 2014	\$323 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 2022 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 2022.</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 (Savings Match Homeownership SMHP);
- Providing flexible funds for expenses that 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, required workshops and a modified savings/escrow component. DHCD implemented this change and began enrolling participants in this modified homeownership program in FY 2021. FY 2022 represents the first full year where DHCD’s FSS Saving Match Homeownership Program will be fully implemented. This component of DHCD’s FSS program provides higher income households with the opportunity to supplement the traditional escrow model with a DHCD match of individual savings. In this way DHCD is able assist more families with realizing the goal of homeownership and as those households transition to homeownership, vouchers are leased to new families.

DHCD anticipates that approximately 75 to 100 new participants will join the FSS Program with a total anticipated participation of 900 in FY 2022. Additionally, DHCD anticipates 60 households will graduate from the FSS program in FY 2022 with an average escrow balance of \$4,341.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

SS #6 and SS#7 has been updated to reflect the anticipated changes as a result of the planned increase in the other electricity utility allowance.

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 escrow of households affected by this policy in dollars (increase).	\$0.00	\$4,341		
<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	\$1,018		
<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	\$492		
<i>*Represents Average Tenant Rent to Owner.</i>				
SS #8: Households Transitioned to Self Sufficiency*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
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.
- Exclusion of 100% of income received from DHCD reviewed and approved guaranteed income programs which is paid to support financial stability and economic equality.

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 2022:

- 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 2022.
- DHCD is removing the metrics below as they are not applicable in the context of this activity. There are no supportive services or case management features which are part of this activity. The outcomes reported in the metrics below are not as a result of rent simplification and as such, do not reflect on the effectiveness of this activity. For example, while household earned income may increase from year-to-

year, the increases experienced are not as a result of the features of this Rent Simplification activity. Please note that on a number of the metrics below, DHCD has stated its contention of inapplicability at the onset of the activity.

- HC #5: Increase in Resident Mobility
- SS#1: Increase in Household Income
- SS #3: Increase in Positive Outcomes in Employment Status:
- SS #4: Households Removed from TANF
- SS #5: Households Assisted by Services that Increase Self-Sufficiency
- SS #6: Reducing per Unit Subsidy Costs for Participating Households
- SS #7: Increase in Agency Rental Revenue
- SS #8: Households Transitioned to Self-Sufficiency

Metrics

CE #1: Agency Cost Savings				
Unit of Measurement	Baseline*	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Total Cost of Activity Prior to Implementation: \$922,037 Number of vouchers: 20,298 Time per Recertification: 2.5 hours Average Hourly Staff Rate: \$18.17	Anticipated Total Cost of Activity in FY 2022: \$406,212** Anticipated Number of Recertifications: 8,293 Time per Recertification: 2.25 hours Average Hourly Staff Rate: \$21.77		
<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>				
CE #2: Staff Time Savings				
Unit of Measurement	Baseline*	Benchmark	Outcome	Benchmark Achieved?
Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Total Time Spent on Activity Prior to Implementation: 50,745 hours Number of vouchers: 20,298 Time per Recertification: 2.5 hours	Anticipated Total Time Spent on Activity in FY 2022: 18,659 hours** Anticipated Number of Recertifications: 8,293		

		Time per Recertification: 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>				
CE #3: Decrease in Error Rate of Task Execution				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease)	21% Average error rate for income and rent errors	19%		
CE #5: Increase in Agency Rental Revenue*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Increase in agency rental revenue in dollars (increase)	\$382	\$308		
<i>*DHCD does not have any rental revenue and has been instructed by HUD to report on average tenant rent to owner.</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 and implemented in FY 2020

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. DHCD anticipates that both projects will complete closing early in FY 2022 and relocation will be on-going during the fiscal year.

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)/ Emergency Rental and Mortgage Assistance (ERMA)

Plan Year Approved, Implemented, Amended

Approved and implemented FY 2018, amended in FY 2020

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 ongoing 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 which are financially impacted and at risk of housing instability. 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/ERMA rental/mortgage assistance. Rental and mortgage assistance will cover rent and mortgage arrearages. Eligible low-income households may receive financial assistance of up to \$10,000 in any 12-month period.

Where applicable, DHCD will follow the dictates of PIH Notice 2011-45 regarding HQS inspections.

Planned Non-Significant Changes

As directed by HUD, DHCD provided a modification to this activity in the FY 2020 Plan Amendment and is restating these non-significant changes as part of the FY 2022 plan. Specifically, in addition to providing assistance for rental and mortgage arrears, under this activity, DHCD will also provide assistance for homeownership expenses such as property taxes, condo fees and insurance. Eligible low-income households may receive financial assistance of up to \$10,000 in any 12-month period; however, as funding is available and where the housing instability exists for a prolonged period of time, DHCD reserves the right to increase the \$10,000 assistance limit.

DHCD will screen applicants consistent with PIH Notice 2011-45 including use of third party verification of income which will be supplemented with information obtained from Massachusetts state databases where applicable.

In FY 2022 DHCD anticipates that the volume of households served under this activity may decrease due to anticipated alternate sources of funding and the impact of the increase on the maximum benefit amount per household.

Planned Changes to Metrics/Data Collection

Benchmarks have been adjusted to reflect the impact of anticipated alternate sources of funding and the increased maximum benefit amount on the number of households which DHCD can serve through 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	500		
<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	500		
<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	500		

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 and referrals from SJI will be made upon completion of training or job placement. DHCD will screen SJI referrals per its Administrative Plan screening policies and 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.

The administering agency, Department of Transitional Assistance, via a lottery, refers eligible families to DHCD for these vouchers. In FY 2022, DHCD anticipates that 40 vouchers will be leased up and administered under this program.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

- The benchmark for funds leveraged was updated to reflect FY 2022 funding commitments from the Department of Transitional Assistance.
- HC #5: Increase in Resident Mobility: DHCD is removing this metric as it is not a focus or anticipated outcome for this activity. Rather this activity is focused on job training and placement. Reporting on moves does not speak to the effectiveness of this activity.

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	\$85,106		
<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%		
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).	4	11		
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).	0 households	40 households		
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).	\$1,264	\$1,264		
SS #7: Increase in Agency Rental Revenue*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total Household contributions towards housing assistance (increase).	\$150	\$150		
<i>*Represents Average TTP.</i>				
SS #8: Households Transitioned to Self Sufficiency*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
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>				

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.

Currently, there are executed contracts with 8 partnering agencies who provide services to SJI participants. It is anticipated that MTW Block Grant funds will support up to 900 participants in FY 2022 and that funding will continue through FY 2024.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

- The benchmark for funds leveraged was updated to reflect FY 2022 funding commitments. Additionally, the definition of self-sufficiency and benchmark were updated in SS #8 to better align with the intended outcome of this activity.
- DHCD is removing the two metrics below as the participants in this program do not receive a Section 8 subsidy.
 - SS #6: Reducing Per Unit Subsidy Costs for Participating Households:
 - SS #7: Increase in Agency Rental Revenue
- HC #5: Increase in Resident Mobility: DHCD is removing this metric as it is not a focus or anticipated outcome for this activity. Rather this activity is focused on job training and placement. Reporting on moves does not speak to the effectiveness of this activity.

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	\$1,914,894		
<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		

SS #3: Increase in Positive Outcomes in Employment Status				
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>				
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).	477	239		
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).	0 households	900 households		
SS #8: Households Transitioned to Self Sufficiency*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).	0 households	360 households		
<i>*Self-sufficiency is defined as participants whose wage income is equal to or exceeds \$14,040, the estimated wages earned annually if the participant is working 20 hours a week at minimum wage.</i>				

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 FY 2019, DHCD awarded three implementation grants (Gloucester, New Bedford and Taunton) and all three agencies enrolled and are providing services to program participants.

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. DHCD anticipates that enrollment for the program will be completed before the start of FY 2022 and that approximately 460 total participants will receive services under this activity.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

- The benchmark for SS#5 was reduced to 460 participants to reflect participation of the three LHAs that were awarded implementation grants.
- SS #6: Reducing Per Unit Subsidy Costs for Participating Households: DHCD is removing this metric as the participants in this activity are public housing residents participating in a State Funded program. Reducing in per unit subsidy costs does not apply.

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	276		
	66%	60%		
Employed Part-Time or Full-Time	97	184		
	34%	40%		
Enrolled in an Educational Program or Job Training	0	46		
	0%	10%		
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).	73	127		
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).	286	460		
SS #7: Increase in Agency Rental Revenue				
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>				
SS #8: Households Transitioned to Self Sufficiency*				
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 12 consecutive months at minimum wage for an individual participant.</i>				

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

Through its Enhanced Local 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.
- Both initial and re-determined PBV rent to owner will not exceed the lowest of the following:
 - 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, which has not yet been implemented.

DHCD will retain its existing MTW policy and continue to allow project-based participant requests for tenant-based vouchers with threshold caps for each RAA. 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's PBVs are allocated through the state's competitive rental round and in concert with the award of Low Income Housing Tax Credits. Proposal rounds are fluid and occur at different times throughout the year with related funding announcement made upon award. Given that DHCD's MTW Plan is due to HUD prior to the award of FY 2022 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 2022 in the FY 2022 Annual Report. For purposes of the metrics in this activity, DHCD estimates that approximately one hundred and seventy-five new PBV units will be added throughout its jurisdiction in FY 2022.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

HC #4 has been updated to reflect the total of existing PBVs and anticipated new PBVs in FY 2022. The number of anticipated new PBVs is projected based on prior fiscal years.

Metrics

<i>HC #4: Displacement Prevention</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households at or below 80% of AMI that would lose assistance or need to move (decrease).	0	4,272		

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 \$903,000. A construction contract was awarded and Notice to Proceed were issued in FY 2021. DHCD anticipates that construction will be completed in FY 2022.
- BHA: MTW funding of approximately \$4,070,000 leveraged approximately \$25,275,000 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. A certificate of occupancy was issued in June 2019 and the permanent loan was closed in FY 2021. All 72 units are now occupied.
- In FY 2022, DHCD will utilize funds under this activity for the preservation and development of affordable housing for low-income elderly and disabled households. 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 will utilize MTW funding up to \$3.3 million to support housing preservation at two projects:
 - Lakeview Avenue in Beverly: To complete kitchen and bath modernizations, fire safety, electrical, and accessibility improvements, MTW funding of up to \$1,987,034 is being used to leverage approximately \$1.1 million from other funding sources in order to rehabilitate 25 units at Lakeview Avenue. DHCD anticipates that construction on this project will begin in FY 2022.
 - Balch Apartments in Lowell: MTW funding of approximately \$1.3 million is being used to leverage an additional \$200,000 from other sources in order to complete building envelope improvements, door replacements, kitchen and bathroom upgrades, one ADA unit conversion,

electrical distribution, site and walkway improvements in 20 units at Balch Apartments. Construction is expected to begin in FY 2022.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

DHCD updated the benchmarks to reflect plans for FY 2022.

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	\$2,177,275		
<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	70		
<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	70		

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.

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.

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.

Phase II of the Launch partnership began in FY 2021 and will continue through FY 2023. In FY 2022, DHCD aims to enroll 240 new participants, in addition to the 80 participants currently enrolled. DHCD will partner with Metro | Housing Boston to recruit and refer current HCV participants to Jewish Vocational Services and Boston Private Industry Council for services and support for obtaining employment. Additionally, DHCD will also partner with the Boston Housing Authority to recruit and refer low-income youth ages 18-24 currently living in housing subsidized through tax credit and the state rental voucher programs.

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 determining 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

- The benchmark for CE #4, SS #1 and SS #3 were updated to reflect anticipated participation and funding commitments from DHCD's Launch partners for FY 2022. Where leveraged resources are concerned, as of this plan date, no leveraged resources have been identified; however, outreach for leveraged resources continues.
- The definition of self-sufficiency and benchmark were updated in SS #8 to better align with the intended outcomes of this activity.

- SS #6: DHCD is removing this metric. 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.
- SS #7: Increase in Agency Rental Revenue: DHCD is removing this metric. 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
- HC #5: Increase in Resident Mobility: DHCD is removing this metric as 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. This program does not focus on housing mobility.

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	\$0		
<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	256		
	85%	80%		
Employed Part-Time or Full-Time	30	64		
	15%	20%		
Enrolled in an Educational Program or Job Training	20	64		
	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	320 households/year		
<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	64 households		
*Self-sufficiency is defined as participants who is enrolled in an education program or whose wage income is equal to or exceeds \$14,040, the estimated wages earned annually if the participant is working 20 hours a week at minimum wage.				

Planned Significant Changes

No significant changes are planned.

Activity 2020-1: Massachusetts Student Housing Security Pilot

Plan Year Approved, Implemented, Amended

Approved FY 2020. Implementation Planned for FY 2022

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 worked with the Department of Higher Education (DHE), the Executive Office of Health and Human Services (EOHHS), the Department of Elementary and Second Education (DESE) and local colleges to launch the Massachusetts Student Housing Security Pilot program, which provides 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 the Interagency Council on Housing and Homelessness (ICHH), to issue funding directly to designated local colleges. Requirements for compliance, as well as, reporting requirements will be part of 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 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.

Though implementation was initially planned for FY 2021, the COVID-19 pandemic presented challenges to planning and delayed implementation. DHCD anticipates completing program plans and preparing policies and procedures for program operations in FY 2022. Additionally, DHCD will develop a tracking mechanism to monitor outcomes of program participants. Finally, in FY 2022, 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 2021-2022 school year. DHCD intends to fully fund the housing-related costs of the scholarships for two years, with a goal of serving 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

- **SS #3: Increase in Positive Outcomes in Employment Status:** DHCD is removing the portion of this metric related to unemployment and employment. The focus of this activity is stable housing so that eligible participants can complete their college education. Employment is anticipated when their college education is completed; however, the participant upon graduation is no longer subsidized under this activity.

Metrics

<i>CE #4: Increase in Resources Leveraged</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	\$0.00	\$302,380		
<i>SS #3: Increase in Positive Outcomes in Employment Status</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Enrolled in an Educational Program or Job Training	0 households	20 households		
	0%	100%		
<i>* 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>				
<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	20 households per year		
<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	0 households		

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

Planned Significant Changes

No significant changes are planned.

Activity 2021-01: Fair Housing Initiative

Plan Year Approved, Implemented, Amended

Approved and implemented FY 2021.

Description/Update

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 MTW Block Grant funding of up to \$500,000 per year for a three year period. Funding will be awarded 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.

In FY 2022, DHCD anticipates awarding funding to the agency (or agencies) selected from a competitive bid process and finalizing the program design. To that end, DHCD plans to begin outreach and enforcement services in the latter half of FY 2022. Funding and services will be focused on voucher discrimination and/or discrimination against families with children under the age of 6 in housing containing lead paint.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

DHCD has updated the benchmarks to reflect the anticipated activity in FY 2022.

Metrics

<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 through investigation and enforcement	0 households	60 households		
Number of households receiving services aimed to increase housing choice through education and outreach	0 households	2,667 per year*		
* Education and outreach will be provided to housing providers and landlords, in addition to tenant families.				

Planned Significant Changes

No significant changes are planned.

Activity 2021-02: Emergency Waivers

Plan Year Approved, Implemented, Amended

Approved and Implemented FY 2021

Description/Update

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 are 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 which 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 has established an emergency waivers activity which addresses the burdens placed on all stakeholders and includes the following emergency waivers in response to economic and/or health-related emergencies and/or 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 year following the close of the emergency declaration. The subsequent 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 within one year following the close of the emergency declaration. The next scheduled biennial reexam would be effective 2 years following the effective date of the first recertification after the close of the emergency declaration.
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 delays a reexam, 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 year following the close of the emergency declaration. 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 within one year following the close of the emergency declaration. 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.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

- DHCD proposes removing the two metrics below as they are not intended outcomes of this activity. During periods of emergency, therefore DHCD does not seek to or focus on cost and time savings; even though certain agency functions may be delayed or regulations waived.
 - CE #1: Agency Cost Savings
 - CE #2: Agency Time Savings

HC #4: Displacement Prevention: DHCD is adding this metric as the changes which are inherent in the Emergency Waivers activity are designed to streamline operations and reduce administrative burdens on participants and applicants, thus reducing the number who may have been displaced/terminated due to their failure to comply with regular operating requirements.

Metrics

<i>HC #4: Displacement Prevention</i>				
Unit of Measurement	Baseline*	Benchmark*	Outcome	Benchmark Achieved?
Number of households at or below 80% of AMI that would lose assistance or need to move	0	22,351		
<i>*The benchmark represents the number of assisted households during the period of declared emergencies who are effectively protected from displacement.</i>				

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.
Health Starts at Home (2018-6)	FY 2018	FY 2018	FY 2020	The Health Starts at Home (HSH) activity was a planned three-year initiative implemented in FY 2018; the study has ended. HSH households are permitted to retain their voucher; however, DHCD no longer issues new HSH vouchers.

V. Sources and Uses of MTW Funds

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 2022. 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 2022

FDS Line Item Number	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$0
70600	HUD PHA Operating Grants	\$294,145,398
70610	Capital Grants	\$0
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$0
71100+72000	Interest Income	\$ 193,392
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$2,711,017
70000	Total Revenue	\$297,049,807

ii. Estimated Uses of MTW Funds

Table 12: Estimated Uses of MTW Funding for FY 2022

FDS Line Item Number	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating – Administrative	\$3,375,217
91300+91310+92000	Management Fee Expense	\$21,636,968
91810	Allocated Overhead	\$109,011
92500 (92100+92200+92300+92400)	Total Tenant Services	\$3,476,833
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$0
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$0

FDS Line Item Number	FDS Line Item Name	Dollar Amount
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	\$0
97100+97200	Total Extraordinary Maintenance	\$0
97300+97350	HAP + HAP Portability-In	\$268,451,778
97400	Depreciation Expense	\$0
97500+97600+97700+97800	All Other Expense	\$0
90000	Total Expenses	297,049, 807

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

N/A

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 may use Single Fund Flexibility to fund Housing Innovation Specialist positions to expedite issuance, inspection and leasing processes for special populations or voucher holders participating in specific DHCD programs (e.g. Emergency Housing Vouchers, SNO Mass, etc.). DHCD anticipates that approximately \$950,000 will be spent to fund the staffing positions and provide housing-related services.
- 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 2022, DHCD will use a third-party to continue 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. 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
- Other Supportive Services: DHCD will use approximately \$3 million 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 2022, 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. *Is the MTW PHA allocating costs within statute?*

Yes

ii. *Is the MTW PHA implementing a local asset management plan (LAMP)?*

No

iii. *Has the MTW PHA provided a LAMP in the appendix?*

No

iv. *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.*

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 2022.

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 2022

Rental Assistance Demonstration (RAD) Participation
DHCD does not anticipate any RAD conversions will take place in FY 2022

Table 14: RAD Conversions Completed or Projected to be Completed by the End of FY 2022

Rental Assistance Demonstration (RAD) Participation
To date, the following RAD conversions have taken place:

Property Name	No. of Units Converted to PBV	RAD Conversion Type	FY Reported	Description
North Village	134	2 nd Component Rent Supplement	FY 2013	Existing family housing
Hope in Action	49	2 nd Component Rent Supplement	FY 2014	Existing family housing
Spring Hill	37	2 nd Component Rent Supplement	FY 2014	Existing family housing
Unquity House	139	2 nd Component Rent Supplement	FY 2014	Existing elderly housing
Highland Village	110	2 nd Component Rent Supplement	FY 2015	Existing family housing
Outing Park I	94	2 nd Component Mod/Rehab	FY 2015	Existing family housing
Outing Park II	81	2 nd Component Mod/Rehab	FY 2015	Existing family housing
Spring Gate	181	2 nd Component Rent Supplement	FY 2015	Existing family housing
TOTAL	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

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 March 6, 2021 through April 5, 2021. The plan was made available on DHCD's website and was mailed upon request. A public hearing was conducted, via webinar, on March 17, 2021 with twelve individuals participating. Copies of the public notice, a summary of comments and responses, and participation sheets are attached 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 continue to collect data and information to assess the performance and success of these targeted MTW initiatives. DHCD anticipates that MDRC, the third-party evaluator for the ABL program, will complete their evaluation and deliver a final report on the program in FY 2022. DHCD will report on the outcome of this evaluation in the FY 2022 MTW Report.

For the Launch program, the Forum for Youth Summary completed their initial evaluation in FY 2021, which included a field scan, a review of participant characteristics, interviews with participants, and a social/emotional survey. DHCD will continue with a more limited evaluation of Phase II of the Launch program, which began in FY 2021 and will continue through FY 2023.

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

1780 Main Street
Springfield, MA 01103
413.233.1500

Appendix B: Certification of Compliance with Regulations

OMB Control Number: 2557-0216
Expiration Date: 01/31/2021



CERTIFICATIONS OF COMPLIANCE	
<p align="center">U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF PUBLIC AND INDIAN HOUSING</p> <p align="center">Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan</p>	
<p>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, 2021, 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:</p>	
<ol style="list-style-type: none"> (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

April 14, 2021

* 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.

Appendix C: Documentation of Public Process

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

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 HEARING REGARDING DHCD'S HOUSING CHOICE VOUCHER PROGRAM (HCVP) DRAFT MOVING TO WORK (MTW) PROGRAM ANNUAL PLAN FOR FY 2022

Wednesday, March 17, 2021

1:00 PM – 2:30 PM

MTW Annual Plan Hearing

Wed, Mar 17, 2021 1:00 PM - 2:30 PM (EDT)

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

<https://global.gotomeeting.com/join/555139421>

You can also dial in using your phone.

United States: [+1 \(571\) 317-3122](tel:+15713173122)

Access Code: 555-139-421

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/555139421>

In accordance with its MTW Agreement, DHCD will hold a public hearing prior to finalizing its FY 2022 Moving to Work Annual Plan. This plan provides details about DHCD's proposed MTW activities that will commence beginning July 1, 2021.

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, by calling Jonathan Cintron DHCD at (617) 573-1198 between the hours of 9 a.m. and 4:00 p.m.

DHCD will accept written comments through April 5, 2021. 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

Emailed Comments should be sent to:

joanne.mckenna@mass.gov

If you require an accommodation to review the Annual Plan (materials in Braille/large print, sign language interpreters, etc.), please contact DHCD at 617-573-1198 no later than March 9, 2021.



Public Hearing Webinar Participation List

The public hearing was held via webinar on March 17, 2021 due to the precautions taken as a result of the COVID-19 outbreak. The following individuals participated in the hearing:

No	Name	Affiliation
1.	Joanne Mckenna	Mass Department of Housing & Community Development
2.	Karlene Maiolino	Mass Department of Housing & Community Development
3.	Maryssa McLean	Mass Department of Housing & Community Development
4.	Simon Sandvik	Mass Department of Housing & Community Development
5.	Judith Lieben	Mass. Law Reform Institute
6.	Lauren Massie	Greater Boston Legal Services
7.	Sue Nohl	Metro Housing Boston
8.	Olivia Lyons,	Lynn Housing Authority & Neighborhood Development
9.	Chris Montemayor	Way Finders
10.	Lisa wright,	Berkshire Housing Development Corp
11.	Alyssa Glennon, RCAP	Rural Community Assistance Partnership
12.	Josh Bedarian, RCAP	Rural Community Assistance Partnership

Summary of Public Comments & DHCD Responses

The table below includes a summary of the comments received at the Fiscal Year 2022 MTW Plan Public Hearing held, via webinar, on March 17, 2021. Also included in the table below are summaries of comments received, in writing, regarding the Fiscal Year 2022 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
Lauren Massie, Greater Boston Legal Services			
1.	Rent Simplification	<ul style="list-style-type: none"> GBLS feels that DHCD's policy on applying the current payment standard when a rent increase is processed in between regular recertifications is a huge improvement 	<ul style="list-style-type: none"> DHCD appreciates the feedback from GBLS on the change to the application of payment standards.
2.	Rent Simplification	<ul style="list-style-type: none"> GBLS is concerned that neither the tenant is not given prior notice when the rent increase results in the tenant paying more than 30% of their adjusted income toward rent. GBLS suggests that the tenant be informed about what impact, if any, the proposed rent increase will have on his or her tenant share prior to being asked to accept the proposed contract rent increase. 	<ul style="list-style-type: none"> DHCD will review its rent increase procedures and consider revising requirements for notifying tenants if the rent increase would result in the gross rent exceeding the payment standard. Changes to rent increase procedures, however, would not require MTW authority nor a change to the Admin Plan. DHCD participants are currently permitted to request to move if their current unit is not affordable as long as they meet the move screening requirements.
3.	Mixed Family	<ul style="list-style-type: none"> Rent Simplification, DHCD has previously proposed, and HUD has previously approved, a policy to reduce rent-burdening for families with mixed immigration status so that "mixed families will pay an additional 10% of TTP regardless of the number of family members without citizenship or eligible immigration status We urge the immediate adoption of this policy in order to maximize housing 	<ul style="list-style-type: none"> DHCD continues monitor the impact of the current mixed family rent policy and will consider implementing the policy as needed. This activity would impact less than 1% of families in DHCD's portfolio but has broader impacts/implications beyond DHCD's portfolio that requires further study.

No	Topic	Comment	Response
		stability and opportunity for families with mixed immigration status, particularly given the financial and public health impact of COVID-19 on immigrant communities throughout the Commonwealth.	
Judith Lieben, Massachusetts Law Reform Institute (MLRI)			
4.	Thanks	<ul style="list-style-type: none"> A thank you to DHCD for holding things together during this past year. DHCD kept the Section 8 program working smoothly and adapted to meet the needs of applicants and tenants 	<ul style="list-style-type: none"> DHCD thanks MLRI for this feedback.
5.	Mixed Families	<ul style="list-style-type: none"> When will DHCD implement the approved MTW rent formula for mixed families. This is especially important now that communities of color and immigrant families are facing disproportionate dangers regarding eviction and homelessness. While 2020 may have been a difficult year to accomplish this change, MLRI urges DHCD to implement this change in 2021. 	<ul style="list-style-type: none"> DHCD continues monitor the impact of the current mixed family rent policy and will consider implementing the policy as needed. This activity would impact less than 1% of families in DHCD's portfolio but has broader impacts/implications beyond DHCD's portfolio that requires further study.
6.	PB Site Based Application	<ul style="list-style-type: none"> PB SBWL application and admission process disadvantages a number of groups who can not go directly to a site to apply and advantages groups who live close by. This system runs afoul of other DHCD initiatives, i.e. CHAMP which tends to unify the application process. The list of PBV developments in the Plan does not include the city/town where the project is located. 	<ul style="list-style-type: none"> For DHCD managed PBV waiting lists, families may go to DHCD's website and apply to each RAA managed individual PBV site. 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 is an active partner in the development of the Housing Navigator Tool.

No	Topic	Comment	Response
		<ul style="list-style-type: none"> Has DHCD ever completed an evaluation to respond to the fair housing impacts of PB SBWLs? We don't even know what towns they are located in? 	
7.	Small Areas FMRS	<ul style="list-style-type: none"> Has DHCD considered applying Small Area FMRS (SAFMR)? Is DHCD using SAFMRs in the SNO Mass program? If so, what have you learned? Are there any reports on the SNO Mass program? 	<ul style="list-style-type: none"> DHCD has considered and completed analyses on the use of SAFMRs. A decision was made not to implement program wide use of SAFMRs; however, SAFMRs and exception payment standards may be used when assisting participants in locating units in opportunity neighborhoods All information on progress and outcomes related to MTW activities can be found in DHCD's MTW Annual Reports which are published on DHCD's website. Annual reports are generally completed ninety days after the end of the DHCD's fiscal year, which is in June.
8.	Data Availability	<ul style="list-style-type: none"> Did DHCD complete development of web-based information and mapping tools to help the public figure out where areas of opportunity can be found? 	<ul style="list-style-type: none"> DHCD has contracted with a company who has completed and continues to update DHCD's mapping tool for use in DHCD's SNO Mass program. https://lautarocantar.shinyapps.io/app1/
9.	Fair Housing	<ul style="list-style-type: none"> MLRI has a concern about fair housing effect of Section 8 residency preferences; especially in largely white communities located in more diverse market areas or metro areas. Has DHCD done any monitoring or reviews to determine the effect of residency preferences? 	<ul style="list-style-type: none"> DHCD reviews policies, including those on preferences, and determines such policies consistent with regulatory, agency and fair housing rules and regulations. The process for determining Site Based or DHCD-maintained waitlists is found in the Administrative Plan, Section 20.24.2 Regional Residency Preferences. Regional Residency Preferences remain in effect on the 100 properties with DHCD waitlists. Properties with Site-based waitlists do not have a regional residency preference.

No	Topic	Comment	Response
10.	Outcomes	<ul style="list-style-type: none"> Will there be a written report on the outcomes of the program implemented by DHCD? 	<ul style="list-style-type: none"> Every year DHCD prepares and places on their website their MTW annual report which includes outcomes of its MTW programs, including related metrics to measure program outcomes. Annual reports are generally completed ninety days after the end of the DHCD's fiscal year, which is in June.
11.	Readability	<ul style="list-style-type: none"> For someone who does not administer this program, I find the Plan difficult to understand. Would like a summary of what the tables mean and why they are included. Would like a table of all PBV developments and their addresses 	<ul style="list-style-type: none"> The tables in the Plan are HUD required tables which include DHCD plans for new PBV developments, leasing forecasts and waiting list numbers. See earlier responses to comments on access to PBV development information.
12.	FES Program	<ul style="list-style-type: none"> Why is DHCD expanding this program? What is good about the program 	<ul style="list-style-type: none"> DHCD feels that the time limited assistance and case management support provided under the FES program are such that participants are prepared for self-sufficiency at the conclusion of the program. All information on progress and outcomes related to MTW activities can be found in DHCD's MTW Annual Reports which are published on DHCD's website. Annual reports are generally completed ninety days after the end of the DHCD's fiscal year, which is in June.
13.	Payment Standard Exceptions	<ul style="list-style-type: none"> It was not clear to me that you couldn't request PS exceptions outside of a reasonable accommodation. 	<ul style="list-style-type: none"> Under the PS Exception activity, the exception is related only to reasonable accommodation. There are other MTW activities which also include payment standard exceptions; one of those being SNO Mass.
14.	Owner Incentive Fund	<ul style="list-style-type: none"> Why would DHCD look into expanding this program? What is good about it? 	<ul style="list-style-type: none"> In areas where owner participation in the HCV program is low and where rental units are difficult to find, the incentives result in increases to the

No	Topic	Comment	Response
			<p>inventory of rental units for the program.</p> <ul style="list-style-type: none"> All information on progress and outcomes related to MTW activities can be found in DHCD's MTW Annual Reports which are published on DHCD's website.
15.	A Better Life	<ul style="list-style-type: none"> Thank you for reviewing the efficacy of this program. Could ABL be self-supporting without DHCD support? 	<ul style="list-style-type: none"> DHCD cannot provide financial reports by activity as there are many overlapping expenses related to each activity.
16.	Financial Commitments	<ul style="list-style-type: none"> In which programs is DHCD proposing to increase its financial commitments and how much will be committed and for how long? 	<ul style="list-style-type: none"> DHCD cannot provide spending reports by activity as there are many overlapping expenses related to each activity.
17.	Waiting List	<ul style="list-style-type: none"> Why is the waiting list so short? Was it because of the recent purge? 	<ul style="list-style-type: none"> Yes, upon completion of the update of the waiting list, a number of families did not respond and were removed from the waiting list.
18.	SNO Mass	<ul style="list-style-type: none"> Any progress to report? Are there any reports on the outcomes for this program? 	<ul style="list-style-type: none"> All information on progress and outcomes related to MTW activities can be found in DHCD's MTW Annual Reports which are published on DHCD's website. Annual reports are generally completed ninety days after the end of the DHCD's fiscal year, which is in June.
19.	RAFT	<ul style="list-style-type: none"> How much money has DHCD provided to RAFT in prior years. DHCD should not be looking to the Section 8 program to make up for the cut in RAFT. There is temporary aid coming in for rental assistance. That money should not be diverted to RAFT. 	<ul style="list-style-type: none"> DHCD's RAFT funding totals \$996,899. ERMA funding through March 2021 is \$4,011,395. DHCD continues to believe that its funding priorities are consistent with the statutory goals of the MTW program. DHCD is committed to increasing leasing activities to reach 105% utilization of tenant-based vouchers. DHCD will continue to develop new programs to benefit low income families in the Commonwealth to

No	Topic	Comment	Response
		<ul style="list-style-type: none"> Using MTW funds for vouchers is a more long-term solution. Emergency rental assistance needs should not take funds away from the need for providing vouchers to at-risk populations. 	<p>support economic self-sufficiency and housing choice.</p> <ul style="list-style-type: none"> As an MTW agency DHCD is required to meet annual HUD goals for leasing levels. Emergency rental assistance does not impact the availability of vouchers.
20.	Secure Jobs	<ul style="list-style-type: none"> Any reports telling us how these programs are working. Can't say whether I support expanding without knowing how the program is doing and what its outcomes are. 	<ul style="list-style-type: none"> All information on progress and outcomes related to MTW activities can be found in DHCD's MTW Annual Reports which are published on DHCD's website. Annual reports are generally completed ninety days after the end of the DHCD's fiscal year, which is in June.
21.	Voucher Discrimination	<ul style="list-style-type: none"> Can landlords turn down RAFT assistance? 	<ul style="list-style-type: none"> This question is outside the purview of the MTW Plan and public comment process. Please address such questions to DHCD Legal Counsel.
22.	Value Vouchers	<ul style="list-style-type: none"> Why has this been put off again? This might be a good year to reconvene an advisory group and consider this. 	<ul style="list-style-type: none"> DHCD will continue to review the feasibility of this activity.
23.	Internet Services	<ul style="list-style-type: none"> Thank you for making it clear that internet services can be part of utilities 	<ul style="list-style-type: none"> DHCD appreciates your feedback.
Sue Nohl, Metro Housing Boston			
24.	COVID-19 Praise	<ul style="list-style-type: none"> Metro Housing recognizes the extraordinary efforts of DHCD, especially the staff in the Bureau of rental assistance who really helped us get through everything that we've gone through over the last 12 months and counting. DHCD's support made it possible for us to shift our operations to almost a full remote work environment for almost all of our staff. 	<ul style="list-style-type: none"> DHCD worked diligently to address the COVID-19 related challenges and appreciates Metro's feedback and recognition.
25.	Value Vouchers	<ul style="list-style-type: none"> This program was proposed in 2011 and was designed to help make tax credit units 	<ul style="list-style-type: none"> DHCD will continue to review the feasibility of this activity and welcomes your input.


No	Topic	Comment	Response
		<p>affordable for voucher holders and housing authorities.</p> <ul style="list-style-type: none"> • Metro Housing would like to revisit this activity in the upcoming year. 	
26.	Family Economic Stability Program (FES)	<ul style="list-style-type: none"> • Metro is excited that DHCD is looking to expand this program to other RAAs. • It is a life changing program for families and Metro Housing encourages RAAs to host this program, if offered the opportunity. 	<ul style="list-style-type: none"> • DHCD appreciates Metro Housing's support of this important program.
27.	Utility Allowance	<ul style="list-style-type: none"> • Metro appreciates that DHCD is reviewing and may be updating the UA schedule for other electricity. • Metro Housing is excited about DHCD's addition of the internet UA to assist families in bridging the digital divide. 	<ul style="list-style-type: none"> • DHCD appreciates Metro Housing's feedback on these UA changes which are planned for FY 2022.
28.	Federal Funds	<ul style="list-style-type: none"> • Metro Housing requests DHCD's consideration of the use of Federal funds, including the recent influx, to support RAFT and ERMA as a last resort and instead assist more families from the waiting list for Federal vouchers. 	<ul style="list-style-type: none"> • DHCD continues to believe that its funding priorities are consistent with the statutory goals of the MTW program. • DHCD will continue to develop new programs to benefit low income families in the Commonwealth to support economic self-sufficiency and housing choice.

Not Applicable

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year <input type="text"/> quarter <input type="text"/> date of last report <input type="text"/>	
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier <input type="text"/> , if known: <input type="text"/> <input type="text"/> Congressional District, if known: <input type="text"/>			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: <input type="text"/> Congressional District, if known: <input type="text"/>		
6. Federal Department/Agency: US Department of Housing & Urban Development <input type="text"/>			7. Federal Program Name/Description: CFDA Number, if applicable: <input type="text"/>		
8. Federal Action Number, if known: <input type="text"/>			9. Award Amount, if known: \$ <input type="text"/>		
10. a. Name and Address of Lobbying Entity (if individual, last name, first name, MI): Not applicable <input type="text"/> (attach Continuation Sheet(s) SF-LLLA, if necessary)			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): <input type="text"/> (attach Continuation Sheet(s) SF-LLLA, if necessary)		
11. Amount of Payment (check all that apply): \$ <input type="text"/> <input type="checkbox"/> actual <input type="checkbox"/> planned			13. Type of Payment (check all that apply): <input type="checkbox"/> a. retainer <input type="checkbox"/> b. one-time fee <input type="checkbox"/> c. commission <input type="checkbox"/> d. contingent fee <input type="checkbox"/> e. deferred <input type="checkbox"/> f. other, specify: <input type="text"/>		
12. Form of Payment (check all that apply): <input type="checkbox"/> a. cash <input type="checkbox"/> b. in-kind; specify: nature <input type="text"/> value <input type="text"/>					
14. Brief Description of Services Performed or to be Performed and Date(s) of Service, including officer(s), employee(s), or Member(s) contacted, for Payment Indicated in Item 11: <input type="text"/> (attach Continuation Sheet(s) SF-LLLA, if necessary)					
15. Continuation Sheet(s) SF-LLLA attached: <input type="checkbox"/> Yes <input type="checkbox"/> No					
16. 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 tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and 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: <input type="text"/> Print Name: <input type="text"/> Title: <input type="text"/> Telephone No.: <input type="text"/> Date: <input type="text"/>		
Federal Use Only:			Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)		

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. 11/30/2023)
Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.			
Applicant Name _____ Massachusetts Department of Housing and 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.		(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.	
(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-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.		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 Maddox		Title _____ Undersecretary	
Signature _____ 		Date (mm/dd/yyyy) _____ April 14, 2021	
Previous edition is obsolete		form HUD 50071 (01/14)	