

# APPENDIX

- [Workplan Activities Report](#)

TOPIC	ACTION ITEMS	STATUS
<p><b>HOUSING BOSTON'S LOW-INCOME, NON ELDERLY HOUSEHOLDS</b></p>	<p>Prioritize cost efficient, high quality developments when selecting projects for City funding programs</p>	<p>Ongoing</p>
	<p>Secure access to existing State programs by offering reasonably-priced projects consistent with State priorities</p>	<p>Ongoing</p>
	<p>Create new, permanently affordable units to serve extremely low income households by converting at least 1,700 Section 8 vouchers into project based assistance for rental developments</p>	<p>Ongoing</p>
	<p>Create an Acquisition/Conversion program to acquire existing rental housing and convert into long-term affordable housing</p>	<p>In Process</p>
	<p>Create new financing model to fund low-income rental housing without using 9% LIHTC resources</p>	<p>Complete</p>
	<p>Create new processes to help those with the greatest need efficiently access affordable units</p>	<p>Not Yet Started: (New City web site in process)</p>
	<p>Work with the Commission for persons with disabilities to establish a task force to better understand the ongoing housing needs of the disabled community</p>	<p>Complete</p>

TOPIC	ACTION ITEMS	STATUS
<b>PRESERVING AFFORDABLE HOUSING</b>	<b>PUBLIC HOUSING</b>	
	Explore Federal legislation to allow more fungibility between public and leased housing program funding	Ongoing
	Develop site by site capital strategies	Ongoing
	Continue to seek resources for redevelopment	Ongoing
	Continue energy performance contracting	Ongoing
	Diversify funding sources, linking new efforts to education, jobs, and health programs where suitable	Ongoing
	Continue to implement back office efficiencies and technology enhancements	Ongoing
	<b>PRIVATE AFFORDABLE HOUSING</b>	
	Continue aggressive preservation efforts for every expiring unit	Ongoing
	Continue to support Tenants at Risk and Boston Tenant Organizing	Ongoing
	Develop & implement a 13A preservation strategy	In Process
	Create 13A tenant rehousing assistance programs when tenancy can not be saved	Not Yet Started: (No units lost)
	Reprioritize rental preservation resources towards at-risk units	Complete

TOPIC	ACTION ITEMS	STATUS
<b>HOUSING BOSTON'S MIDDLE CLASS</b>	<b>Encourage private developers to create housing that is affordable to the middle class.</b>	
	<ul style="list-style-type: none"> <li>Allow significant density in middle class affordable areas</li> </ul>	In Process: First 2 growth zones: new zoning in Spring; 2nd 2 zones announced
	<ul style="list-style-type: none"> <li>Property Tax Incentives</li> </ul>	In Process: Legislation filed
	<ul style="list-style-type: none"> <li>Revisions to IDP For Middle-Income Development</li> </ul>	Complete
	<ul style="list-style-type: none"> <li>Labor Agreements for Middle-Income Development</li> </ul>	In Process: Conversations ongoing
	<b>Create mixed income housing using public resources + on site Inclusionary Policy</b>	
	<ul style="list-style-type: none"> <li>Complete inventory of all publicly owned land</li> </ul>	Complete
	<ul style="list-style-type: none"> <li>Assemble parcels for redevelopment with a focus on potential mixed income housing developments</li> </ul>	Ongoing
	Make City owned infill lots available for mixed income homeownership development	Complete: Neighborhood Homes Initiative
	Streamline permitting processes to help small builders develop affordable homes on privately owned vacant parcels	Complete: New ZBA subcommittee
Enhance homebuyer assistance programs and advocate for equity in the homeownership market	Ongoing	

TOPIC	ACTION ITEMS	STATUS
<b>HOUSING BOSTON'S SENIORS</b>	Increase funding for senior housing and support services	Ongoing
	City-owned land/buildings for senior housing	Ongoing
	Main Street Senior Housing	Not Yet Started
	Engage developers to understand why they are not building market-rate senior housing	Not Yet Started
	Evaluate In-Law Apartment Zoning to create senior housing	In Process: (Housing Innovation Lab)
	Establish a Senior Housing Assistance Network	Complete
	Provide senior energy retrofit services	Complete
	Senior Housing Innovation Demonstration	Not Yet Started

TOPIC	ACTION ITEMS	STATUS
<b>HOUSING BOSTON'S STUDENTS</b>	Partner with colleges and universities to set specific housing commitments	Ongoing: Majority set specific goals summer 2015
	Explore public-private partnerships for off-campus dormitories	In Process: <ul style="list-style-type: none"> <li>Private dorms proposed currently in development on-campus</li> <li>Off-campus sites currently under consideration</li> </ul>
	Work with the community to establish approved locations for both on- and off-campus student dormitories	In Process: <ul style="list-style-type: none"> <li>For specific dorm proposals</li> <li>More comprehensive planning not yet begun</li> </ul>
	Work collaboratively with Greater Boston area college leaders and mayors to address student housing issues in the region	In Process: <ul style="list-style-type: none"> <li>College conversations complete</li> <li>Regional Mayor's Compact signed</li> </ul>
	Enforce new University Accountability Ordinance	Complete
	Establish routine proactive inspections of all off-campus student housing	In Process
	Improve communication with students and families about housing conditions	In Process: New web site launched
	Use Problem Property Ordinance to address unsafe properties with uncooperative owners	In Process
	Explore co-development model for sharing dormitory production across institutions	In Process

TOPIC	ACTION ITEMS	STATUS
<b>STRONG, HEALTHY NEIGHBORHOODS</b>	<b>Mitigate gentrification</b>	
	<ul style="list-style-type: none"> <li>Expand Homebuyer Assistance Programs in areas showing early signs of gentrification</li> </ul>	Ongoing
	<ul style="list-style-type: none"> <li>Undertake strategic non-profit acquisitions</li> </ul>	In Process: Acquisition funding RFP this spring
	<ul style="list-style-type: none"> <li>Explore use of Community Land Trusts</li> </ul>	In Process: Housing Innovation Lab
	<ul style="list-style-type: none"> <li>Expand tenant and senior services</li> </ul>	In Process: Office of Housing Stability
	<ul style="list-style-type: none"> <li>Condominium Conversion Ordinance extension</li> </ul>	Complete
	<ul style="list-style-type: none"> <li>Reduce tax burdens on seniors in gentrifying areas</li> </ul>	In Process: Legislation filed
	<ul style="list-style-type: none"> <li>Maintain foreclosure prevention programs</li> </ul>	Ongoing
	<ul style="list-style-type: none"> <li>Partner with lenders to reduce REO properties</li> </ul>	Not Yet Started
	<ul style="list-style-type: none"> <li>Housing creation that meets the needs of a diverse community</li> </ul>	Ongoing
	Reduce Problem Properties	Ongoing
	Support Health Care and Housing Connections	Not Yet Started

TOPIC	ACTION ITEMS	STATUS
<b>GREEN AND SUSTAINABLE HOUSING</b>	Recognize and promote green building leaders	Ongoing
	Incorporate green building education into job training programs	In Process
	Explore energy scores for residential housing	In Process
	Enforce building energy code	In Process
	Identify opportunities to integrate no cost energy assessments into the permitting process	In Process
	Continue to explore new outreach strategies for Renew Boston	Ongoing
	Improve owners access to retrofit project finance	In Process
	Ensure developers, owners, and tenants understand how climate change will impact housing and provide guidance on preparing their homes and building for these impacts	In Process: Study to be released in Q1 2016



TOPIC	ACTION ITEMS	STATUS
<b>RESOURCE DEVELOPMENT</b>	Update Inclusionary Development Cash Out Policy	Complete
	Line Item in City Budget for Senior Housing	Complete
	New Senior Housing line item in State Housing Budget	In Process
	Adjust Linkage	Not Yet Started
	Evaluate Community Preservation Act	In Process
	Identify new resources and maintain existing funding	Ongoing
	Sharpen City's competitive edge for State funding	Ongoing
	Work with State and Private partners to develop alternate funding paths to produce affordable housing	Ongoing

TOPIC	ACTION ITEMS	STATUS
<b>GOVERNMENT EFFICIENCY &amp; ACCOUNTABILITY</b>	<b>Improve the permitting process to facilitate housing production</b>	
	• Universal online portal	In Process
	• Reform the ZBA	Complete
	• Launch residential zoning reform process	Ongoing: Imagine Boston 2030
	• Strengthen performance management	In Process
	<b>Complete transparency on development</b>	
	• Boston Development Online web site	Ongoing: Transparent, but disparate
	<b>Provide better access to housing by centralizing/coordinating housing-related services</b>	
	• Launch online housing center	Not Yet Started
	• Explore co-locating City housing policy and service providers	In Process
	• Bolster City's partnerships with community-based organizations to expand outreach	Ongoing
	Establish Housing Innovation Lab	Complete
	<b>Ensure ongoing accountability for implementing and updating Boston 2030 Plan</b>	
	• Publish a work plan with clear deadlines	Not Yet Started
	• Create quarterly performance scorecards	Complete
	• Provide the public with an annual report	Ongoing
	• Regularly convene the Mayor's Housing Task Force	Ongoing
	• Continue to partner with the Office of Fair Housing and Equity	Ongoing