

CITY OF BOSTON
**DRAFT CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT (CAPER)**

**FOR PROGRAM YEAR 2015
(JULY 1, 2015 TO JUNE 30, 2016)**

ISSUED FOR PUBLIC COMMENT SEPTEMBER 15th



St. Kevin's Development, Dorchester

**City of Boston
Martin J. Walsh, Mayor**

**Department of Neighborhood Development
Sheila A. Dillon, Director**



**CITY OF BOSTON
Program Year 2015 DRAFT CAPER**

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

There are 23 programs included in the table. Many of the programs met or exceeded the 1-year accomplishments projected at the start of the plan year on July 1, 2015.

The City issues quarterly progress reports on its progress in implementing Mayor Walsh’s housing plan, **Housing a Changing City: Boston 2030**. The 20-year plan sets out a number of concrete goals for meeting Boston’s housing challenges, including creating 53,000 units (6500 to be affordable) of housing by the year 2030 in order to accommodate projected population growth. These quarterly reports complement and expand on the city’s broader housing accomplishments. As of the quarter ending 6/30/16, more than 17,200 new housing units (rental and ownership) have been permitted. Of these new permitted units, 1661 are targeted to low-income households and another 362 are targeted to extremely low-income households. The plan and reports are accessible here:

<https://www.boston.gov/finance/housing-changing-city-boston-2030>

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Accomplishments – Program Year 2015						
Sort Order	Goal	Category	Needs Addressed	Funding	Projected	Actual
1	Improve the quality of owner housing.	Affordable Housing	Affordable Housing - Rental & Homeownership Affordable Housing - Rehab of Existing Units	CDBG: \$4,557,619 City Operating Funds: \$253,650 HB2030: \$2,515,000	Homeowner Housing Rehabilitated: 1910 Units	1913
3	Improve quality existing affordable rental housing	Affordable Housing Homeless	Affordable Housing - Rental & Homeownership Affordable Housing - Rehab of Existing Units	CDBG: \$1,560,172 HOME: \$500,000 FY10/11 Choice Neighborhoods Implementation Grant: \$1,285,934	Rental units rehabilitated: 331 Household Housing Unit	1413 (completed)

DRAFT City of Boston, Program Year 2015 CAPER: July 1, 2015 to June 30, 2016

Accomplishments – Program Year 2015						
Sort Order	Goal	Category	Needs Addressed	Funding	Projected	Actual
4	Increase the supply of affordable housing	Affordable Housing	Affordable Housing - Rental & Homeownership	CDBG: \$1,136,556 HOME: \$3,420,865 City Operating Funds: \$87,830 HB2030: \$3,645,000 IDP: \$12,721,611	Rental units constructed: 412 Household Housing Unit Homeowner Housing Added: 94 Household Housing Unit	198 (completed)
5	Provide Housing-Related Services to Homeless	Affordable Housing Homeless	Affordable Housing - Rental & Homeownership Housing-Related Services to Homeless	CDBG: \$672,700 ESG: \$1,460,989 Continuum of Care: \$24,163,153 HB2030: \$410,000; City operating: \$44,928	Permanent Housing Assistance: 1150 Households ; Supportive Services: 1050 Households; Homelessness Prevention: 4288 Persons Assisted	
6	Increase Housing Options for Persons with HIV/AIDS	Affordable Housing Non-Homeless Special Needs	Supportive Housing for Persons with AIDS	HOPWA: \$2,715,215	HIV/AIDS Housing Operations: 955 Household Housing Unit	943
7	Support development of community gardens	Non-Housing Community Development	Community Development - Public Services Redevelop city-owned vacant land and buildings	CDBG: \$567,099	Other: 4 gardens	3 gardens closed; 3 more in RFP process
8	Abate Brownfield Sites for Redevelopment	suitable living environment	Brownfield Sites	CDBG: \$556,737 Section 108/EDI: \$50,334, EPA: \$133,333 City Operating Funds: \$72,949	Environmental testing & abatement: 100	124
9	Increase the Self-Sufficiency of Low-Income People	Social services	Community Development - Public Services	CDBG: \$2,709,918 FY10/11 Choice Neighborhoods Implementation Grant: \$862,500	Public service activities other than Low/Moderate Income Housing Benefit: 3130	4228

DRAFT City of Boston, Program Year 2015 CAPER: July 1, 2015 to June 30, 2016

Accomplishments – Program Year 2015						
Sort Order	Goal	Category	Needs Addressed	Funding	Projected	Actual
10	Improve the Quality of Neighborhood Facilities	Public and neighborhood facility improvement	Community Development - Public Facilities	CDBG: \$586,300 City Operating Funds: \$17,205 FY10/11 Choice Neighborhoods Implementation Grant: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30	27
11	Revitalize Business Districts	Non-Housing Community Development	Employment Opportunities Revitalize Neighborhood Business Districts	CDBG: \$1,608,333 City Operating Funds: \$438,237 Improve & Innovation Fund: \$172,250	Jobs created/retained: 500 Jobs assisted: 2880	20 Main Street Districts: 516 jobs + 1882 businesses assisted
12	Increase Employment Opportunities – Commercial Real Estate Development	Non-Housing Community Development	Employment Opportunities	CDBG: \$498,767 Section 108: \$5,000,000 FY10/11 Choice Neighborhoods Implementation Grant: \$515,770	Jobs created/retained: 700 Jobs assisted: 1300	3 commercial loans, for 1 new business and 20 jobs
13	Increase rate of successful low-income homebuyers	Affordable Housing	Affordable Housing - Rental & Homeownership	CDBG: \$809,823 City Operating Funds: \$204,095 HB2030 \$500,000	Direct Financial Assistance to Homebuyers: 150	92 homebuyers
14	Increase the supply of lead safe housing	Affordable Housing	Affordable Housing - Rehab of Existing Units	CDBG: \$433,609 Lead Paint Abatement: \$1,101,151	Homeowner Housing Rehabilitated: 90 units deleaded	63 deleaded; 66 more in pipeline
15	Support Community Housing Development Org (CHDO)	Affordable Housing	Affordable Housing - Rental & Homeownership	HOME: \$229,945	Other: 11 CHDOs	9 CHODs
17	Prevent loss of subsidized housing stock	Affordable Housing	Affordable Housing - Rental & Homeownership	CDBG: \$166,651 HB2030 \$180,000	Other: CEDAC 30	42 Developments of 2505 units

DRAFT City of Boston, Program Year 2015 CAPER: July 1, 2015 to June 30, 2016

Accomplishments – Program Year 2015						
Sort Order	Goal	Category	Needs Addressed	Funding	Projected	Actual
18	Improve Neighborhood Storefronts	Non-Housing Community Development	Revitalize Neighborhood Business Districts	CDBG: \$1,128,725 City Operating Funds: \$13,130 FY10/11 Choice Neighborhoods Implementation Grant: \$120,000 Improve & Innovation Fund: \$60,000	Facade treatment/business building rehabilitation: 120	99
19	Provide Business Technical Assistance	Non-Housing Community Development	Employment Opportunities Revitalize Neighborhood Business Districts	CDBG: \$930,700 City Operating Funds: \$71,935 Improve & Innovation Fund: \$27,500	Businesses assisted: 1300	48 on site
20	Reduce City's Inventory of Vacant Buildings & Land	Non-Housing Community Development	Redevelop city-owned vacant land and buildings	CDBG: \$40,000 City Operating Funds: \$337,467	Other: 20 sites for Neighborhood Home Initiative	49 parcels sold (8 buildings; 41 lots)
21	Maintain City-Owned Buildings & Lots		Redevelop city-owned vacant land and buildings	CDBG: \$249,700 City Operating Funds: \$1,250,950	Other: As needed	
22	Demolish Blighted Buildings	Clearance and Demolition	Redevelop city-owned vacant land and buildings	CDBG: \$738,974	Buildings Demolished: 1 Building	0
23	Expand Fair Housing Choice and Access	Affordable Housing	Community Development - Public Services	CDBG: \$531,472	Public service activities for Low/Moderate Income Housing Benefit: 3000 Households Assisted	3710
24	Provide Research & Reports	Planning and Administration	Affordable Housing - Rental & Homeownership	CDBG: \$352,930 City Operating Funds: \$111,505 FY10/11 Choice Neighborhoods Implementation Grant: \$112,100	Not Applicable	

Accomplishments – Program Year 2015						
Sort Order	Goal	Category	Needs Addressed	Funding	Projected	Actual
25	Administration	Administration	Affordable Housing - Rental & Homeownership	CDBG: \$3,393,566 HOME: \$448,093 City Operating Funds: \$1,580,740 FY10/11 Choice Neighborhoods: \$101,000 Improve & Innovation Fund: \$70,000 Lead Paint Abatement: \$143,516, IDP: \$45,467,	Not Applicable	

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The primary uses of the CDBG funds are affordable housing development and rehabilitation, public services, economic development and public facilities. There were no significant changes in program objectives this year.

The overall low-mod benefit for the CDBG program for PY15 is **95.82%** as shown in the CDBG Financial Summary (IDIS PR-26) in the appendix section of this CAPER exceeding the overall 70% low-mod benefit requirement.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	HOPWA	ESG
	Households		Persons	
White	64	21	241	519
Black or African American	103	59	358	1123
Asian	0		8	19
American Indian or American Native	0	1	18	6
Other	9	41	318	197
Total	176	122	943	1864
Hispanic	46	58	219	417
Not Hispanic	130	64	734	1412

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The CDBG and HOME data above is captured in IDIS PR23 reports that are included in the Appendix of this report. The HOPWA counts are collected in the HOPWA CAPER (the draft is posted for comment) and the ESG counts are collected from the ESG funded providers.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Available July 2015	Actual Amount Available
CDBG		\$ 32,165,459	\$ 34,776,593
HOME		\$ 4,546,704	\$ 4,876,933
HOPWA		\$2,715,215	2,715,215
ESG		\$1,460,989	\$1,460,989
Other	Boston 2030	\$7,250,000	\$7,250,000
	City Operating Funds	\$4,510,265	\$4,510,265
	EPA Brownfields	\$133,333	\$133,333
	FY10/11 Choice Neighborhoods Implementation Grant	\$3,904,804	\$3,904,804
	Improve & Innovation Fund	\$330,000	\$555,802
	Inclusionary Development	\$12,767,078	\$12,767,078
	Lead Paint Abatement	\$1,244,667	\$1,244,667

Table 3 – Resources Made Available

Narrative

The table above summarizes the HUD resources that were available to the City for the PY15 Action Plan year. At the outset of PY15, we projected \$32.9 million to be available in CPD funds. An additional \$8 million in CDBG program income received after July 1st triggered a Substantial Amendment to our budget. At the end of PY15, we committed \$33.7 million and expended \$19.7 million of the 4 HUD grant funds (See PR06). The actual amounts expended are captured from IDIS PR06 *“Summary of Consolidated Plan Projects”*. The dollar amounts committed for projects (see PR06 included in the appendix) are significantly higher than the amounts spent during PY15. Any remaining funds from the 4 HUD sources (CDBG, HOME, HOPWA and ESG) will be drawn as projects progress from start to finish. For example, larger scale housing development projects often span more than one program year.

With respect to "Other" funds, including McKinney-Vento Continuum of Care (budgeted at \$24.2 million) we expected \$59.4 to be available for PY15; \$59.8 was available.

Identify the geographic distribution and location of investments

Most of the City's housing and community development programs are available city-wide, except for programs such as Main Streets, which serve designated neighborhood business districts, Supportive Housing for Persons with AIDS (HOPWA) program which is available throughout a wider three-county

service area (Suffolk, Plymouth and Norfolk Counties). Choice Neighborhoods (CN) funds, including the Public Safety Enhancement (PSE) grant, and the associated CDBG and Section 108 matching funds, are restricted to the Quincy Corridor Choice Neighborhood area. The Choice Neighborhood funds were competitively awarded by HUD specifically for this area. Lead Hazard Control Grant funds are available citywide, but are prioritized for areas with high numbers and percentages of children with elevated blood lead levels. All of the HUD funded programs are either targeted directly to low and moderate-income persons or to geographic areas with a majority of low and moderate-income persons.

The Main Streets program is targeted to 20 neighborhood commercial business districts. CDBG funds (\$57,500 each district) are used for the 16 Main Street Districts that are located in qualified LMA areas. The total PY15 CDBG program budget for Main Streets is \$1.6 million, or 6.7% of the CDBG funds available for the plan year. The Choice Neighborhood is a competitive grant that will end in September 2017 and 100% of these funds are spent in a defined target area.

The maps in the appendix show the geographic distribution and locations of the projects assisted under each of our major housing and community development programs during the program year.

Map 1: Existing Homeowner Rehabilitation & Lead Paint Abatement

Map 2: Homebuyers Financial Assistance

Map 3: Affordable Housing Production and Preservation

Map 4: Economic Development Programs

Map 5: Public Facilities

Map 6: Supportive Housing Providers

Map 7: Quincy Corridor NRSA Strategy Area

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Housing Development: During PY15, DND completed 11 multi-family housing projects with a total of 1611 units of housing. DND provided \$22.6 million in funding to these projects, including CDBG and HOME funds, and leveraged \$508.8 million in additional private, state, and other federal financing to assist the development of these units. We leveraged \$22.54 in additional financing for every dollar in assistance the City provided. HUD's most recent HOME Program Performance Snapshot (6/30/16) ranks Boston's HOME program in the 100th percentile nationally on leveraging.

Homebuyer Assistance: The City's homebuyer financial assistance programs leverage substantial amounts of private mortgage financing with its small down payment and closing cost assistance. The City uses a combination of CDBG and local funding sources to financially assist homebuyers. In FY15, these funds helped 92 buyers with an average of \$10,161 in assistance to purchase a home with an average purchase price of \$348,636. The City's assistance totaled \$934,822 to the 92 homebuyers leveraging an additional \$31.2 million in private (bank) financing. Every \$1 in financial assistance leveraged \$33.31 in private investment.

Public Land: Boston strives to expand affordable housing opportunities and employment opportunities utilizing strategic land acquisition, site assembly and disposition. The Property Disposition program sold 49 parcels (8 buildings and 41 lots) in PY15 generating \$2.3 million in revenue. City owned tax foreclosed property is available for larger scale developments, the 129 unit Quincy Heights development, completed during the program year, is an example. Another example is the Fairmount Corridor Initiative that reduces the number of vacant, underutilized or abandoned properties in the neighborhood by assisting the acquisition, planning, disposition and redevelopment of key privately-owned and City-owned parcels such as Cote Ford (150,000 square feet) and 65 East Cottage Street (160,000 square feet). These projects are expected to generate a substantial number of construction and permanent jobs. Grassroots is another example where vacant city-owned land supports the development of community gardens by neighborhood groups and non-profits.

HOME: The table below collects information regarding Boston’s compliance with match requirements. Boston satisfies the HOME match requirement through affordable housing rental vouchers issued by the Commonwealth of Massachusetts. There is a table of projects included in the Appendix of this report.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$15,839,890
2. Match contributed during current Federal fiscal year	
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$15,839,890
4. Match liability for current Federal fiscal year	\$426,266
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$15,413,624

Table 4 – Fiscal Year Summary - HOME Match Report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	8	0	0	1	0	7
Dollar Amount	140,660,791	0	0	2,675,326	0	137,985,465
Sub-Contracts						
Number	222	1	3	28	28	162
Dollar Amount	65,126,211	1,371,274	1,544,894	8,300,954	12,334,424	41,574,665
	Total	Women Business Enterprises	Male			
Contracts						
Number	8	0	8			
Dollar Amount	140,660,791	0	140,660,791			
Sub-Contracts						
Number	222	23	199			
Dollar Amount	65,126,211	4,085,536	61,040,675			

Table 5 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0					
Dollar Amount	0					

Table 6 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired	3	3,098,180				
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced	12					
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0					
Cost	0					

Table 7 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	44	82
Number of non-homeless households to be provided affordable housing units	441	1023
Number of special-needs households to be provided affordable housing units	166	195
Total	651	1300

Table 8 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	210	277
Number of households supported through the production of new units	92	23
Number of households supported through the rehab of existing units	281	955
Number of households supported through the acquisition of existing units	68	45
Total	651	1300

Table 9 – Number of Households Supported

The primary focus of each of Boston’s Annual Action Plans (and associated 5-Year Consolidated Plan) has been affordable housing. This is both because affordable housing is one of the most important challenges facing the City and its residents and because the HUD resources covered by the Plan are primarily resources for affordable housing. The housing element of the Plans is in turn a part of the City’s broader housing strategy **Housing a Changing City: Boston 2030**. By the year 2030, Boston’s population will exceed 700,000 residents. **Boston 2030** is the City's strategy to responsibly plan for that growth. By creating housing across demographics and neighborhoods, the City will help ensure that growth and prosperity reaches every corner of Boston. The complete plan is available here: <https://www.boston.gov/finance/housing-changing-city-boston-2030>

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	10	102
Low-income	77	20
Moderate-income	43	0
Total	130	122

Table 10 – Number of Persons Served

Narrative Information

In total, CDBG and HOME funds support 12 housing and homeless programs serving the neediest Boston residents. Both HOME and CDBG-funded housing activities provide significant benefits to the lowest income levels. The HOME program reaches a lower-income population because the program is primarily used for development of new housing in conjunction with Low Income Housing Tax Credits and Section 8 subsidies. In addition, CDBG funds support our economic development, public service and property management programs.

As shown in the table above, 84% of the HOME funding benefited extremely low-income households earning up to 30% of the area median income (AMI). The overall low-mod benefit for the CDBG program for PY15 is 95.82% as shown in the CDBG Financial Summary Report (IDIS PR-26) in the appendix section of this CAPER exceeding the overall 70% low-mod benefit requirement.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Boston CoC continues to work towards the development of a CAHP (Coordinated Assessment and Housing Placement) system. Once activated, this system will match homeless clients to appropriate housing resources, based on an assessment of their vulnerability. Street outreach teams continue to conduct individualized needs assessments of those on the street and make recommendations to the CoC and housers to match them to appropriate housing through the CAHP system. Although this pilot effort has a focus on veterans, the longer-term goal is to use this tool to assess all homeless clients in the CoC so that housing placements are based on vulnerability and need rather than a "first come, first served" approach. The CoC is in the final stages of drafting a Request for Proposals to solicit technical assistance with the development of the CAHP.

Permanent Housing: One of Boston's key strategies is to permanently house individuals who have been living in emergency shelter longer than a year. Since 2009, Boston has maintained a list of "long-term stayers". Updated in 2013 for the launch of *Bringing Boston Home* (a 4-year plan to house Boston's homeless) and again in 2015, the list, generated through HMIS, identified 409 shelter guests with stays exceeding 365 days. Since the inception of the Long Term Stayers working group in 2013, 217 have been housed through targeted services and an additional 223 are no longer in shelter and assumed to be housed by their own resources. The individuals that remain continue to be the hardest to serve due to serious mental illness, chronic substance abuse issues and refusal to accept services and placement.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency Shelter: Boston currently has 5,181 year round emergency shelter beds, with an additional 75 overflow capacity for winter months. At this time, the City does not have any unmet need for additional emergency shelter beds. The City will use its Emergency Solutions Grant and City operating budget funds to continue to support Boston's Emergency Shelter Network.

Transitional Housing: Boston currently has 1,156 transitional housing beds. At this time, the City does not have any unmet need for additional transitional housing units/beds and in the 2014 CoC completion, the CoC worked with its transitional housing partners to reallocate towards the creation of 2 rapid rehousing initiatives for families. The City will use its Supporting Housing Program renewal grant funds to support Boston's Transitional Housing Network while continuing to evaluate the outcomes of rapid rehousing programs in an expensive rental market.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City recognizes the enormous cost that unnecessary evictions of low-income households places on systems of care, not to mention the trauma it inflicts on families. The Boston CoC, in concert with non-profit providers and the Boston Housing Court, is working to prevent the eviction of low-income tenants from subsidized units. Since inception, over 517 evictions have been prevented through these efforts.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Rapid Re-housing and Diversion: The Boston CoC will continue to deploy resources towards rapid re-housing activities through both existing McKinney-funded SHP resources and the Emergency Solutions Grant. Through HUD's support in the 2014 Continuum of Care competition, the Boston CoC was successful in reallocating a portion of its existing Transitional Housing portfolio towards the creation of 2 new Rapid Rehousing programs for homeless families. The creation of these programs will allow for the rapid placement of 26 homeless families into permanent housing with stabilization services to support successful tenancies.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Primary responsibility for public housing and resident initiatives rests with the Boston Housing Authority (BHA) and is reported separately in the BHA's annual report to HUD. **The BHA** provides affordable housing to more than 58,000 residents in and around the City of Boston. Residents are assisted through a combination of public housing and federal and state voucher subsidy programs that provide a wide variety of housing opportunities. As the largest public housing authority in New England, the BHA houses close to nine percent of the city's residents. <http://www.bostonhousing.org/en/Home.aspx>

The BHA was selected as a finalist for a \$30 million application for a Choice Neighborhood Implementation Grant. If the project is funded, DND will seek designation of the Whittier Choice target neighborhood as a Neighborhood Revitalization Strategy Area (NRSA) under the Community Development Block Grant (CDBG) program for the term of the grant. DND committed the following support to the project if awarded Choice Implementation funding: 10% of our federal FY16 CDBG allocation (\$1.6 million) to the neighborhood component of the plan; and \$5 million to the housing component.

The Planning and Real Estate Development Department of the Boston Housing Authority (BHA) is responsible for redevelopment and leveraged financing programs, including HOPE VI projects, as well as several strategic planning and policy functions within the Authority. In addition to the BHA's efforts and programs, the City provides support to selected programs serving public housing residents through its CDBG-funded human service programs.

The City also provides CDBG, HOME or other funding to BHA redevelopment projects through the Rental Housing Preservation or the Rental Housing Production programs. Public housing residents participating in the BHA's Section 8 Homeownership Voucher program are encouraged to enroll in DND's homebuyer education and counseling programs and, upon completion of the program, are eligible to receive downpayment and closing cost assistance from DND if they are purchasing a home in Boston. More information on the BHA's Section 8 Homeownership program is available in Chapter 16 of the BHA's Section 8 Administrative Plan: <http://www.bostonhousing.org/en/Policies/Section-8-Admin-Plan-Ch-16.aspx>

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

BHA activities to increase resident involvement include the Resident Advisory Board a group of residents elected to represent and reflect the diversity of residents served by BHA and to advise on the development and implementation of the Annual Plan; Local Tenant Organizations which are elected by

their peers and represent residents in public housing developments and advocate for the needs of residents on all matters; and Section 8 Tenants Incorporated which works on behalf of leased housing participants on areas of education and resident rights and advocates for the needs of leased housing participants; and finally the Resident Empowerment Coalition composed of residents, advocates, and BHA has convened resident leaders and advocate organizations to form the Resident Empowerment Coalition of BHA (REC).

Actions taken to provide assistance to troubled PHAs

Not Applicable.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The statewide target for affordable housing is that all communities in Massachusetts have at least 10 percent of housing stock in government-assisted affordable housing. Boston far exceeds that target; affordable housing represents nearly 20 percent of our existing stock and 30 percent of all new housing production since 2000. Despite these efforts, the cost of housing remains a huge challenge for many Bostonians; more than 40,000 renters and 12,000 homeowners pay more than 50% of their monthly income for rent or a mortgage.

Addressing these high housing cost burdens has been at the center of every Boston housing plan since the repeal of rent control in the mid-1990s deregulated 22 thousand apartments occupied by low income and elderly tenants. In October 2014, Mayor Martin J. Walsh released **Housing a Changing City: Boston 2030**, the administration's plan to meet Boston's housing challenges that include increasing the supply of housing, increasing the supply of housing for elderly and low-income households and incentivizing developers to build quality affordable housing. The complete plan is available here: <http://www.bostonhousing.org/en/Policies/Section-8-Admin-Plan-Ch-16.aspx>

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The greatest obstacles faced by the City in addressing underserved housing and community development needs are:

- a. the high prices of homes offered for sale are beyond the reach of most low and moderate income residents and even many middle-income residents;
- b. market rents are not affordable for lower-income residents, especially those with extremely low incomes;
- c. lack of operating subsidies make it difficult to finance the development of housing that is affordable to very low and extremely low-income households and
- d. state and federal resources previously available to address these needs continues to be cut.

During the program year, Boston continued to advocate for additional funding for federal programs such as CDBG, HOME, rental assistance programs such as HOPWA, Shelter Plus Care and Section 8, and for State programs such as the Affordable Housing Trust, the Housing Stabilization Program and the Mass.

Rental Voucher Program. The Department of Neighborhood Development aggressively pursued all available resources for housing and community development.

In total, CDBG and HOME funds support 12 housing and homeless programs. In addition, CDBG funds support our economic development, public service and property management programs. Both HOME and CDBG-funded housing activities provide significant benefits to the lowest income levels. The HOME program reaches a lower-income population because the program is primarily used for development of new housing in conjunction with Low Income Housing Tax Credits and Section 8 subsidies. The overall low-mod benefit for the CDBG program for PY15 is **95.82%** as shown in the CDBG Financial Summary (IDIS PR-26) in the appendix section of this CAPER exceeding the overall 70% low-mod benefit requirement.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

We are using this section to describe the City's actions taken to reduce lead-based paint hazards 91.220 (k); 91.320 (j). DND's Boston Home Center Division administers Boston's nationally recognized Lead Safe Boston (LSB) program. The program utilizes federal, state and homeowner funds to assist the abatement of lead hazards in existing housing. Currently, LSB has two active HUD grants: a \$2.5 million award to address lead hazards in 165 units through January 2017 and second award that started in November of 2015 in the amount of \$3.2 million. LSB abated lead hazards in 63 units during this program year and another 66 units are in the pipeline to be deleted. In partnership with HUD since its' inception in 1994, LSB has been directly responsible for the abatement of over 2700 housing units in the City Boston.

Lead Safe Boston resources are available citywide, but assistance is prioritized:

1. First priority is given to addressing lead hazards in properties citywide where a child under age 6 has been found to have an actionable blood lead level under Massachusetts law (EBLL \geq 10 ug/dL) and the property owner has been ordered by the court to abate the lead hazards.
2. Second priority is given to abating lead hazards in properties with a child under age 6 that is located in those neighborhoods where the numbers and incidence rate of elevated blood lead levels is higher than the citywide average (see table next page).
3. In addition, DND works closely with the Boston Housing Authority's Leased Housing Division and Metropolitan Boston Housing Partnership to abate units being leased by tenant-based Section 8 certificate holders.

The abatement of lead in existing housing units is an important part of the City's three-pronged plan for addressing an impediment to fair housing faced by low-income families with children.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City provides extensive funding for anti-poverty activities such as job training and education initiatives through its Office of Workforce Development (OWD), a division of the Boston Redevelopment Authority/Economic Development Industrial Corporation. Approximately \$2.2 million in CDBG funds this program year supported 53 programs serving over 4,200 clients. This includes support for programs administered by Action for Boston Community Development and its affiliates, the City of Boston's anti-poverty agency. Funds are usually awarded by Request for Proposals (RFP) every two years. Program Year 2015 is the first of another two-year funding cycle.

New for the CDBG funded public service activities in Program Year 2015, OWD established more focused Program Policy Principles that emphasize employing people in career sectors that provide them with long-term stability.

In addition, every winter the City runs a volunteer-staffed program to assist low-income families take advantage of the Earned Income Tax Credit (EITC).

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Some of the nation's strongest and most experienced community development corporations are based here in Boston. The City of Boston provides financial support for this network by using 5% of its HOME funds to provide operating assistance to CDCs and other Community Housing Development Organizations (CHDOs). The operating assistance is administered through the Neighborhood Development Support Collaborative, a program of the Local Initiatives Support Corporation (LISC) and several Boston-area foundations. A table of the HOME funded CHODs is included in HOME section of this report in section CR-50.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Over the last several years, DND has developed extensive email lists that includes all homeless and at-risk agencies, mainstream service and housing agencies, community development organizations, civic leaders, etc. We use these email lists regularly to inform these agencies of planning efforts, funding opportunities, changes in policy and practice or any other information that these agencies find useful. Often, other agencies including state agencies will solicit our assistance to get the word out on a variety of topics and opportunities.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The Office of Fair Housing and Equity's Boston Fair Housing Commission (BFHC) is funded in part with CDBG (\$531,472 in PY15) and is responsible for overseeing the implementation of the City of Boston's Fair Housing Plan, which is based on the Analysis of Impediments (AI). In July 2015 HUD issued a final Rule for grantees that replaces the Analysis of Impediments to Fair Housing Choice (AI) with a new process called an Assessment of Fair Housing (AFH). The Rule requires consultation and community participation in the analysis of fair housing data, an assessment of fair housing issues and contributing factors, and an identification of fair housing priorities and goals.

The AFH planning process is designed to help communities analyze challenges to fair housing choice and establish their own goals and priorities to address the fair housing barriers in their community. The City of Boston's AFH is due to HUD on October 4, 2017. Boston's AFH will be undertaken and issued jointly with the Boston Housing Authority (BHA). The priorities and goals identified in the AFH will inform the City of Boston's next Consolidated Plan and the BHA's next 5-year plan.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring Procedures and Standards: DND has a long and successful track record in administering HUD-funded housing and community development programs. The Compliance Unit in DND's Policy Development and Research Division has the primary responsibility for ensuring that projects and programs are in compliance with program eligibility and has established review procedures to ensure that all statutory and regulatory requirements are met, and that the information submitted is complete and accurate. In addition, sub-recipients are monitored through a combination of periodic reporting and site visits.

Jobs Monitoring: The Compliance Unit also has the primary responsibility for monitoring adherence to all federal requirements relating to meeting the national objective standards for creating and/or retaining permanent jobs in the CDBG and Section 108 programs. DND has adopted and is following a Jobs Monitoring Plan.

URA Compliance: Procedures are in place for DND staff to ensure compliance with Uniform Relocation Act (URA) requirements. The Assistant Director for Housing Development in DND's Neighborhood Housing Development Division has the primary responsibility for URA compliance.

Rent, Income & Housing Quality Monitoring: The Compliance Unit in DND's Policy Development & Research Division has undertaken a thorough review of its affordable housing database which will assist in meeting the requirements of the rent and income certification and housing quality standards under the HOME regulations and City policies. Procedures and electronic workflows are in place to insure on-going compliance. The Boston Housing Authority and DND are operating under an agreement for conducting HQS inspections for units that both agencies monitor.

Small and Local Business Enterprise Office(S/LBE): The City has a separate S/LBE office which reviews all projects to ensure compliance with the City's jobs ordinances and with the requirements of Section 3, Davis-Bacon and other employment related requirements. <http://www.cityofboston.gov/slbe/>

Fair Housing: The City's Fair Housing Commission reviews affirmative marketing plans to ensure compliance with Fair Housing requirements and with the terms of the Consent Decree. <https://www.boston.gov/departments/fair-housing-and-equity>

IDIS: The Compliance Unit monitors IDIS on a weekly basis and follows up on any CDBG and HOME projects with IDIS "flags" with the appropriate program divisions and project managers to address any problems.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The draft Program Year 2015 CAPER was issued for the required 15-day comment period beginning September 15th and ending September 29th. A notice and request for comments was published in the Boston Globe Thursday, September 15th. A mailing of the same notice was sent out to 360 individuals subscribed to DND's Policy News email list encouraging comments and feedback on the report. The draft CAPER was made available on the Department's website at:

http://www.cityofboston.gov/dnd/pdr/HUD_Plans_Reports.asp and paper copies were also made available at the Department of Neighborhood Development.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There was a Substantial Amendment during Program Year 2015 due to \$8 million dollars more in additional CDBG funds than projected at the start of the year. The source of the additional \$8 million is a combination of higher than anticipated program income from loan repayments and grant funds remaining from Program Year 2014.

The majority of the funds established a new Acquisition Loan Fund to assist community based organizations to acquire land, industrial property or vacant residential property for redevelopment to low or moderate income housing. The first project identified for the Fund is Parcel 25, vacant land formerly owned by the Massachusetts Bay Transportation Authority (MBTA) and located across from the Roxbury Crossing MBTA Station. Mission Hill Neighborhood Housing Services (MHNHS) will construct a five story, mixed use building that will create 40 units of affordable housing along with community-focused commercial space on the first floor and a new home for Metropolitan Boston Housing Partnership (MBHP) on the second level. DND will commit \$2.75 million in CDBG funds for the acquisition of the land. Details about the development are available here:

[\(http://courbanize.com/dnd-parcel-25-phase-1a/\)](http://courbanize.com/dnd-parcel-25-phase-1a/).

DND’s Supportive Housing Division utilized \$580,000 to create a streamlined information system to fund housing and appropriate support services to the homeless and to increase funding for the Emergency Housing Assistance Program (EHAP). EHAP is a program that assists tenants (both individuals and families) in crisis situations to secure temporary or permanent affordable housing.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

No BEDI grants.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

A total of 426 units in 124 projects were inspected during the program year. A table in the appendix of this report shows the HQS inspections completed from September 2015 to August 2016. No major issues were detected during the inspections.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The Office of Fair Housing and Equity, Boston Fair Housing Commission continues to administer the Affirmative Marketing Program, which fosters equitable access to government-assisted housing, and inclusionary developments, by providing technical assistance to developers/managers in the preparation of affirmative marketing and tenant/buyer selection plans; and by monitoring the implementation of plans approved by the Commission.

During the Program Year, twenty-five affirmative marketing plans were approved. Fourteen of these plans were for the affordable housing component of privately-funded inclusionary development projects. Eleven of these plans were for housing involving city, state, or federal resources: The Affirmative Marketing (AM) Specialist oversaw thirty-three housing lotteries. This is in addition to standard monitoring of plans that were approved and implemented in prior years.

Metropolitan Boston Housing Opportunity Clearing Center (Metrolist)

The Office of Fair Housing and Equity continued to operate Metrolist, which facilitates access to housing throughout the metropolitan area. Metrolist provides low and moderate-income households with housing resources and comprehensive information about government-assisted housing and housing on the private market.

Metrolist accomplishments for PY15:

Provided services in person, via email, or over the phone to over 3,710 households seeking housing or related resources. Services included housing search information, information on rental and home purchasing opportunities, and other related housing resources as requested. The significant increase in service requests in the program year is due in part to the number of events attended by and presentations made by the Office of Fair Housing and Equity, launch of an e-service form in June 2014 on our website: www.boston.gov/fairhousing improved housing newsletter in early 2015 with over five thousand subscribers and social media presence on twitter advertising office events and initiatives @FairHousingBos.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

IDIS Report PR23 "*HOME Summary of Accomplishments*" shows that 122 units were completed during the program year. Of the 122 units, 100% were rental units serving tenants at or below 60% of median income; with 84% (102) of the rentals serving extremely low income (up to 30% of median income).

With respect to race, 83% of the HOME units are occupied by minorities household and 17% by white households.

A total of \$1,016,675 in HOME Program Income was spent on housing activities during PY15.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Boston is fortunate to have a well-developed institutional infrastructure for affordable housing development. Some of the nation’s strongest and most experienced community development corporations (CDCs) are based in Boston. The City of Boston, through DND, provides financial support for this network by using 5% of its HOME funds to provide operating assistance to CDCs and other Community Housing Development Organizations (CHDOs) as shown below.

CHDO OPERATING FUNDS: PY 2015	
CHDO	PY16 Award
Asian CDC	\$ 17,000
Codman Square	\$ 17,000
Dorchester Bay	\$ 17,250
JPNDC	\$ 18,500
Nuestra Comunidad	\$ 18,000
South Boston	\$ 16,500
SW Boston	\$ 15,000
Urban Edge	\$ 19,250
Viet Aid	\$ 17,000
TOTAL	\$ 155,500

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments	72	80
Tenant-based rental assistance	59	55
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	60	60
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Total	191	195

Table 11 – HOPWA Number of Households Served

Narrative

There continues to be a need for permanent affordable housing. To directly address this need, the City increased funding for its HOPWA Tenant Based Rental Assistance program, allowing for the release of additional permanent housing vouchers for People Living with HIV/AIDS and has funded the continuation of time-limited HUD demonstration grant to provide permanent housing to aging out youth living with HIV/AIDS.

Moreover, the limited supply of affordable housing highlights the need for People Living with HIV/AIDS to maintain current housing situations or swiftly secure new housing when needed. Therefore, funding for financial assistance or supportive services affecting housing stability has continued in PY15. Financial assistance impacting housing stability includes funds for short-term rent, mortgage, and utility assistance, which 80 households were able to access. Providing supportive services with PSH has assisted 319 households to maintain their housing and have access to care and supports.

For those searching for housing (including clients with a housing voucher), the competitive rental market has necessitated resources to be directed to housing information and search services; 433 households were assisted in PY15.

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nighths available	0
Total Number of bed - nights provided	0
Capacity Utilization	0

Table 12 – Shelter Capacity

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance	200,999	99,852	99,896
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	379,632	352,461	331,744
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	580,631	452,313	431,640

Table 13 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	339,296	636,491	700,777
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	339,296	636,491	700,777

Table 14 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Essential Services	26,498	26,498	26,498
Operations	0	0	0
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	26,498	26,498	26,498

Table 15 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Street Outreach	0	0	137,500
HMIS	0	0	50,000
Administration	53,100	137,500	187,500

Table 16 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2013	2014	2015
	946,425	1,115,302	1,346,415

Table 17 - Total ESG Funds Expended

11f. Match Source

	2013	2014	2015
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	70,000	0	0
State Government	692,716	156,290	156,290
Local Government	826,310	482,052	482,052
Private Funds	1,658,177	891,343	891,343
Other	0	0	0
Fees	0	0	0
Program Income	0	80,659	80,659
Total Match Amount	3,247,203	1,610,344	1,610,344

Table 18 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2013	2014	2015
	4,193,628	2,725,646	2,956,759

Table 19 - Total Amount of Funds Expended on ESG Activities