

CITY OF BOSTON Draft Action Plan Program Year 2017

July 1, 2017 – June 30, 2018

**Available May 17
for 30-Day Public Comment Period**



Martin J. Walsh, Mayor

**Sheila A. Dillon, Chief of Housing
and Director, Department of
Neighborhood Development**

**City of Boston
Program Year 2017 – Draft Action Plan
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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Boston receives an annual formula allocation of funds from the Department of Housing and Urban Development (HUD) that varies from year to year due to the amount of funds appropriated by Congress, and changes in the census data used to compute the formula allocations. As a condition of receiving the four funding allocations: 1) Community Development Block Grant (CDBG), 2) HOME Investment Partnership (HOME), 3) Housing Opportunities for Persons With AIDS (HOPWA) and 4) Emergency Solutions Grant (ESG) funds, HUD requires Boston to submit an annual Action Plan (budget) that details how the funds will be used to address priority housing and community development needs for the upcoming year (7/1/17 to 6/30/18).

This Action Plan document contains an overall budget by funding source, a budget by program allocation and is organized by goals and objectives by program: Housing, Homeless, Community Development and Non-Homeless Special Needs. The PY17 Action Plan is the final year in our 5-Year Consolidated Plan (July 1, 2013 to June 30, 2018).

We are moving forward with issuing this draft plan although we will not know our final allocations for the four programs until mid-to-late June. We do know that the appropriations for the CDBG and HOME programs were level funded as compared to last year. We may receive a small increase or decrease in CDBG and HOME depending on the adjustments made by HUD due to the use of updated American Community Survey data in the allocation formula. The appropriation for HOPWA increased by \$21 million (6.3%) but HUD has adopted a new formula for calculating the allocations for the first time this year. Due to the new allocation formula, we are unable to estimate Boston's HOPWA allocation at this time. We will assume level-funding as our working estimate until HUD issues the actual allocations. Finally, the appropriation for the Emergency Solutions Grant program increased by \$40 million (14.8%). We expect that this will translate to a small increase in Boston's ESG allocation.

In addition to the grant amounts being estimates, the **program income** amount is estimates of the repayment of prior years' grant funds by recipients for the upcoming year. And, the **prior year funds**

amount is also an estimate of the amount of grant funds that will remain uncommitted (as of 6/30/17) from prior budget year/s. These estimates will be adjusted from time to time as final amounts are known.

HUD has a template for producing the Plan directly within HUD's Integrated Disbursement and Information System (IDIS). Once approved, this Program Year 2017 Action Plan will be downloaded from the information entered to IDIS and posted on DND's webpage.

A few noteworthy changes from last year:

Metrolist (<https://www.boston.gov/metrolist#tenant-information>), a clearinghouse for income-restricted and affordable housing opportunities in Boston and neighboring communities, permanently moved from the Office of Fair Housing and Equity to DND.

The newly-formed Office of Housing Stability (<https://www.boston.gov/departments/neighborhood-development/office-housing-stability>) assists Boston residents in housing crisis - whether due to eviction, landlord-tenant disputes, rent escalations, unplanned loss of housing, or any other rental housing emergency. In addition, the office is responsible for collecting eviction data, evaluating for trends and responding accordingly.

An **Acquisition Loan Fund** administered by DND's Neighborhood Housing Development division was recently created to assist community based organizations to acquire land, industrial property or vacant residential property for redevelopment to low or moderate income housing.

The Commercial Real Estate program, CDBG funded and housed within the Mayor's Office of Economic Development, <https://www.boston.gov/departments/economic-development/neighborhood-business-access-loans>, is now called the Neighborhood Business Access Loan Program. The program goal is to prioritize small business lending to support job

creation in low-to-moderate income households and the revitalization of neighborhood commercial districts.

2. Summarize the objectives and outcomes identified in the Plan

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", the Administration's plan to help Boston meet the housing needs of its rapidly expanding population in a thoughtful, planned manner. This data-driven policy set specific goals, strategies for reaching these goals, and metrics by which the City would measure its progress, including creating 53,000 units of housing by the year 2030.

The complete plan is available here: <https://www.boston.gov/departments/neighborhood-development#plans-reports-and-notices>

3. Evaluation of past performance

As required by HUD, every year the City of Boston prepares a detailed annual performance report on its HUD funded programs, the Consolidated Annual Performance and Evaluation Report (CAPER). The report is submitted to HUD and posted after it is reviewed and approved by HUD. The CAPER reports are available here: <https://www.boston.gov/departments/neighborhood-development#plans-reports-and-notices>

Among the deliverables of the **Boston 2030** housing plan was regular reporting -- the release of quarterly and annual updates on the City's progress. Through Dec 31, 2016, 12,001 new units have been completed and another 7,237 units are in construction for a total of 19,238 new units. Boston 2030, Year Two Snapshot: <https://www.boston.gov/departments/neighborhood-development/boston-2030-year-two-snapshot>

DND subcontracts to the Mayor's Office of Workforce Development (OWD) up to 15% of CDBG funds for human service programming. OWD issues competitive Requests for Proposals in order to make awards to non-profits across the city for programming to serve youth and adults. These funds are intended to be

used to provide support services to enable individuals to access education or job training and, in turn, obtain the kinds of jobs capable of moving people out of poverty. <http://owd.boston.gov/>

Boston About Results (BAR) is the City's performance management program that uses performance measurement and data analytics to develop strategies and programs that evaluate city performance, reduce costs, and ultimately deliver better services to Boston's residents, businesses, and visitors. [BAR - Neighborhood Development](#)

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	BOSTON	Neighborhood Development
HOPWA Administrator		
HOME Administrator		
ESG Administrator		

Table 1 – Responsible Agencies

Narrative

The City of Boston's Department of Neighborhood Development (DND) is the lead agency responsible for administering the programs covered by the Consolidated Plan. DND is the recipient and administrator of the City's CDBG, HOME, HOPWA, and ESG funding allocations and, unless otherwise specified, the programs funded with these resources are administered directly by the Department of Neighborhood Development.

The City's CDBG-funded Human Service programs are administered by the Mayor's Office of Workforce Development. The fair housing program is administered by the Boston Fair Housing Commission within the Office of Fair Housing and Equity.

Consolidated Plan Public Contact Information Robert Gehret, Deputy Director, Policy Development & Research Division, Department of Neighborhood Development, 26 Court Street, 11th Floor, Boston, MA 02108 Phone: 617-635-0242, E-mail: robert.gehret@boston.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

DND's Policy Development and Research (PD&R) Division is responsible for the development of the Annual Action Plan. Prior to beginning to prepare the plan, PD&R conducts a citywide public hearing to solicit resident input regarding needs and priorities for this year's Action Plan. Following the hearing, PD&R works in conjunction with DND's Administration and Finance Division, DND's program divisions (Neighborhood Housing Development, Supportive Housing, Office of Housing Stability, Boston Home Center and Real Estate Management and Sales) and the City's three sub recipient agencies (Mayor's Office of Workforce Development, the Office of Fair Housing and Equity and the Mayor's Office of Economic Development), to develop a draft Action Plan, including proposed funding allocations and accomplishments for each program.

HUD allows cities to use up to 15% of CDBG funding for human service programming and DND subcontracts with OWD to manage that portion of the CDBG allocation. OWD issues competitive Requests for Proposals in order to make awards to non-profits across the city for programming to serve youth and adults.

PD&R held a public hearing (March 22) to solicit input on developing the Plan. A total of 51 people attended the hearing and 26 provided oral testimony. On May 17, the Draft Action Plan was issued for a day public comment period as described in the City's Citizen Participation Plan:

<https://www.boston.gov/departments/neighborhood-development#plans-reports-and-notice>

A public hearing to obtain community input on the draft action Plan is scheduled for May 25th. Due to the significant delay in issuing the allocations for this year's formula grant allocations, HUD has issued guidance allowing grantees to shorten the public comment period from 30 days to 14 days. If the final allocation amounts result in significant changes triggering a Substantial Amendment (the allocation is 10% higher or lower than estimated) to the proposed budgets for our programs we will post the Action Plan for a second 14-day public comment period prior to submitting the final Action Plan to HUD. If the resulting changes to the proposed budgets are not significant (less than 10%) we will make the necessary amendments to the Action Plan and submit it to HUD without further comment. The final Action Plan, as amended, will be posted on the web site after HUD approval.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

Over the last several years, DND has developed an extensive mailing and email list that includes all homeless and at-risk agencies, mainstream service and housing agencies, community development organizations, civic leaders, etc. We use this list 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.

As required by the regulations, the City consulted with a wide range of public and private entities that provide housing, health services and social services. Agencies consulted include city agencies such as the Mayor's Office of Workforce Development, the Boston Public Health Commission, the Boston Housing Authority, the Office of Fair Housing and Equity and the Emergency Shelter Commission.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Boston's Department of Neighborhood Development (DND) is the chief architect of ***"Bringing Boston Home: An Action Plan to House Boston's Homeless"***. Bringing Boston Home (BBH) has measurable goals related to addressing the housing and service needs of specific homeless sub-populations, including the chronically homeless (Long Term Stayers), street homeless, veterans and high utilizers of emergency services (HUES). As convener for the Boston CoC, DND actively leads BBH sub-committees to ensure that the chronic and other sub-populations are linked to the CoC and mainstream resources necessary to acquire permanent housing.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Boston's Department of Neighborhood Development (DND) is the convening entity for the City of Boston's Continuum of Care (CoC) and is also the ESG grantee. All ESG sub-grantees are members

of the CoC and as such, they are required to attend all CoC meetings and trainings. In addition, DND is the recipient of HOME, CDBG, and HOPWA funds. The Supportive Housing(SH) Division at DND includes staff that administers these funds (CoC, HOPWA and ESG) and is responsible for the implementation of the many aspects of the Consolidated Plan and the Mayor's Housing Plan for the City of Boston; the Mayor's Task Force on Housing and Homelessness and the 25 Cities Initiative to End Veteran Homelessness. Therefore, the Supportive Housing Programs and the Mainstream HUD programs work hand-in-hand to develop and implement the Consolidated Plan and the Plan. A prime example of this is DND's Homeless Set-Aside Policy, where at least 10% of all affordable housing projects where there are 10 or more units using City resources must be set aside for homeless households.

DND will continue to utilize ESG funding for homelessness prevention and rapid re-housing programs in order to support the key initiatives outlined in the CoC Strategic Plan focusing on two key areas: eviction prevention for subsidized tenants and property management/owner involvement in homelessness prevention planning and programming; and the City of Boston's Safety Net for families not eligible for emergency assistance through the State managed family shelter system.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

DND held a citywide hearing on March 22 in the Winter Chambers at 26 Court Street to solicit citizen input prior to preparing the draft Action Plan. A notice announcing the hearing and soliciting comments was published in the Boston Globe, an email notice was sent to 312 subscribers on an email list the City maintains for this purpose. A notice of the hearing was posted on DND's web site and on the City of Boston's web calendar. Interpreter services (Spanish-English) was available at the hearing. Further, the public was notified that every effort would be made to accommodate other language needs, including ASL, upon request and at least seven days prior to the hearing date.

The draft Action Plan was issued for a 30-day public comment period beginning on May 17 and posted on the City's Internet Web Site at http://www.cityofboston.gov/dnd/PDR/HUD_Plans_Reports.asp.

A citywide hearing will be held on May 25, 6:00 to 8:00 p.m., DND, 26 Court Street, Winter Chambers to solicit input and comments on the draft Action Plan.

<http://dnd.cityofboston.gov/#page/hearings>

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

The Program Year 2017 budget/resources, the grant amounts from the four allocations are estimates, the **program income** amount estimates the repayment of prior years' grant funds by recipients of the upcoming year. And, the **roll forward** amount is the projected amount of grant funds that remain unused (as of 4/06/16) from prior budget year/s budget.

This Action Plan document contains an overall budget of all sources by funding source (following page), and a budget by program allocation.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The HOME match is documented every year in Boston's annual performance report (CAPER) and is met by a combination of State rental assistance and non-Federal funds such as Inclusionary Development, Neighborhood Development Fund, etc. We leverage **\$14.16** in additional financing for every dollar in HOME assistance the City provides earning Boston a leverage ranking in the 100th percentile nationally based on HUD's HOME Program Performance Snapshot (3/31/17).

The ESG program requires that grantees match the funding received from HUD. The City meets this requirement by requiring that its non-profit sub-recipients identify eligible sources of matching funds as part of their application to the City for ESG funds. They are required to provide documentation of the availability of the matching funds as part of DND's routine sub-recipient monitoring.

LEVERAGE: Several of the programs included in this Action Plan are directly linked to the implementation of the City's housing production goals. The City allocates substantial amounts of its HUD funds as well as City funds towards these goals.

City of Boston, Neighborhood Development PY17 Budget - HUD (5/15/17)	\$ Amount	% of total
Community Development Block Grant (CDBG)	\$23,800,000	29.64%
Estimated PY17 grant	\$16,300,000	20.30%
Program Income (estimate)	\$4,000,000	4.98%
Prior Year Funds (estimate)	\$3,500,000	4.36%
Home Investment Partnerships Program (HOME)	\$4,800,000	5.98%
Estimated PY17 grant	\$ 4,300,000	5.36%
Program Income (estimate)	\$500,000	0.62%
Prior Year Funds (estimate)	\$0	0.00%
Housing Opportunities for Persons With AIDS (HOPWA)	\$2,300,000	2.86%
Estimated PY17 grant	\$2,300,000	2.86%
Prior Year Funds (estimate)	\$0	0.00%
Emergency Solutions Grant (ESG)	\$1,600,000	1.99%
Estimated PY17 grant	\$1,600,000	1.99%
HUD/CPD FORMULA GRANT SUBTOTAL	\$32,500,000	40.48%
Boston Invests Section 108 Loan Guarantee	\$0	0.00%
Economic Development Initiative (EDI)	\$50,334	0.06%
Subtotal Section 108 Loan Guarantees & EDI Grants	\$50,334	0.06%
HUD Lead Hazard Control (partial FY15 3-year grant)	\$1,290,473	1.61%
Program Income (estimate)	\$0	0.00%
McKinney-Vento Continuum of Care Homeless Assistance Program	\$22,664,525	28.23%
Choice Neighborhood Initiative (Boston Housing/Whittier)	\$50,000	0.06%
EPA Brownfields	\$266,666	0.33%
Subtotal HUD & EPA Competitive Grants	\$24,271,664	30.23%
City Operating Budget	\$4,575,615	5.70%
Community Improvement & Innovation Fund	\$317,500	0.40%
Housing 2030 Fund (special appropriation from Operating Budget)	\$8,550,000	10.65%
Inclusionary Development Fund	\$10,025,000	12.49%
Subtotal City Funds	\$23,468,115	29.23%
SUBTOTAL OTHER FUNDS (All Funds Except for HUD/CPD Formula Grants)	\$47,790,113	59.52%
GRAND TOTAL ALL FUNDS	\$80,290,113	100.00%

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

This website: <http://dnd.cityofboston.gov/#page/DNDPropertyForSale> was developed to make it easy for the public to be more fully informed about all active real estate disposition projects undertaken by the Department of Neighborhood Development. It also provides an online mechanism for residents to offer their opinions about any of DND's active real estate disposition projects.

Boston strives to expand affordable housing opportunities and employment opportunities providing assistance for strategic land acquisition, site assembly and disposition. \$22 million in new funding for ten affordable housing developments was announced recently. The funds will help preserve or produce 602 housing units, 77 of which are reserved for homeless or extremely low-income households in Boston. More details are here: <https://www.boston.gov/news/22-million-new-funding-affordable-housing-announced>

The **Neighborhood Homes Initiative (NHI)** uses city-owned land to create affordable homeownership opportunities for a range of middle-class homebuyers. DND will be selling approximately 250 parcels of City-owned land for these homes and will provide subsidies to developers to ensure that these homes are priced affordably. The affordable homes produced through NHI will have a 50-year resale restriction to provide affordability for future generations of homebuyers. For more information, visit: <http://dnd.cityofboston.gov/#page/NeighborhoodHomesInitiative>

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	HUD Funding	Goal Outcome Indicator
1	Improve the quality of owner housing (BHC)	2013	2017	Affordable Housing	Affordable Housing - Rental & Homeownership Affordable Housing - Rehab of Existing Units	CDBG: \$4.6	Homeowner Housing Rehabilitated: 1960 Units
2	Increase rate of successful low-income homebuyers	2013	2017	Affordable Housing	Affordable Housing - Homeownership	CDBG: \$1.2	Participants at courses / workshops: 4000
3	Improve quality existing affordable rental housing (NHD Preservation)	2013	2017	Affordable Housing Homeless	Affordable Housing - Rental & Homeownership Affordable Housing - Rehab of Existing Units	CDBG: \$918,652	Rental units rehabilitated: 279 Household Housing Unit
4	Increase the supply of affordable housing (NHD Production)	2013	2017	Affordable Housing	Affordable Housing - Rental & Homeownership	CDBG + HOME: \$4.6	Rental units constructed: 578 Household Housing Unit Homeowner Housing Added: 54 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	HUD Funding	Goal Outcome Indicator
5	Provide Housing-Related Services to Homeless (SH)	2013	2017	Affordable Housing Homeless	Affordable Housing - Rental & Homeownership Housing-Related Services to Homeless	CDBG: \$987,619	Permanent Housing Assistance: 1150 Households ; Supportive Services: 2200 Households; Rapidly Rehouses (ESG) 214; Homelessness Prevention: 2200 Households Assisted
6	Increase Housing Options for Persons with HIV/AIDS (HOPWA)	2013	2017	Affordable Housing Non-Homeless Special Needs	Supportive Housing for Persons with AIDS	HOPWA: \$2.3	HIV/AIDS Housing Operations: 1025
7	Support development of community gardens (NHD)	2013	2017	Non-Housing Community Development	Community Development - Public Services Redevelop city-owned vacant land and buildings	CDBG: \$534,891	Other: 4 gardens
8	Abate Brownfield Sites for Redevelopment (REMS)	2013	2017	suitable living environment	Brownfield Sites	CDBG: \$545,172	Brownfield sites remediated: 100
9	Increase the Self-Sufficiency of Low-Income People (OWD)	2013	2017	Social services	Community Development - Public Services	CDBG: \$2.7	Public service activities other than Low/Moderate Income Housing Benefit: 3676
10	Improve the Quality of Neighborhood Facilities (OED/PNP)	2013	2017	Public and neighborhood facility improvement	Community Development - Public Facilities	CDBG: \$770,397	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	HUD Funding	Goal Outcome Indicator
11	Revitalize Business Districts (OED / Main Streets)	2013	2017	Non-Housing Community Development	Employment Opportunities Revitalize Neighborhood Business Districts	CDBG: \$1.5	Jobs created/retained: 500 Jobs New Businesses opened: 150
12	Increase Employment Opportunities – OED / Small Business Assistance	2013	2017	Non-Housing Community Development	Employment Opportunities	CDBG: \$502,228	Jobs created/retained:
13	Increase rate of successful low-income homebuyers (BHC)	2013	2017	Affordable Housing	Affordable Housing - Rental & Homeownership	CDBG: \$1.2	Direct Financial Assistance to Homebuyers: 150
14	Increase the supply of lead safe housing (BHC)	2013	2017	Affordable Housing	Affordable Housing - Rehab of Existing Units	CDBG: \$459,552	Homeowner Housing Rehabilitated: 90 units deleaded
15	Support Community Housing Development Org (CHDO)	2013	2017	Affordable Housing	Affordable Housing - Rental & Homeownership	HOME: \$212,501	Other: to be determined
17	Prevent loss of subsidized housing stock (NHD/CEDAC)	2013	2017	Affordable Housing	Affordable Housing - Rental & Homeownership	CDBG: \$165,146	Other: CEDAC 30
18	Improve Neighborhood Storefronts (OED/ReStore)	2013	2017	Non-Housing Community Development	Revitalize Neighborhood Business Districts	CDBG: \$1.1	Facade treatment/business building rehabilitation: 120
19	Provide Business Technical Assistance (OED)	2013	2017	Non-Housing Community Development	Employment Opportunities Revitalize Neighborhood Business Districts	CDBG: \$875,597	Businesses assisted: 3900
20	Reduce City's Inventory of Vacant Buildings & Land (REMS)	2013	2017	Non-Housing Community Development	Redevelop city-owned vacant land and buildings	CDBG: \$64,000	Other: 26 sites for Neighborhood Home Initiative
21	Maintain City-Owned Buildings & Lots (REMS)	2013	2017		Redevelop city-owned vacant land and buildings	CDBG: \$167,500	Other: As needed

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	HUD Funding	Goal Outcome Indicator
22	Demolish Blighted Buildings (REMS)	2013	2017	Clearance and Demolition	Redevelop city-owned vacant land and buildings	CDBG: \$440,507	Buildings Demolished: 1-2 Buildings
23	Expand Fair Housing Choice and Access	2013	2017	Affordable Housing	Community Development - Public Services	CDBG: \$531,472	Public service activities for Low/Moderate Income Housing Benefit: 3000 Households Assisted
24	Provide Research & Reports	2013	2017	Planning and Administration	Affordable Housing - Rental & Homeownership	CDBG: \$437,410	Not Applicable
25	Administration	2013	2017	Administration	Affordable Housing - Rental & Homeownership	CDBG+ HOME \$4.0	Not Applicable

Table 2 – Goals Summary

AP-35 Projects – 91.220(d)

Introduction

Our CDBG, HOME, HOPWA and ESG funds will be used to continue the same important programs we funded last year. In total, CDBG and HOME funds support 13 housing and homeless programs. In addition, CDBG funds support our economic development, public service and property management programs. The table includes an estimate of how HUD funds will be distributed by program. The program budgets will be finalized after our HUD allocations are known.

(City FY18) Federal Program Year 2017 Budget (5.17.17)						
ESTIMATED						
Program	Description	CDBG Total	HOME	HOPWA	ESG	HUD TOTAL
3001	Existing Homeowner Rehab	\$ 4,579,883				\$ 4,579,883
3003	Homebuyer Financial Assist	\$ 1,209,235				\$ 1,209,235
3004	Homebuyer Technical Assist	\$ 1,009,489				\$ 1,009,489
3005	Housing Preservation	\$ 918,652				\$ 918,652
3006	Housing Production	\$ 422,275	\$4,142,478			\$ 4,564,753
3007	Lead Paint Abatement	\$ 459,552				\$ 459,552
3008	CHDO Operating Assistance	\$ -	\$ 212,501			\$ 212,501
3011	Tenants at Risk	\$ 165,146				\$ 165,146
3012	Homeless & Supportive Hou	\$ 987,819				\$ 987,819
3013	Housing for Persons with Aid	\$ -		\$2,300,000		\$ 2,300,000
3014	Grassroots	\$ 534,891				\$ 534,891
3015	Main Streets	\$ 1,533,097				\$ 1,533,097
3016	Restore	\$ 1,102,357				\$ 1,102,357
3017	Small Biz Assistance	\$ 502,228				\$ 502,228
3018	Business Technical Assistan	\$ 875,597				\$ 875,597
3020	Partners with Non Profits	\$ 770,397				\$ 770,397
3022	Property Disposition	\$ 64,000				\$ 64,000
3023	Brownfields Environmental	\$ 545,172				\$ 545,172
3024	Property Management	\$ 167,500				\$ 167,500
3025	Demolition	\$ 440,507				\$ 440,507
3027	Human Services	\$ 2,709,918				\$ 2,709,918
3028	Planning	\$ 437,410				\$ 437,410
3029	Administration	\$ 3,583,403	\$ 445,021			\$ 4,028,424
3031	Fair Housing	\$ 531,472				\$ 531,472
3034	Emergency Solutions Progra	\$ -			\$1,600,000	\$ 1,600,000
	New Program BHA choice	\$ 250,000				\$ 250,000
Grand Total		\$ 23,800,000	\$4,800,000	\$2,300,000	\$1,600,000	\$ 32,500,000

Projects

AP-38 Projects Summary

Project Summary Information

Table 3 – Project Summary

1	Project Name	Existing Homeowner Rehabilitation
	Goals Supported	Improve the quality of owner housing.
	Needs Addressed	Affordable Housing - Rehab of Existing Units
	Funding	
	Description	The project provides a combination of loans, grants, discount financing and technical assistance to Boston's homeowners to make needed property improvements.
	Target Date	7/1/17 to 6/30/18
	Estimate the number and type of families that will benefit from the proposed activities	1960 housing units
	Location Description	Citywide
	Planned Activities	Activities include small-scale rehab of owner occupied 1-4 family buildings and substantial rehab for senior homeowners.
3	Project Name	Homebuyer Financial Assistance
	Goals Supported	Increase rate of successful low-income homebuyers
	Needs Addressed	Affordable Housing - Rental & Homeownership
	Funding	
	Description	The project provides downpayment and closing cost assistance to graduates of approved homebuyer counseling courses.
	Target Date	7/1/17 to 6/30/18
	Estimate the number and type of families that will benefit from the proposed activities	150 homebuyers
	Location Description	Citywide

	Planned Activities	Enable Boston residents to become first-time homebuyers
4	Project Name	Homebuyer Technical Assistance
	Goals Supported	Increase rate of successful low-income homebuyers
	Needs Addressed	Affordable Housing - Rental & Homeownership
	Funding	
	Description	The project improves access to affordable housing for homebuyers and homeowners.
	Target Date	7/1/17 to 6/30/18
	Estimate the number and type of families that will benefit from the proposed activities	Workshops and courses (4,000 participants); foreclosure counseling (250 homeowners).
	Location Description	Citywide
	Planned Activities	The project provides homeowners and first-time homebuyers, especially low-income and minority homebuyers, with educational classes. Program also offers foreclosure counseling.
5	Project Name	Rental Housing Preservation
	Target Area	Citywide
	Goals Supported	Improve quality existing affordable rental housing
	Needs Addressed	Affordable Housing - Rental & Homeownership Affordable Housing - Rehab of Existing Units
	Funding	
	Description	This project preserves and increases the stock of affordable rental housing.
	Target Date	7/1/17 to 6/30/18
	Estimate the number and type of families that will benefit from the proposed activities	Preserve 279 rental units.
	Location Description	Citywide
	Planned Activities	This project preserves and increases the stock of affordable rental housing.

6	Project Name	Housing Production
	Goals Supported	Increase the supply of affordable housing
	Needs Addressed	Affordable Housing - Rental & Homeownership
	Funding	
	Description	Project makes funding available to assist non-profit and for-profit developers create new affordable rental and homeownership housing.
	Target Date	7/1/17 to 6/30/18
	Estimate the number and type of families that will benefit from the proposed activities	632 new units (54 ownership, 578 rentals)
	Location Description	Citywide
	Planned Activities	Project makes funding available to assist non-profit and for-profit developers to create new affordable rental and homeownership housing.
7	Project Name	Lead Paint Abatement
	Goals Supported	Increase the supply of lead safe housing
	Needs Addressed	Affordable Housing - Rehab of Existing Units
	Funding	
	Description	The project provides grants and loans to abate lead paint hazards in homeownership and rental housing occupied by low-income households with a child under age 6.
	Target Date	7/1/17 to 6/30/18
	Estimate the number and type of families that will benefit from the proposed activities	90 housing units deleaded
	Location Description	Citywide; prioritized for areas with high numbers and % of children with elevated blood lead levels.
	Planned Activities	The project provides grants and loans to abate lead paint hazards in homeownership and rental housing occupied by low-income families with a child under age 6.
8	Project Name	CHDO Operating Assistance

	Goals Supported	Support Community Housing Development Org (CHDO)
	Needs Addressed	Affordable Housing - Rental & Homeownership
	Funding	
	Description	The project provides HOME funds for the operating expenses of certified Community Housing Development Organizations (CHDOs) developing affordable housing.
	Target Date	7/1/17 to 6/30/18
	Estimate the number and type of families that will benefit from the proposed activities	Pending responses to a Request for Proposals
	Location Description	Citywide
	Planned Activities	Provide HOME funds for operating expenses to CHDOs that are owners, developers and/or sponsors of affordable housing that is HOME eligible.
11	Project Name	Tenants-At-Risk (CEDAC)
	Goals Supported	Prevent loss of subsidized housing stock
	Needs Addressed	Affordable Housing - Rental & Homeownership
	Funding	
	Description	The project supports low and moderate-income residents of HUD-financed multifamily rental properties to preserve their buildings, maintain affordable rents and build resident communities.
	Target Date	7/1/17 to 6/30/18
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	Citywide
	Planned Activities	The project supports low and moderate-income residents of HUD-financed multifamily rental properties to preserve their buildings, maintain affordable rents and build resident communities.
12	Project Name	Homeless and Supportive Housing

	Goals Supported	Provide Housing-Related Services to Homeless
	Needs Addressed	Housing-Related Services to Homeless
	Funding	
	Description	The program provides housing-related services to the homeless.
	Target Date	7/1/17 to 6/30/18
	Estimate the number and type of families that will benefit from the proposed activities	Permanent housing assistance: 1150 households; Supportive services: 2200 households.
	Location Description	Citywide
	Planned Activities	Programs provide housing-related services to the homeless primarily through federal McKinney Vento Homeless Assistance Act programs, as amended by HEARTH, in support of permanent and transitional housing, supportive services and leasing funds. CDBG funds are used for emergency rental assistance and ESG funds provide shelter operating costs, homeless prevention and services. See IDIS project 3034 for ESG.
13	Project Name	Supportive Housing for Persons with AIDS
	Goals Supported	Increase Housing Options for Persons with HIV/AIDS
	Needs Addressed	Supportive Housing for Persons with AIDS
	Funding	
	Description	The project provides housing related services to persons with HIV/AIDS. Provider contracts range between one and two years.
	Target Date	7/1/17 to 6/30/18
	Estimate the number and type of families that will benefit from the proposed activities	1025 households
	Location Description	Three-County (Suffolk, Norfolk, Plymouth) Eligible Metropolitan Service Area
	Planned Activities	HOPWA funds primarily provide tenant-based rental assistance, STRMU: short term rental, mortgage and utility assistance, and housing related supportive services to the almost 7,000 persons living with AIDS/HIV in the Boston EMSA.
14	Project Name	Grassroots

	Goals Supported	Support development of community gardens Reduce City's Inventory of Vacant Buildings & Land
	Needs Addressed	Brownfield Sites Redevelop city-owned vacant land and buildings
	Funding	
	Description	This project supports the development of community gardens on city-owned vacant land.
	Target Date	7/1/17 to 6/30/18
	Estimate the number and type of families that will benefit from the proposed activities	4 community gardens
	Location Description	Citywide
	Planned Activities	Development of community gardens on city-owned vacant land.
15	Project Name	Main Streets
	Target Area	Allston Village Main Street, Bowdoin/Geneva Main Street, Brighton Main Street, Chinatown Main Street Dudley Square Main Street, East Boston Main Street, Egleston Square Main Street Fields Corner Main Street, Four Corners Main Street, Greater Grove Hall Main Street Hyde/Jackson Main Street, Hyde Park Main Street, Mission Hill Main Street St. Mark's Area Main Street, Uphams Corner Main Street, Washington Gateway , Mattapan Square
	Goals Supported	Revitalize Business Districts Increase Employment Opportunities
	Needs Addressed	Employment Opportunities Revitalize Neighborhood Business Districts
	Funding	
	Description	The project provides assistance to 20 designated Main Street districts to support commercial districts by attracting new businesses and providing jobs to area residents.
	Target Date	7/1/17 to 6/30/18

	Estimate the number and type of families that will benefit from the proposed activities	Jobs created/retained: 500 New businesses opened: 150
	Location Description	Citywide
	Planned Activities	Provide financial and technical assistance through a four-point comprehensive approach to create and sustain the district's image: 1. Community organization; 2. Promotion; 3. Design; and 4. Economic restructuring to enhance the image of the business district and attract new consumers.
16	Project Name	ReStore
	Target Area	Citywide
	Goals Supported	Revitalize Business Districts Improve Neighborhood Storefronts
	Needs Addressed	Revitalize Neighborhood Business Districts
	Funding	
	Description	This project helps neighborhood business and property owners with storefront improvements to support and strengthen the local commercial areas.
	Target Date	7/1/17 to 6/30/18
	Estimate the number and type of families that will benefit from the proposed activities	120 storefronts
	Location Description	Citywide
	Planned Activities	Provide financial assistance to neighborhood businesses to undertake a variety of improvements such as: 1. Restoration of exterior finishes/materials; 2. Repair or replacement of storefront windows and doors; 3. New signage and lighting; 4. Removal of roll-down grills; and 5. Installation of awnings.
17	Project Name	Small Business Development & Loan Program
	Target Area	Citywide
	Goals Supported	Increase Employment Opportunities

	Needs Addressed	Employment Opportunities Revitalize Neighborhood Business Districts
	Funding	
	Description	
	Target Date	Resources to build a small business in Boston
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	Provide businesses and entrepreneurs with the tools and guidance to grow their bottom line, increase capacity, and thrive.
18	Project Name	Business Technical Assistance
	Goals Supported	Revitalize Business Districts Increase Employment Opportunities
	Needs Addressed	Employment Opportunities Revitalize Neighborhood Business Districts
	Funding	
	Description	Project provides managerial and financial products and services to small businesses that will create additional jobs or provide an expanded service to a low and moderate income area.
	Target Date	7/1/17 to 6/30/18
	Estimate the number and type of families that will benefit from the proposed activities	3900 business assisted
	Location Description	Citywide
	Planned Activities	Types of assistance include financial management, bookkeeping, inventory management and control, marketing, design assistance and legal assistance.
20	Project Name	Partners With Non-Profits
	Target Area	Citywide
	Goals Supported	Improve the Quality of Neighborhood Facilities

	Needs Addressed	Community Development - Public Facilities
	Funding	
	Description	The project provides funding to community based non-profit organizations to make physical improvements to their facilities.
	Target Date	7/1/17 to 6/30/18
	Estimate the number and type of families that will benefit from the proposed activities	30 neighborhood facilities
	Location Description	Citywide
	Planned Activities	Provide financial assistance to nonprofits to make capital repairs to improve the quality and/or accessibility of neighborhood facilities.
22	Project Name	Property Disposition
	Goals Supported	Reduce City's Inventory of Vacant Buildings & Land
	Needs Addressed	Redevelop city-owned vacant land and buildings
	Funding	
	Description	This project makes available city-owned land and buildings for redevelopment through a request for proposals.
	Target Date	7/1/17 to 6/30/18
	Estimate the number and type of families that will benefit from the proposed activities	Through the Neighborhood Home Initiative, 26 sites packages will be marketed.
	Location Description	Citywide
	Planned Activities	CDBG funded activities include non-personnel costs associated with the disposition of property for an eligible community development purpose. Examples include: appraisal, title search, marketing and signage.
23	Project Name	Brownfields Environmental Abatement
	Target Area	Fairmount Smart Growth Corridor & Neighborhood Home Initiative
	Goals Supported	Abate Brownfield Sites for Redevelopment
	Needs Addressed	Brownfield Sites Redevelop city-owned vacant land and buildings

	Funding	
	Description	This project investigates tests, analyzes and removes environmental hazards on tax foreclosed and surplus buildings and land to protect the public's health and safety and facilitate the redevelopment of the parcels.
	Target Date	7/1/17 to 6/30/18
	Estimate the number and type of families that will benefit from the proposed activities	100 environmental tests
	Location Description	Fairmount Corridor, NHI and Citywide
	Planned Activities	Boston's Brownfields program includes a model for prioritizing the City's inventory of brownfield properties that includes assessment, remediation, redevelopment and reuse.
24	Project Name	Property Management
	Goals Supported	Maintain City-Owned Buildings & Lots
	Needs Addressed	Redevelop city-owned vacant land and buildings
	Funding	
	Description	This program protects the public health and safety until permanent repairs, disposition or redevelopment of the property can be completed. CDBG funds are used for properties that are in low/mod areas or that will be part of a project providing a benefit to low mod persons. City operating funds are used for properties that are not eligible for CDBG funding.
	Target Date	7/1/17 to 6/30/18
	Estimate the number and type of families that will benefit from the proposed activities	Current Inventory: 27 buildings and 1250 parcels of land.
	Location Description	Low-mod areas citywide

	Planned Activities	This program makes needed emergency repairs, such as boarding, to prevent illegal entry on city-owned properties acquired through tax title foreclosure; and, readies city-owned properties for disposition. Repairs are done to ensure the safety of the occupants or abutters and to maintain the integrity of the structure.
25	Project Name	Demolition
	Goals Supported	Demolish Blighted Buildings
	Needs Addressed	Redevelop city-owned vacant land and buildings
	Funding	
	Description	This project demolishes blighted properties that pose a threat to public safety and are infeasible for rehabilitation.
	Target Date	7/1/17 to 6/30/18
	Estimate the number and type of families that will benefit from the proposed activities	1-2 buildings
	Location Description	Citywide
	Planned Activities	Demolish blighted buildings.
27	Project Name	Human Services (Office Workforce Development)
	Target Area	
	Goals Supported	Increase the Self-Sufficiency of Low-Income People
	Needs Addressed	Community Development - Public Services
	Funding	
	Description	This project targets programs and services aimed at employing people in career sectors that provide them with long-term economic stability.
	Target Date	7/1/17 to 6/30/18
	Estimate the number and type of families that will benefit from the proposed activities	3676 Individuals
	Location Description	Low income persons Citywide
	Planned Activities	A variety of programs to promote economic self-sufficiency.

28	Project Name	Policy Development & Research
	Target Area	Not Applicable
	Goals Supported	Provide Research & Reports
	Funding	
	Description	Policy Development and Research (PDR) supports DND with program development assistance, research and policy analysis, mapping and data services, as well as grant-writing and technical assistance on regulatory and compliance matters.
	Target Date	7/1/17 to 6/30/18
	Planned Activities	Preparation and submission of federally required plans and reports; oversee Boston's HUD required citizen participation process; provide research, analysis, maps and reports to support programs and special initiatives.
29	Project Name	Administration
	Goals Supported	Administration
	Funding	
	Description	Administration and Finance (A&F) manages DND's annual budget and provides oversight and management for a broad array of departmental responsibilities.
	Target Date	7/1/17 to 6/30/18
	Planned Activities	Manage the flow and efficient processing of federal funds to DND projects and programs; administer contracts for administrative and construction services; monitor conformity with affordability covenants placed on property developed with DND funds; maintain project records in accordance with state and federal regulations; provide administrative support and services to DND.
31	Project Name	Fair Housing
	Goals Supported	To foster inclusive, healthy, resilient and sustainable neighborhoods for all people through inclusive planning, affirmative housing marketing, fair lending initiatives, education initiatives, enforcement initiatives, and through partnerships, committees and taskforce groups.
	Needs Addressed	Community Development - Public Services
	Funding	

	Description	Through the Office of Fair Housing and Equity, this program increases housing choice through maintaining a database of housing availability, education and outreach, housing search assistance, policy development, enforcing fair housing laws, and ensuring the affirmative marketing of city assisted housing developments.
	Target Date	7/1/17 to 6/30/18
	Estimate the number and type of families that will benefit from the proposed activities	3,000 persons
	Location Description	Citywide
	Planned Activities	Five primary activities: 1. Investigating fair housing complaints and enforcing fair housing laws, 2. maintain database of public and private housing opportunities and provide housing search assistance, 3. Policy development and implementation, 4. Ensuring Affirmative Housing Marketing Plans of city assisted housing developments. 5. Provide education and outreach to increase housing choice and access.
34	Project Name	Emergency Solutions Grant (ESG)
	Goals Supported	Provide Housing-Related Services to Homeless
	Needs Addressed	Housing-Related Services to Homeless
	Funding	
	Description	This program works to reduce the number of homeless families and individuals.
	Target Date	7/1/17 to 6/30/18
	Estimate the number and type of families that will benefit from the proposed activities	160 Households rapidly rehoused
	Location Description	Citywide
	Planned Activities	Funding is used for Street Outreach, Emergency Shelter, Homelessness Prevention, Rapid Re-Housing and Homeless Management Information System (HMIS). See IDIS 3012 for other homeless and supportive housing programs.
	Project Name	Office Housing Stability
	Goals Supported	Prevent displacement of housing

	Needs Addressed	Community Development - Public Services
	Funding	
	Description	The Office of Housing Stability works to prevent displacement. Its mission to promote housing preservation and stabilization makes the Office of Housing Stability one of the first of its kind in the nation.
	Target Date	7/1/17 to 6/30/18
	Estimate the number and type of families that will benefit from the proposed activities	Landlords/tenants served = 3300 Evictions prevented = 225
	Location Description	Citywide
	Planned Activities	Housing Crisis Support; Tenants and Landlord Information; Program and Resource Development; Advocacy and Policy.

AP-50 Geographic Distribution – **91.220(f)**

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Unless otherwise specified, all of Boston's HUD-funded housing and community development programs are generally available to eligible low and moderate-income persons citywide. Certain programs have funding restrictions associated with a particular funding source that impose geographic restrictions. Also, CDBG-funded projects or programs such as Grassroots that rely on the Low-Mod Area (LMA) National Objective must be located within a primarily residential area in which more than 51% of residents have incomes below 80% of the Boston metropolitan area median income.

Rationale for the priorities for allocating investments geographically

The Main Streets program is targeted to 20 neighborhood commercial business districts. CDBG funds (\$1.5 million in PY17) are used for the 16 Main Street Districts that are located in qualified LMA areas. These are designated as Local Target Areas in the Consolidated Plan. The remaining 4 districts are funded with other (non-Federal) resources.

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 funds were competitively awarded by HUD specifically for this area.

CDBG Neighborhood Revitalization Strategy Area (NRSA):

HUD encourages CDBG Entitlement grantees to develop and implement NRSAs as described in the consolidated plan regulations at 24 CFR 91.215(g). NRSA designations provide greater flexibility in the use of CDBG resources, including Section 108 Loan Guarantee program funds. HUD requires that designation of a NRSA be included in a grantee's consolidated plan submission or submitted in an annual action plan.

1. The Quincy Corridor Choice Neighborhoods area was designated as an NRSA in Program Year 2011 and HUD approved continuing the NRSA designation for the entire 5-year period covered by the current Consolidated Plan, through 6/30/18.

2. DND will request designation of the Boston Housing Authority's Whittier Choice target area as an NRSA through the end of the grant period, 9/30/2023. The City committed a total of \$1.6 million in CDBG funds to BHA's Whittier Choice project and committed to designating the area a NRSA. More on that project is in the public housing section.

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.

HOPWA funds are available to service providers throughout the three-County (Suffolk, Norfolk, Plymouth) Eligible Metropolitan Service Area, but as most of the persons living-with HIV/AIDS are within the City of Boston, most of the funded programs are located there as well.

Maps of these geographic target areas are included in the Appendix.

Discussion

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.

HOPWA funding allocations are prioritized to ensure that the resources are targeted to communities with the greatest need based on the number and incidence rate of cases of persons living with HIV/AIDS, the availability of affordable housing and supportive services, and the number and percentage of eligible low and moderate income persons with HIV/AIDS.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The primary focus of each of Boston's Annual Action Plan (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. In October 2014, Mayor Martin J. Walsh released **Housing a Changing City: Boston 2030**, the administration's housing plan. By the year 2030, Boston's population will reach more than 700,000 residents, a number the city has not seen since the 1950's. **Housing 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: http://dnd.cityofboston.gov/#page/Boston_2030

As required by HUD, the City calculates affordable rents and income limits. See the charts in the Appendix section of this Plan.

One Year Goals for the Number of Households to be Supported	
Homeless	92
Non-Homeless	424
Special-Needs	125
Total	641

Table 4 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	217
The Production of New Units	87
Rehab of Existing Units	227
Acquisition of Existing Units	110
Total	641

Table 5 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

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>

Actions planned during the next year to address the needs of public housing:

The Boston Housing Authority (BHA) and the Department of Neighborhood Development (DND) worked collectively to submit a second Choice Neighborhoods application for \$30 million to redevelop the Whittier public housing development and the surrounding neighborhood. In December 2016, HUD selected the Whittier application for an award of \$30 million. DND committed \$1.6 million in CDBG funds to assist with the Neighborhood component of the Whittier Transformation Plan. DND and the BHA will obtain HUD approval to designate the neighborhood as a Neighborhood Revitalization Strategy Area (NRSA). The NRSA designation provides some additional flexibility in the use of CDBG funds in the designated area. The \$30 million grant will leverage an additional \$260 million in private and public funds to transform Whittier Street and the surrounding community by providing educational and economic opportunities for low income residents and investing in community amenities and in that will improve the quality of life for all residents in the lower Roxbury neighborhood. For more information: <http://www.bostonhousing.org/en/Departments/Planning-and-Real-Estate-Development/Mixed-Finance-Development/Whittier-Choice-Neighborhood-Initiative.aspx#structure>

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. The link above provides access to the Plans and other documents.

The BHA has a \$2 billion redevelopment pipeline, one of the most ambitious development initiatives in its 75-year history. The BHA has designated developer partners for one-to-one replacement of 2,453 units of distressed public housing, as well as for the creation of more than 2,000 new units of mixed income housing. Other key roles of the department are 1) to enhance the BHA's outreach and links to residents and the larger community, 2) to administer the BHA's Agency Plan process, and 3) to run the BHA's Energy and Water Conservation Program.

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's Department of Neighborhood Development has also supported the BHA's applications to HUD for funding under the HOPE-VI, Resident Opportunity Self Sufficiency (ROSS) and other programs targeted to serving public housing residents. 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 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).

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not Applicable.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The success of the City's efforts to reduce homelessness over the longer term will require that all placements into permanent housing are sustainable over time, providing the kind of support services that aid clients in addressing the root problems that led to their homelessness. Without these services, some recently re-housed people will drift back toward homelessness, only to repeat the cycle.

The City also recognizes that these services must reflect the diversity of issues that lead to homelessness: some clients will require workforce skill development and job placement; others may need medically-based support services; and still others will need services to gain access to the right income support programs. The City's efforts to end homelessness will include ensuring that appropriate support services are attached to as many homeless placements as possible, either as mobile client-linked services, or as development-based services. The City will work with HUD and technical service providers to ensure that clients served with CoC resources are linked to appropriate mainstream benefits to support their health and success in housing, such as those resources made available through the Affordable Care Act.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City is working with a vendor to create a new Coordinated Access platform to streamline Boston's approach to helping homeless individuals' access housing and services. This technology is a key deliverable on the Walsh Administration's **Action Plan To End Chronic Homelessness Among Individuals in Boston**. The federal government defines a person experiencing chronic homelessness as an individual with a disabling condition who has been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years.

Currently, subsidized housing resources and data about Boston's homeless individuals are scattered across many different agencies and systems, and the process to access this information can be difficult to navigate. The new system will be designed to be simple to use, and will integrate these disparate data sources and resources. The Coordinated Access System (CAS) will provide an easy-to-use interface

for housing providers and staff to input information about available housing units and assistance programs. By streamlining information in a way that accounts for the unique needs and vulnerabilities of homeless individuals, the new system will make it possible for people with the highest barriers to stability to find housing with the appropriate supports much more efficiently.

The CAS will include a tool for housing navigators to match at-risk and chronically homeless people with well-matched housing options. In addition, the platform will have a mechanism to notify caseworkers, providers, and clients which options have been suggested and a simple means for those offers to be accepted or rejected. A pilot iteration of the application is expected to launch before the start of the new plan year on July 1st, with continued refinements to the tool to follow.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency Shelter: Boston currently has 4429 year-round emergency shelter beds. 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 (TH): Boston currently has 1709 year-round transitional housing units/beds. At this time, the City does not have any unmet need for additional transitional housing units/beds. The Boston CoC is encouraging existing TH programs to reallocate CoC funding towards the creation of Rapid Re-housing (RR) programs for homeless families. In the 2014 CoC competition, the CoC successfully worked with 2 TH providers to reallocate funding to Rapid Rehousing for homeless families; it is expected that the number of TH beds will decrease as a result of this effort.

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

In 2014, the CoC reallocated two CoC-funded projects to RR that will serve 51 family households. The CoC plans to continue this strategy as allowed by HUD through upcoming funding opportunities.

Rapid Re-Housing and Diversion: Currently, the CoC assists 935 Adults, 427 children for a total 1362 persons served in Rapid Rehousing (RR) programs. The CoC has a RR Demo Project but this is not counted as it is categorized as Transitional Housing.

In 2014, the CoC reallocated at least two projects to Rapid Rehousing (RR) that will serve 40 households and at least one more in 2015 for total of 80 served. Currently, ESG funded RR projects serve over 400 households and will only have a modest increase in 2015 because 92% of ESG funds are currently used for vital RR and Homeless Prevention (HP) programs and there is very little room for expansion. The City of Boston recently made a \$400,000 award using City funds to expand a RR program that serves non-emergency assistance eligible families. In addition, the Massachusetts Department of Housing and Community Development (DHCD) is rapidly re-housing homeless families from hotels and motels into permanent housing. These two programs will count for the increase of 107 served in 2014 and 50 more in 2015. Additionally, the CoC coordinates with Volunteers of America (VOA) to serve veteran families with RR assistance.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Boston's shelters should be the housing option of last resort but they're often used as a housing solution for institutions or communities without housing solutions of their own. These feeder systems need to be better managed and coordinated with Boston and its shelters to prevent as many unnecessary shelter placements as possible.

The State's criminal justice and social service systems can generate demand for emergency shelter in Boston, especially when people are released from institutional settings without sufficient housing support. The City, the provider community, and State and Federal agencies must work together to better manage discharges from these institutional settings.

The goal for this population is to develop and execute shelter diversion agreements with key Federal and State institutions, prioritizing veterans, the mentally ill, ex-offenders, and youth in order to reduce the number of discharges directly from institutions to emergency shelter. To achieve this goal, the City will undertake an analysis of which State / Federal systems are generating the greatest number of shelter placements, particularly extended stay placements, including quantification of the number of discharges from institutions of care to emergency shelter. Engagement with those systems that are the biggest sources of new entry or re-entry into the City's homeless shelter system and the execution of formal agreements regarding outplacements of their clients so as to divert discharges directly to shelter is critical to lowering unnecessary shelter placements.

Homeless Prevention: In 2014, 36% of the ESG budget was spent on Homelessness Prevention (HP). ESG funding for HP Programs increased to support the key initiatives outlined in the CoC Strategic Plan and has focused on two key areas; eviction prevention for subsidized tenants and property management/owner involvement in homelessness prevention planning and programming. In addition, the City of Boston has dedicated \$200,000 of City funds for this initiative.

AP-70 HOPWA Goals – 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	72
Tenant-based rental assistance	56
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	128

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

High Land Costs and Lack of Available Land: Among the most significant barrier to the development of affordable housing in the City of Boston and throughout the Boston metro area is the high cost of land. For example, according to the Lincoln Land Institute's (<http://www.lincolninst.edu/subcenters/land-values/metro-area-land-prices.asp>) most recent data, land costs account for 60.7% of the cost of building housing in Metro Boston compared to just 36.7% in nearby Providence, Rhode Island and 19.2% in Hartford, Connecticut.

Actions planned 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

One of the ways the City of Boston has addressed the high cost of land is by providing city-owned (tax foreclosed) land and buildings at nominal costs for the development of affordable housing. This helps to address both the supply and cost of buildable land.

High Construction Costs: The high cost of labor and materials are another significant barrier to the production of affordable housing in Boston. This obstacle has proven more intractable in part due to state prevailing wage and Federal Davis-Bacon Act requirements that apply to most housing developments assisted with either CDBG or HOME funds. The City does require construction contracts to be competitively bid and expects costs to be within a reasonable range based on the costs for comparable projects. On larger development projects, construction bids are often currently coming in above estimated costs due to the approximately two years that elapses between the predevelopment period and the actual bidding of a project.

Discussion

Chapter 40-B: One of the most significant tools for encouraging affordable housing development in Massachusetts is the state law known as Chapter 40-B. Chapter 40B is a state statute that enables local Zoning Boards of Appeals (ZBAs) to approve affordable housing developments under flexible rules if at least 20-25% of the units have long-term affordability restrictions. Also known as the Comprehensive

Permit Law, Chapter 40B was enacted in 1969 to help address the shortage of affordable housing statewide by reducing unnecessary barriers created by local approval processes, local zoning, and other restrictions.

The goal of Chapter 40B is to encourage the production of affordable housing in all cities and towns throughout the Commonwealth and many communities have used it to negotiate the approval of quality affordable housing developments. The program is controversial, however, because the developer (a public agency, nonprofit organization or limited-dividend company) has the right to appeal an adverse local decision to the State in communities with little affordable housing (less than 10% of its year-round housing or 1.5% of its land area). Boston is one of only 43 municipalities (out of the 351) in the Commonwealth that have met or exceeded this 10% threshold. Approximately 18% of Boston's housing stock meets the Chapter 40-B definition of affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction

Please see below for our actions to address these areas.

Actions planned to address obstacles to meeting underserved needs

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 coming year, Boston will continue to advocate for additional funding for federal programs such as CDBG, HOME, Section 202, 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 will aggressively pursue all available resources for housing and community development.

Actions planned to foster and maintain affordable housing

In order to ensure the continued coordination of the City's housing efforts, Mayor Walsh created a Housing Task Force charged with creating a response and operation plan to meet Boston's housing challenges, including increasing the supply of housing, increasing the supply of housing for elderly and low-income households and incentivizing developers to build quality affordable housing. **Boston 2030** Housing Plan is the result of the Task Force work.

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 already far exceeds that target; affordable housing represents nearly 20 percent of our existing stock and 30 percent of all new

housing production since 2000. With more than 52,000 affordable units, Boston has more than 20 percent of the state's affordable housing, even though the city hosts just over nine percent of the state's population.

Actions planned to reduce lead-based paint hazards

The City of Boston has made great strides in its efforts to eliminate childhood lead poisoning in Boston. While the number of children under age 6 with elevated Blood Lead Levels (EBLLs) has been reduced by 95% in the past 15 years, there is still work to be done. The abatement of lead in existing housing units is an important part of the City's strategy for addressing an impediment to fair housing faced by low-income families with children.

The City developed a four-pronged strategy for reducing the number of housing units containing lead-based paint and increasing the inventory of lead-safe housing especially for low and moderate income families:

1. Housing Production - requiring lead safe units in City supported development plans.

2. Enforcement - The City's Inspectional Services Department, Office of Fair Housing and Equity, and the Boston Public Health Commission's Childhood Lead Poisoning Prevention Program conduct housing inspections and investigations, identify units that are non-compliant with Massachusetts Lead Laws and take enforcement actions as needed.

3. Abatement - DND's Home Center Division administers Boston's nationally recognized **Lead Safe Boston** program. The program utilizes HUD and state funds to assist the abatement of lead hazards in existing housing. Boston was awarded \$3.325 million under HUD's FY15 Lead Hazard Control Grant competition. The funds will be used over a 36-month period.

4. Outreach & Education - Outreach and education is necessary to increase awareness that lead remains an issue that is linked by reputable studies to health inequities, educational achievement gaps, violence, and housing discrimination. This awareness can make our housing stock healthier and safer by motivating owners to de-lead privately, seek out de-leading resources, take advantage of "do-it-yourself" de-leading trainings offered by the Boston Public Health Commission, thereby reducing discriminations and increasing housing access.

Actions planned to reduce the number of poverty-level families

Action for Boston Community Development (ABCD) is Boston's antipoverty agency providing innovative programs that help empower individuals, families, and communities in Boston to overcome poverty, live with dignity, and achieve their full potential. ABCD served more than 95,000 low-income Greater Boston residents last year through its city-wide network of neighborhood-based organizations. ABCD's neighborhood network of Area Planning and Action Councils, Neighborhood Service Centers, and Head Start sites allow the agency to reach residents of every Boston neighborhood, offering a front door to the wide array of services available.

For more information on ABCD, visit: <http://www.bostonabcd.org/>

The City provides extensive funding for anti-poverty activities through the **Mayor's Office of Workforce Development (OWD)**. The primary focus of OWD is to enable competitive workforce development initiatives and policies to put Boston's youth and adults on career paths toward economic security. While OWD continues to support adult basic education, ESOL and Hi-set related programs, OWD stresses the importance of collaboration with the city's workforce development and education initiatives, with an overall emphasis on empowering Bostonians to fulfill their educational and employment aspirations.

Approximately \$2.7 million in CDBG funds for PY17 will support programs and services that support OWD's mission.

For more information visit: <http://owd.boston.gov/>

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). For more information on the Boston Tax Help Coalition, visit: <http://www.bostontaxhelp.org/>

Actions planned to develop institutional structure

Community Development Corporations/Community Housing Development Organizations

(CDCs/CHDOs): 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.

The Boston Main Streets Foundation (BMSF) was established to support the very important work of the individual Main Street organizations. Each Main Street organization is a small independent non-profit with one or one and a half paid staff people. The Boston Main Streets Foundation provides the opportunity for the Main Street organizations to apply for grant support twice per year. These "Innovation and Impact Grants" spark new, innovative and scalable outcomes in Boston's Main Streets neighborhoods, empowering Main Streets organizations to produce new & improved results and leveraging funders' contributions to maximize resources & impact. Also, in partnership with funders and the City of Boston, the BMSF issues "Challenge Grants" to the local BMS districts seeking their individual or collaborative proposals to receive funding to address a specific need or opportunity. In addition, the Foundation provides a vehicle to pursue creative joint fundraising opportunities.

The Boston Home Center is a one-stop shop offering information on a range of programs and services available in Boston such as:

- Information and registration for homebuyer education classes and counseling.
- Information on credit counseling and repair.
- Information on and referral to the various loan/grant programs offered to purchase or repair a home.
- Applications for various properties being marketed by the City to income-eligible, first-time homebuyers.
- General education pamphlets on technical and financial issues surrounding the purchase, deleading or repair of a home.
- Information on and referral to foreclosure prevention services.
- Information on lending and home repair programs including deleading
- Information on predatory mortgage lending practices.

Actions planned to enhance coordination between public and private housing and social service agencies

The Boston CoC's governing body is the CoC Leadership Council (LC). The LC was formed in 2008 as part

of a statewide effort to prevent and end homelessness. The Mayor appointed LC members after conferring with leaders from the provider, business, consumer, philanthropic and faith communities. The LC directs CoC and Network activities including HMIS implementation and has responsibility for developing and implementing Boston's plan to prevent and end homelessness. The LC has adopted a Conflict of Interest policy and makes decisions through consensus or vote-taking when consensus cannot be reached.

Boston has long been a national leader in the area of housing. Today, Boston is a rapidly shifting city, which required a new plan to ensure that all Bostonians have access to the right kind of housing. More families are living downtown; more workers are choosing to avoid suburban commutes by living closer to their jobs in Boston; and we have a rapidly growing workforce that is young and well-educated that can drive the city's innovation-based economy forward. At the same time, Boston will also see a rising number of seniors in the coming years, particularly because so few Bostonians (only 20%) move away when they retire. Boston is a city that is getting both younger and older at the same time. In response to these trends, **Boston 2030** targets are to help create 53,000 new units of housing at a variety of income levels across the city:

- 44,000 units of housing for the workforce
- 5,000 units of housing for our senior citizens
- 4,000 units to stabilize the market and bring rents and housing prices under control.

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 and clean-up 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. New procedures and technology (Salesforce) are in place to insure on-going compliance. The Boston Housing Authority and DND have been operating under a memorandum of agreement regarding HQS for units subject to inspection by both agencies.

Small and Local Business Enterprise Office(SLBE): The City has a separate SLBE 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/>

In March 2015, Mayor Martin J. Walsh signed an Executive Order creating the **Veteran-Owned Small Business Development Initiative (VOSB)**, aimed at increasing participation of veteran owned small businesses in City contracting opportunities. The SLBE will conduct outreach to identify Veteran Owned Small Businesses (VOSB) that may benefit from this initiative. The office will encourage businesses to verify their status as a VOSB by signing up at www.vetbiz.gov, and provide registered VOSBs with information and education regarding City contracting needs and policies.

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.

<http://www.cityofboston.gov/fairhousing/fairhousing/>

DND and the Boston Housing Authority, in consultation with the Office of Fair Housing and Equity, are undertaking a new planning process, the Assessment of Fair Housing (AFH). The planning is required for cities that received HUD funds to evaluate four fair housing issues and identify key priorities and goals for the City and the community to work together to support fair housing . In turn, the priorities will help guide how the City invests HUD resources. More information is available here:

www.boston.gov/dnd/assessment

1. Patterns of integration and segregation;
2. Racially or ethnically concentrated areas of poverty;
3. Disparities in access to opportunity; and
4. Disproportionate housing needs.

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.

Performance Monitoring:

HUD CAPER: As part of its preparation of the narratives of its annual Consolidated Annual Performance and Evaluation Report (CAPER), the Department of Neighborhood Development conducts an assessment of its progress in meeting the goals and objectives outlined in the Consolidated Plan and its progress in meeting the proposed accomplishments in the annual Action Plan. A draft report is issued for a 15-day public comment period each year in mid-September.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

The City does not plan to use any forms of investment other than those described in 24 CFR Sec. 92.205(b).

- 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

The City will enforce the resale requirements through an Affordable Housing Covenant that will constitute deed restrictions and covenants running with the land for a period of 30 years (“Deed Restrictions”) for assisted housing units. The Deed Restrictions includes a formula to determine maximum resale price, an option to purchase on the part of the City and financial penalties if the property is not sold in compliance with the requirements of the covenant.

The City and the Commonwealth of Massachusetts’s Department of Housing and Community Development have a joint Affordable Housing Covenant that applies to HOME funded housing units. The covenant is currently under review by HUD.

- 3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

Maximum Resale Price

The “Maximum Resale Price” for the HOME-assisted units shall be determined according to the following formula:

1. The consideration paid for the HOME Units as specified in the Deed to the Owner of the unit increased by three percent (3%) per annum, compound annually, plus
2. The actual cost of other capital improvements made to the HOME-assisted unit, not to exceed one percent (1%) per year of the consideration paid for the HOME-assisted unit; plus;
3. The amount of the real estate agent fee, up to an amount not to exceed three percent (3%) of the sum of (I) and (II) above and provided that such expense is documented.

This formula will ensure that the original HOME-assisted unit owner receives a fair return on their

investment. The Seller is not guaranteed the maximum resale price. The Maximum Resale Price is the highest sale price allowed in accordance with the Affordable Housing Covenant. Actual market conditions may restrict the sale price to less than the allowed Maximum Resale Price.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not anticipate using any HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds. In the event that it becomes necessary to refinance such existing debt, the City will seek HUD's prior approval as needed on a case-by-case basis. In any case, the primary activity must be rehabilitation.

Soliciting HOME funded applications

DND's Neighborhood Housing Development Division solicits funding request proposals for HOME assistance, as well as other available resources, from Developers through a Request for Proposals (RFP) competitive process. The Funding RFP details criteria for funding that aligns with program requirements and identified housing needs for the City of Boston. Funding decisions are made in advance of the States consolidated funding round for HOME, HSF, HIF, LIHTC, and other resources that assist with the development of affordable housing for families, individuals, the elderly.

The City of Boston, has established Funding Priorities, based on the goals outlined in **Housing Boston 2030**. Proposals are expected to fall under at least one of the priority criteria:

- Affordable housing developments that utilize City owned land.
- Affordable housing developments targeting a mix of incomes: from units for homeless households, to units targeted and restricted to incomes representative of Boston's workforce.
- Projects creating new affordable units in high-cost neighborhoods
- Affordable housing developments that provide units that serve the chronically homeless, disabled community, vulnerable or special needs populations, elders, veterans, artists, aging out youth, etc., (information on appropriate services or amenities must be provided).
- Affordable housing developments that have reduced costs below the per unit limits and may move into development/construction more quickly.

- Acquisition of unrestricted housing developments in order to stabilize the tenancies, and provide long term affordability for a mix of incomes (i.e. unrestricted properties).
- Developments that are at risk of losing their affordability within 5 Years. Proposals must score in accordance with the states matrix as very high risk (Preservation Projects Only).

Proposals that target the homeless or other targeted populations, such as homeless veterans or elders, may also be considered for funding on a rolling basis.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

ESG written standards are included in the Appendix.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The City currently utilizes its HMIS as a coordinated assessment. As part of Boston's participation in the USICH – sponsored 25 Cities Initiative, the CoC has convened a Leadership Team that is working in conjunction with Community Solutions to develop and adopt a Coordinated Assessment and Housing Placement (CAHP) tool to allow for matching functionality. Boston may modify Community Solution's existing PMCP tool for use in the initial pilot of the coordinated assessment system, which will focus on housing homeless individual veterans. The City is also considering building its own CAHP for the initiative that will allow for population of data from its existing HMIS system. The Leadership Team anticipates a final decision on which CAHP system to adopt within the next two weeks, allowing for a community launch of system framework by early July. The second phase of implementation will encompass the customization of the CAHP system for inclusion of all CoC-funded programs.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

DND issues a request for proposals (RFP) that includes a set of ranking criteria that carry a point value. These criteria include:

1. Project Description (which includes a description of the outreach, referral and intake process, of the population to be served and their needs, and the participation selection process)
2. Organization Experience and Capacity
3. Coordination and Collaboration

4. Outcomes
5. Data Collection
6. Program Budget (including verification of match requirements)A panel of DND staff rate and rank each proposal according to the criteria and then make funding recommendations to the DND Director and the Leadership Council of the Boston CoC (the lead agency for the Boston CoC).

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

We meet this requirement.

5. Describe performance standards for evaluating ESG.

DND utilizes four types of performance standards for evaluating ESG activities.

1. The first is the executed contract between DND and the sub-recipient. The contract includes the ESG regulations, a scope of services that describes the program, the provision of services, the process for the distribution of cash assistance (if applicable), and the program budget and outcome measures. If the sub recipient is out of compliance with any of the provisions of the contract, DND can terminate the funding.
2. The second is the monthly or quarterly payment request process. Through this process we make sure that the funds are being spent in a timely manner, are being used for a eligible activities (including activities that were described in the scope of work), and the proper back-up documentation is being submitted to support the costs as requested.
3. The third way is through semi-annual reports that include the number served, spending and progress on outcomes.
4. The fourth way is through monitoring site visits. DND has an existing monitoring tool that is used for the Emergency Shelter Grant Program that will be adapted for the Emergency Solutions Grant Program. It is our intention to conduct our initial monitoring visit after the program has been operational for at least 3 months.

HOPWA - Selection Project Sponsors

DND follows a publicly available Request for Proposals (RFP) procurement process for all new funding at the Agency. This opportunity is available to all non-profit organizations. Advertisements are placed in the Boston Herald, the City Record, the Goods and Services Bulletin and are posted on the City's website. Outreach is conducted via an email list serve to all current CoC members, HOPWA recipients and Aid Service Organizations (ASOs).

HOPWA applicants are graded on the strength of their proposals, with preference given to existing providers so as not to disrupt continuity of service delivery to HOPWA-eligible clients.