

**CITY OF BOSTON**  
**Action Plan**  
**Program Year 2014**  
July 1, 2014 – June 30, 2015

**Issued April 15<sup>th</sup> for Public Comment**



**Martin J. Walsh, Mayor**

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

# CITY OF BOSTON – PY14 ACTION PLAN

## TABLE OF CONTENTS

<b>Page Number</b>	<b>Section</b>
<b>1 - 13</b>	<b>AP-05 Executive Summary PR-05 Lead Agency AP-10 Consultation AP-12 Participation</b>
<b>14 - 25</b>	<b>AP-15 Expected Resources</b>
<b>26 - 56</b>	<b>AP-20 Annual Goals &amp; Objectives (pages 26-34) AP-38 Projects (pages 35-54) AP-50 Geographic Distribution (pages 55-56)</b>
<b>57 - 63</b>	<b>AP-55 Affordable Housing AP-60 Public Housing AP-65 Homeless and Other Special Needs Activities AP-70 HOPWA Goals</b>
<b>64 - 72</b>	<b>AP-75 Barrier to Affordable Housing AP-85 Other Actions</b>
<b>73 – 78</b>	<b>AP-90 Program Specific Requirements: CDBG, HOME, ESG</b>
	<b>Appendix</b> <b>Action Plan Reference Maps (1-7)</b>

## Executive Summary

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

#### 1. Introduction

Boston receives an annual entitlement 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. 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 (7/1/14 to 6/30/15).

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.

A note about the Program Year 2014 budget, while the grant amounts from the four allocations are final, the **program income** amount **estimates** the repayment of prior years grant funds by recipients during the upcoming year. And, the **roll forward** amount is also an **estimate** of the amount of grant funds that remain unused (as of 6/30/14) from prior budget year/s.

#### 2. Summarize the objectives and outcomes identified in the Plan

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, known in the past as **Leading the Way** Initiatives. **Leading the Way** concluded in December of 2012. Newly elected Mayor Walsh assembled a Housing Task Force and a new four-year housing plan is expected early this summer and will be incorporated to the existing Plans.

### 3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Under the "**Leading the Way**" housing strategy, more than 20,000 units of housing were added to Boston's housing stock between 2000 to 2010, including 6,100 new affordable housing units, of which nearly 500 units were set-aside for the homeless. This remarkable achievement is the equivalent of adding an entire new neighborhood with almost the same total number of housing units as existed in Boston's Roxbury neighborhood before "**Leading the Way**".

Detailed reports on the City's past performance are available in several places:

**Leading the Way** reports:

[http://www.cityofboston.gov/dnd/pdr/leading\\_the\\_way.asp](http://www.cityofboston.gov/dnd/pdr/leading_the_way.asp)

**HUD Consolidated Annual Performance and Evaluation Reports (CAPER)**

<http://www.cityofboston.gov/dnd/pdr/CAPER.asp>

**Boston About Results (BAR)** Scorecard for the Department of Neighborhood Development

[http://www.cityofboston.gov/bar/scorecard/details\\_ie8.html?contextId=100435040618495&isExternal=external](http://www.cityofboston.gov/bar/scorecard/details_ie8.html?contextId=100435040618495&isExternal=external)

### 4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Two citywide public hearings were held soliciting citizen input to the development of the plan. Section AP-12 of this Action Plan includes a detailed summary of our efforts to solicit comments.

5. **Summary of public comments** - Please see attachment in the Appendix

6. **Summary of comments or views not accepted and the reasons for not accepting them**

Please see attachment in the Appendix

### 7. Summary

Please see attachment in the Appendix

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

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

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

Table 1 – Responsible Agencies

### Narrative (optional)

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 carried out directly by the Department of Neighborhood Development.

The City's CDBG-funded Human Service programs are administered by the Boston Redevelopment Authority's Office of Jobs and Community Services. The City's housing counseling program is administered by the City's Rental Housing Resource Center. The fair housing program is administered by the Boston Fair Housing Commission within the Office of Fair Housing and Equity. The Regional Housing Opportunity Clearing Center (Metrolist) is administered by the Office of Fair Housing and Equity

### Consolidated Plan Public Contact Information

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

**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 five program divisions (Neighborhood Housing Development, Supportive Housing, Office of Business Development, Boston Home Center and Real Estate Management and Sales) and the City's three sub recipient agencies (Office of Jobs and Community Services, Office of Fair Housing and Equity, and the Rental Housing Resource Center), to develop a draft Action Plan, including proposed funding allocations and accomplishments for each program.

On April 14th, the Draft Action Plan was issued for a 30-day public comment period as described in the City's Citizen Participation Plan

[http://www.cityofboston.gov/images\\_documents/Citizen\\_Participation\\_Plan\\_140206\\_tcm3-25324.pdf](http://www.cityofboston.gov/images_documents/Citizen_Participation_Plan_140206_tcm3-25324.pdf)

PD&R held a public hearing (April 29th) on the draft Action Plan and reviewed all of the comments and testimony received at the hearing or during the public comment period and prepared a final draft Action Plan for submission to HUD. Once the Action Plan is approved by HUD, it is made available to the public and posted on DND's web site [http://www.cityofboston.gov/dnd/pdr/Action\\_Plan.asp](http://www.cityofboston.gov/dnd/pdr/Action_Plan.asp)

### **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 Office of Jobs and Community Services, 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.**

DND convenes and participates in a number of Working Groups, Sub-committees and Advisory Groups around specific homeless and at-risk populations that brings together shelter providers, prevention providers, housing providers and agencies who have experience providing Homelessness Prevention, Rapid Re-housing and Emergency Shelter services. Examples of this include the Long-term Stayers Working Group, the Homeless Elders Working Group and Homeless and At-Risk Veterans Advisory Group.

**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, HOPWA and NSP funds. The Neighborhood Housing Development (NHD) Division at DND includes staff that administers these funds, develops the affordable housing production and preservation agenda, and is responsible for the implementation of the many aspects of the Consolidated Plan and the Mayor's **Leading the Way** Housing Plan for the City of Boston. Therefore, the Supportive Housing Programs and the Mainstream HUD programs work hand-in-hand to develop and implement the Consolidated Plan and the **Leading the Way** 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 DND resources must be set aside for homeless households.

ESG funding for homeless prevention programs increased the last two program years 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.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities.**

1	<b>Agency/Group/Organization</b>	<b>Allston Village Main Streets, Inc.</b>
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Testimony by Allston Village Main Streets and other Main Streets organizations at Action Plan public hearings. Mayor Walsh has agreed to increase City funding for all 20 Main Streets.
2	<b>Agency/Group/Organization</b>	<b>URBAN EDGE</b>
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Testimony by Urban Edge and other CDC's encouraged the City to continue to provide HOME funds for CHDO operating expenses and to continue to fund foreclosure counseling.
3	<b>Agency/Group/Organization</b>	<b>Boston Fair Housing Commission</b>
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Boston's Fair Housing Commission submitted written comments on the draft Action Plan recommending that we add education and outreach as a fourth "prong" to our strategy for increasing the amount of lead safe housing. We have adopted the recommendation.
4	<b>Agency/Group/Organization</b>	<b>Pine Street Inn, Inc.</b>
	<b>Agency/Group/Organization Type</b>	Services-homeless



<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pine Street Inn submitted extensive written comments on the draft action plan, We greatly appreciate their input and suggestions. We will follow-up with HUD regarding their coment on the ESG written standards. These requirements may not be able to be waived but we will inquire.

Table 2 – Agencies, groups, organizations who participated

**Identify any Agency Types not consulted and provide rationale for not consulting**

We did not do extensive outreach and consultation with social services agencies for this Action Plan because this is a renewal funding year for our CDBG-funded social service programs. Only existing grantees are permitted to apply this year. We will conduct a more extensive consultation process with these agency types prior to the next open and competitive funding round next year.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Boston Department of Neighborhood Development	They are very closely aligned. The City of Boston is the applicant for both the Continuum of Care and Action Plan funds. The Continuum of Care is an integral part of each year's Action Plan

Table 3 – Other local / regional / federal planning efforts

**Narrative (optional)**

The organizations listed here are a representative sample of the organizations participating in this year's citizen participation and consultation process. A complete list of the organizations providing testimony is provided elsewhere in this Action Plan.

## 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

The citizen participation process began with a citywide public hearing held by DND on March 6th at the Boston Public Library in Copley Square 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 562 subscribers and a mailing was sent to approximately 200 organizations and individuals on a mailing 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.

The draft Action Plan was issued for a 30-day public comment period beginning on April 14, 2014 and posted on the City's Internet Web Site at [http://www.cityofboston.gov/dnd/PDR/HUD\\_Plans\\_Reports.asp](http://www.cityofboston.gov/dnd/PDR/HUD_Plans_Reports.asp).

A second citywide public hearing was held on April 29th (also at BPL Copley) to receive feedback on the draft Action Plan. A email notice announcing the hearing and that the draft Action Plan was posted was sent to 562 subscribers and a mailing was sent to approximately 200 organizations and individuals on a mailing 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.

In an effort to broaden outreach, DND posted a brief (9 question) survey to engage the community and solicit feedback on priorities for using HUD funds for the upcoming year. The survey was posted along with the draft Action Plan for 30-days on DND's webpage. A total of 54 responses were received, almost 1/3 of the respondents did not live or work in Boston and almost ½ (48%) received funding assistance from a DND program. When asked to rank (from 1-5) priorities for funding, 37% stated middle income rental or homeownership was #1, followed by

housing for homeless (30%). 28 of the 54 respondents (52%) ranked community gardens/open space higher than social service programs (39%) followed by rehab assistance for nonprofit facilities (9%). With respect to priorities for community development, all three areas (small business help, commercial development and Main Streets programs) received approximately equal ranking.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Two citywide hearings held on March 6 and April 29th. A total of 72 people attended, 43 gave testimony.	Please see attachment.	Please see attachment.	<a href="http://www.cityofboston.gov/dnd/PDR/Hearings_and_Public_Comment.asp">http://www.cityofboston.gov/dnd/PDR/Hearings_and_Public_Comment.asp</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	News- paper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Placement of Boston Globe Legal Notice notifying citizens of the Action Plan key dates and deadlines, webpage to access Plan, and two citywide hearings on 3/6 & 4/29.	Please see attachment.	Please see attachment.	<a href="https://dnd.cityofboston.gov/#page/Calendar">https://dnd.cityofboston.gov/#page/Calendar</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Direct Mailing	Non-targeted/ broad community	Direct mailing sent to approximately 200 individuals and organizations on a mailing list maintained for this purpose inviting their comments and attendance at the hearings.	Please see attached.	Please see attached.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Email	Non-targeted/ broad community	Emails sent to 562 individuals soliciting their comments and inviting their participation at public hearings. Emails were sent 3 times: 1-week before each public hearing and once when the draft Plan was posted for 30-day comment period.	Please see attachment.	Please see attachment.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Internet Calendar	Non-targeted/ broad community	The two public hearings were placed on City of Boston and DND online calendar of events.	Please see attachment.	Please see attachment.	<a href="http://www.cityofboston.gov/dnd/PDR/Hearings_and_Public_Comment.asp">http://www.cityofboston.gov/dnd/PDR/Hearings_and_Public_Comment.asp</a>
6	Online Survey	Non-targeted/ broad community	54 respondents	Included in narrative above.	Not applicable.	<a href="http://www.cityofboston.gov/dnd/PDR/Hearings_and_Public_Comment.asp">http://www.cityofboston.gov/dnd/PDR/Hearings_and_Public_Comment.asp</a>

**Table 4 – Citizen Participation Outreach**

City of Boston PY14 Budget - All Sources	\$ Amount	% of total
<b>Community Development Block Grant (CDBG)</b>	<b>\$23,244,814</b>	<b>29.94%</b>
PY14 grant	\$16,390,443	21.11%
Program Income (estimate)	\$3,500,000	4.51%
Prior Year Funds (estimate)	\$3,354,371	4.32%
<b>Home Investment Partnerships Program (HOME)</b>	<b>\$5,124,340</b>	<b>6.60%</b>
PY14 grant	\$ 4,524,340	5.83%
Program Income (estimate)	\$600,000	0.77%
Prior Year Funds (estimate)	\$0	0.00%
<b>Housing Opportunities for Persons With AIDS (HOPWA)</b>	<b>\$2,245,485</b>	<b>2.89%</b>
Prior Year Funds	\$0	0.00%
<b>Emergency Solutions Grant (ESG)</b>	<b>\$1,367,603</b>	<b>1.76%</b>
PY14 grant	\$1,367,603	1.76%
<b>HUD/CPD FORMULA GRANT SUBTOTAL</b>	<b>\$31,982,242</b>	<b>41.20%</b>
<b>Boston Invests Section 108 Loan Guarantee</b>	<b>\$5,000,000</b>	<b>6.44%</b>
<b>Economic Development Initiative (EDI)</b>	<b>\$50,334</b>	<b>0.06%</b>
<b>Subtotal Section 108 Loan Guarantees &amp; EDI Grants</b>	<b>\$5,050,334</b>	<b>6.51%</b>
<b>HUD Lead Hazard Control (partial FY12 3-year grant)</b>	<b>\$1,051,635</b>	<b>1.35%</b>
Program Income (estimate)	\$0	0.00%
<b>McKinney-Vento Continuum of Care Homeless Assistance Programs</b>	<b>\$23,884,861</b>	<b>30.77%</b>
<b>Choice Neighborhood Initiative (Partial of FY10 7-year grant)</b>	<b>\$3,302,170</b>	<b>4.25%</b>
<b>Community Challenge Grant (Partial of FY11 3-Year grant)</b>	<b>\$97,026</b>	<b>0.12%</b>
<b>Subtotal HUD &amp; EPA Competitive Grants</b>	<b>\$28,335,692</b>	<b>36.50%</b>
<b>City Operating Budget</b>	<b>\$4,501,493</b>	<b>5.80%</b>
<b>HODAG</b>	<b>\$1,750,000</b>	<b>2.25%</b>
<b>Community Improvement &amp; Innovation Fund</b>	<b>\$330,000</b>	<b>0.43%</b>
<b>Leading the Way</b>	<b>\$5,666,590</b>	<b>7.30%</b>
<b>Comm of Mass - Community Restoration</b>	<b>\$40,000</b>	<b>0.05%</b>
<b>Triple Decker Initiative</b>	<b>\$225,000</b>	<b>0.29%</b>
<b>Subtotal City Funds</b>	<b>\$12,513,083</b>	<b>16.12%</b>
<b>SUBTOTAL OTHER FUNDS (All Funds Except for HUD/CPD Formula Grants)</b>	<b>\$45,899,109</b>	<b>59.13%</b>
<b>GRAND TOTAL ALL FUNDS</b>	<b>\$77,881,351</b>	<b>100.00%</b>



## Expected Resources

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

#### Introduction

A note about the Program Year 2014 budget/resources, while the grant amounts from the four allocations are final, 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 amount of grant funds that remain unused (as of 6/30/14) from prior budget year/s budget.

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

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	16,390,443	3,500,000	3,354,375	23,244,818	49,171,329	Amount for remainder of Con Plan is estimated as 3 times the Year 2 allocation amount.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	4,524,340	600,000	0	5,124,340	13,600,000	Amount for remainder of Con Plan is estimated as 3 times the Year 2 allocation amount.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	2,245,485	0	0	2,245,485	6,700,000	Amount for remainder of Con Plan is estimated as 3 times the Year 2 allocation amount.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,367,603	0	0	1,367,603	4,100,000	Amount for remainder of Con Plan is estimated as 3 times the Year 2 allocation amount.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Continuum of Care	public - federal	Admin and Planning Permanent housing in facilities Permanent housing placement Public Services Rapid re-housing (rental assistance) Rental Assistance Supportive services TBRA Transitional housing	23,884,861	0	0	23,884,861	71,654,583	Competitive grant. FY13 Tier 1 renewal awards have been announced, Tier 2 awards are still pending. The amount for the remainder of Con Plan is estimated as 3 times the Year 2 amount.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 108	public - federal	Economic Development	5,050,334	0	0	5,050,334	18,200,000	Boston received a \$69.7 million Section 108 loan guarantee funding reservation in 2010 for the Boston Invests In Growth Loan Fund. To date, \$23.2 million has been awarded, leaving a balance of \$23.2 million to be expended by 9/30/2015.
Other	public - federal	Acquisition	97,026	0	0	97,026	0	In November of 2011, Boston was awarded a \$1.87 million HUD Community Challenge Planning grant for planning and strategic land acquisition to facilitate smart growth and transit-oriented development along the Fairmount Commuter Rail Line in conjunction with the construction of four new MBTA stations and improvements to existing stations.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Admin and Planning Economic Development Housing Multifamily rental new construction Multifamily rental rehab Public Improvements Public Services	3,302,170	0	0	3,302,170	3,300,000	Competitive Grant targeted to the redevelopment of the severely distressed HUD-assisted Woodledge/Morrant Bay housing development and the provision of services and physical improvements in the Quincy Corridor Choice Neighborhoods target neighborhood.
Other	public - federal	Homeowner rehab Other	1,051,635	0	0	1,051,635	1,000,000	Boston was awarded \$2.5 million in FY13 to continue implementation for 36-months of its comprehensive program to reduce the hazards of lead-based paint in approximately 240 privately owned housing units. The City is not eligible to apply in the FY14 round of funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Homebuyer assistance Homeowner rehab	265,000	0	0	265,000	0	This grant makes funds available to purchase and/or purchase rehab homes in high foreclosure neighborhoods. The grant term ends December 2014.
Other	public - local	Acquisition Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	5,666,590	0	0	5,666,590	15,000,000	Leading the Way (LTW) was a multi -year housing strategy focusing in key areas such as: 1. Housing Boston's workforce; 2. Reversing the rise in homelessness; 3. Addressing the foreclosure crisis; and 4. Preserving and stabilizing rental housing. Local public funds are matched with private resources.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Admin and Planning Economic Development Homebuyer assistance Homeowner rehab Housing Public Services Other	4,501,493	0	0	4,501,493	0	City operating funds support staff costs in several programs and within DND's administration and planning divisions.
Other	public - local	Economic Development	330,000	0	0	330,000	0	Community Improvement and Innovation Fund. New resource in PY14, the net earnings above the City's cost of Section 108 loans.
Other	public - local	Housing	1,750,000	0	0	1,750,000	2,250,000	Program income from an expired loan fund to be used over two program years of PY14 and PY15.

Table 5 - Expected Resources – Priority Table

**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 Leading the Way, Neighborhood Development Fund, etc. We leverage \$10.77 in additional financing for every dollar in HOME assistance the City provided earning Boston a leverage ranking in the 100th percentile nationally based on HUD's HOME Program Performance Snapshot (06/13/13).

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.

**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 (<https://dnd.cityofboston.gov/#page/DNDPropertyForSale>) makes 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 utilizing strategic land acquisition, site assembly and disposition. City owned tax foreclosed property is available for larger scale development, two current projects – **Quincy Heights** and **Quincy Commons** are examples.

Another example is the **Fairmount Corridor Initiative** that will reduce the number of vacant, underutilized or abandoned properties in the

neighborhood by assisting the acquisition, planning, disposition and redevelopment of key privately-owned and City-owned parcels such as Cote Ford (150,000 square feet) and 65 East Cottage Street (160,000 square feet). These projects are expected to generate a substantial number of construction and permanent jobs. **Grassroots** is another example where vacant city-owned land supports the development of community gardens by neighborhood groups and non-profits.

### Discussion

Please see above

## 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	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve the quality of owner housing.	2013	2017	Affordable Housing	Quincy Corridor Choice Neighborhood	Affordable Housing - Rental & Homeownership Affordable Housing - Rehab of Existing Units	CDBG: \$4,307,510 City Operating Funds: \$237,073 Leading the Way (LTW): \$2,675,000 Local - TDI: \$125,000	Homeowner Housing Rehabilitated: 2226 Household Housing Unit
3	Improve quality existing affordable rental housing	2013	2017	Affordable Housing Homeless	Quincy Corridor Choice Neighborhood	Affordable Housing - Rental & Homeownership Affordable Housing - Rehab of Existing Units	CDBG: \$442,642 HOME: \$1,000,000 FY10/11 Choice Neighborhoods Implementation Grant: \$1,400,000	Rental units rehabilitated: 113 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Increase the supply of affordable housing	2013	2017	Affordable Housing	Quincy Corridor Choice Neighborhood Fairmount Smart Growth Corridor	Affordable Housing - Rental & Homeownership	CDBG: \$1,033,330 HOME: \$3,386,906 City Operating Funds: \$86,108 Community Challenge: \$47,346 FY10/11 Choice Neighborhoods Implementation Grant: \$100,000 HODAG Loan Fund: \$1,750,000 Leading the Way (LTW): \$2,000,000	Rental units constructed: 450 Household Housing Unit Homeowner Housing Added: 110 Household Housing Unit
5	Provide Housing-Related Services to Homeless	2013	2017	Affordable Housing Homeless	Quincy Corridor Choice Neighborhood	Affordable Housing - Rental & Homeownership Housing-Related Services to Homeless	CDBG: \$250,000 ESG: \$1,367,603 Continuum of Care: \$23,884,861 Leading the Way (LTW): \$416,590	Tenant-based rental assistance / Rapid Rehousing: 555 Households Assisted Homelessness Prevention: 4288 Persons Assisted
6	Increase Housing Options for Persons with HIV/AIDS	2013	2017	Affordable Housing Non-Homeless Special Needs	Quincy Corridor Choice Neighborhood	Supportive Housing for Persons with AIDS	HOPWA: \$2,245,485	HIV/AIDS Housing Operations: 925 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Support development of community gardens	2013	2017	Non-Housing Community Development	Quincy Corridor Choice Neighborhood	Community Development - Public Services Redevelop city-owned vacant land and buildings	CDBG: \$566,194	Other: 4 Other
8	Abate Brownfield Sites for Redevelopment	2013	2017	suitable living environment	Fairmount Smart Growth Corridor	Brownfield Sites	CDBG: \$544,903 Section 108: \$50,334 City Operating Funds: \$72,235	Brownfield acres remediated: 100 Acre
9	Increase the Self-Sufficiency of Low-Income People	2013	2017	Social services	Quincy Corridor Choice Neighborhood	Community Development - Public Services	CDBG: \$2,758,613 FY10/11 Choice Neighborhoods Implementation Grant: \$862,500	Public service activities other than Low/Moderate Income Housing Benefit: 10900 Persons Assisted
10	Improve the Quality of Neighborhood Facilities	2013	2017	Public and neighborhood facility improvement	Quincy Corridor Choice Neighborhood	Community Development - Public Facilities	CDBG: \$584,855 City Operating Funds: \$20,185 FY10/11 Choice Neighborhoods Implementation Grant: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Revitalize Business Districts	2013	2017	Non-Housing Community Development	Quincy Corridor Choice Neighborhood 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 Street Action Plan St. Mark's Area Main Street Uphams Corner Main Street	Employment Opportunities Revitalize Neighborhood Business Districts	CDBG: \$1,550,161 City Operating Funds: \$501,021 Improve & Innovation Fund: \$172,250	Jobs created/retained: 500 Jobs Businesses assisted: 2880 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Increase Employment Opportunities	2013	2017	Non-Housing Community Development	Quincy Corridor Choice Neighborhood	Employment Opportunities	CDBG: \$1,498,125 Section 108: \$5,000,000 FY10/11 Choice Neighborhoods Implementation Grant: \$515,770	Jobs created/retained: 700 Jobs Businesses assisted: 1300 Businesses Assisted
13	Increase rate of successful low-income homebuyers	2013	2017	Affordable Housing	Fairmount Smart Growth Corridor	Affordable Housing - Rental & Homeownership	CDBG: \$827,380 City Operating Funds: \$200,289 Comm of Massachusetts: \$40,000 Leading the Way (LTW): \$500,000 Local - TDI: \$100,000	Direct Financial Assistance to Homebuyers: 120 Households Assisted
14	Increase the supply of lead safe housing	2013	2017	Affordable Housing	Quincy Corridor Choice Neighborhood	Affordable Housing - Rehab of Existing Units	CDBG: \$504,652 Lead Paint Abatement: \$979,878	Homeowner Housing Rehabilitated: 100 Household Housing Unit
15	Support Community Housing Development Org (CHDO)	2013	2017	Affordable Housing	Quincy Corridor Choice Neighborhood	Affordable Housing - Rental & Homeownership	HOME: \$234,936	Other: 30 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Housing counseling to vulnerable populations	2013	2017	Affordable Housing	Quincy Corridor Choice Neighborhood	Affordable Housing - Rental & Homeownership	CDBG: \$362,523	Public service activities for Low/Moderate Income Housing Benefit: 1440 Households Assisted
17	Prevent loss of subsidized housing stock	2013	2017	Affordable Housing	Quincy Corridor Choice Neighborhood	Affordable Housing - Rental & Homeownership	CDBG: \$271,331 Leading the Way (LTW): \$75,000	Other: 30 Other
18	Improve Neighborhood Storefronts	2013	2017	Non-Housing Community Development	Quincy Corridor Choice Neighborhood	Revitalize Neighborhood Business Districts	CDBG: \$1,207,462 City Operating Funds: \$13,000 FY10/11 Choice Neighborhoods Implementation Grant: \$120,000 Improve & Innovation Fund: \$60,000	Facade treatment/business building rehabilitation: 120 Business
19	Provide Business Technical Assistance	2013	2017	Non-Housing Community Development	Quincy Corridor Choice Neighborhood	Employment Opportunities Revitalize Neighborhood Business Districts	CDBG: \$959,382 City Operating Funds: \$7,875 Improve & Innovation Fund: \$27,500	Businesses assisted: 1300 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
20	Reduce City's Inventory of Vacant Buildings & Land	2013	2017	Non-Housing Community Development	Quincy Corridor Choice Neighborhood Fairmount Smart Growth Corridor	Redevelop city-owned vacant land and buildings	CDBG: \$40,000 City Operating Funds: \$326,889	Other: 50 Other
21	Maintain City-Owned Buildings & Lots	2013	2017		Fairmount Smart Growth Corridor	Redevelop city-owned vacant land and buildings	CDBG: \$269,700 City Operating Funds: \$1,408,590	Other: 150 Other
22	Demolish Blighted Buildings	2013	2017	Clearance and Demolition	Fairmount Smart Growth Corridor	Redevelop city-owned vacant land and buildings	CDBG: \$434,397	Buildings Demolished: 3 Buildings
23	Expand Fair Housing Choice and Access	2013	2017	Affordable Housing	Quincy Corridor Choice Neighborhood	Community Development - Public Services	CDBG: \$531,472	Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted
24	Provide Research & Reports	2013	2017	Planning and Administration	Quincy Corridor Choice Neighborhood	Affordable Housing - Rental & Homeownership	CDBG: \$284,846 City Operating Funds: \$88,212 Community Challenge: \$12,420 FY10/11 Choice Neighborhoods Implementation Grant: \$66,600	Other: 125 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
25	Administration	2013	2017	Administration	Quincy Corridor Choice Neighborhood	Affordable Housing - Rental & Homeownership	CDBG: \$3,094,324 HOME: \$502,498 City Operating Funds: \$1,515,017 Community Challenge: \$37,260 FY10/11 Choice Neighborhoods Implementation Grant: \$187,300 Improve & Innovation Fund: \$70,000 Lead Paint Abatement: \$71,758	Other: 1 Other

Table 6 – Goals Summary<TYPE=[text] REPORT\_GUID=[9B4786E64DDAC839A8E119B13CB7DB46]>

## Table 7 – Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

For the most part, our CDBG, HOME, HOPWA and ESG funds will be used to continue the same programs we funded last year with 57.9% of our CPD funds will be used for housing and homeless programs. In total, CDBG and HOME funds support 12 housing and homeless programs. In addition, CDBG funds support our economic development, public service and property management programs. The HOPWA allocation increased 7.6%. The ESG program allocation was also increased (17.7%).

## Projects

### AP-38 Projects Summary

#### Project Summary Information

<b>1</b>	<b>Project Name</b>	<b>Existing Homeowner Rehabilitation</b>
	<b>Target Area</b>	Quincy Corridor Choice Neighborhood
	<b>Goals Supported</b>	Improve the quality of owner housing.
	<b>Needs Addressed</b>	Affordable Housing - Rehab of Existing Units
	<b>Funding</b>	CDBG: \$4,307,510 City Operating Funds: \$237,073 Leading the Way (LTW): \$2,675,000 Local - TDI: \$125,000
	<b>Description</b>	The project provides a combination of loans, grants, discount financing and technical assistance to Boston's homeowners to make needed property improvements.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	We expect to assist 2226 units owned by low to moderate income homeowners.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Activities include small-scale rehab of owner occupied 1-4 family buildings and substantial rehab for senior homeowners.
<b>2</b>	<b>Project Name</b>	Reserved

<b>3</b>	<b>Project Name</b>	<b>Homebuyer Financial Assistance</b>
	<b>Target Area</b>	Quincy Corridor Choice Neighborhood
	<b>Goals Supported</b>	Increase rate of successful low-income homebuyers
	<b>Needs Addressed</b>	Affordable Housing - Rental & Homeownership
	<b>Funding</b>	CDBG: \$827,380 City Operating Funds: \$200,289 Comm of Massachusetts: \$40,000 Leading the Way (LTW): \$500,000 Local - TDI: \$100,000
	<b>Description</b>	The project provides downpayment and closing cost assistance to graduates of approved homebuyer counseling courses.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	120 low to moderate income homebuyers.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Enable Boston residents to become first-time homebuyers
<b>4</b>	<b>Project Name</b>	<b>Homebuyer Technical Assistance</b>
	<b>Target Area</b>	Quincy Corridor Choice Neighborhood
	<b>Goals Supported</b>	Increase rate of successful low-income homebuyers
	<b>Needs Addressed</b>	Affordable Housing - Rental & Homeownership
	<b>Funding</b>	CDBG: \$921,012 City Operating Funds: \$25,000
	<b>Description</b>	The project improves access to affordable housing for homebuyers and homeowners.

	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4000 low-moderate income families.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	The project provides first-time homebuyers, especially low-income and minority homebuyers, with educational classes. Program also offers foreclosure counseling.
<b>5</b>	<b>Project Name</b>	<b>Rental Housing Preservation</b>
	<b>Target Area</b>	Quincy Corridor Choice Neighborhood
	<b>Goals Supported</b>	Improve quality existing affordable rental housing
	<b>Needs Addressed</b>	Affordable Housing - Rental & Homeownership Affordable Housing - Rehab of Existing Units
	<b>Funding</b>	CDBG: \$442,642 HOME: \$1,000,000 FY10/11 Choice Neighborhoods Implementation Grant: \$1,400,000
	<b>Description</b>	This project preserves and increases the stock of affordable rental housing.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide funding to 113 preservation units.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	This project preserves and increases the stock of affordable rental housing.
<b>6</b>	<b>Project Name</b>	<b>Housing Production</b>

	<b>Target Area</b>	Quincy Corridor Choice Neighborhood Fairmount Smart Growth Corridor
	<b>Goals Supported</b>	Increase the supply of affordable housing
	<b>Needs Addressed</b>	Affordable Housing - Rental & Homeownership
	<b>Funding</b>	CDBG: \$1,033,330 HOME: \$3,386,906 City Operating Funds: \$86,108 Community Challenge: \$47,346 FY10/11 Choice Neighborhoods Implementation Grant: \$100,000 HODAG Loan Fund: \$1,750,000 Leading the Way (LTW): \$2,000,000
	<b>Description</b>	Project makes funding available to assist non-profit and for-profit developers create new affordable rental and homeownership housing.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	673 rental and homeownership units for low-moderate income families.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Project makes funding available to assist non-profit and for-profit developers to create new affordable rental and homeownership housing.
<b>7</b>	<b>Project Name</b>	<b>Lead Paint Abatement</b>
	<b>Target Area</b>	Quincy Corridor Choice Neighborhood
	<b>Goals Supported</b>	Increase the supply of lead safe housing
	<b>Needs Addressed</b>	Affordable Housing - Rehab of Existing Units



	<b>Funding</b>	CDBG: \$504,652 Lead Paint Abatement: \$979,878
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 units occupied by families with young children.
	<b>Location Description</b>	Citywide. Priority given to households with children under age 6.
	<b>Planned Activities</b>	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.
<b>8</b>	<b>Project Name</b>	<b>CHDO Operating Assistance</b>
	<b>Target Area</b>	Quincy Corridor Choice Neighborhood
	<b>Goals Supported</b>	Support Community Housing Development Org (CHDO)
	<b>Needs Addressed</b>	Affordable Housing - Rental & Homeownership
	<b>Funding</b>	HOME: \$234,936
	<b>Description</b>	The project provides HOME funds for the operating expenses of certified Community Housing Development Organizations (CHDOs) developing affordable housing.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	11 CHDOs
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	Provide HOME funds for operating expenses to CHDOs that are owners, developers and/or sponsors of affordable housing that is HOME eligible.
<b>9</b>	<b>Project Name</b>	<b>Housing Counseling</b>
	<b>Target Area</b>	Quincy Corridor Choice Neighborhood
	<b>Goals Supported</b>	Housing counseling to vulnerable populations
	<b>Needs Addressed</b>	Affordable Housing - Rental & Homeownership
	<b>Funding</b>	CDBG: \$362,523
	<b>Description</b>	The project provides a broad range of housing counseling, search and referral services to assist low and moderate income persons secure rental housing.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	City of Boston residents who are at or below 80% of the area median income. We estimate assisting 1440 households.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Housing Counselors help tenants to locate rental units and mediate disputes to avoid displacement.
<b>10</b>	<b>Project Name</b>	Reserved
<b>11</b>	<b>Project Name</b>	<b>Tenants-At-Risk (CEDAC)</b>
	<b>Target Area</b>	Quincy Corridor Choice Neighborhood
	<b>Goals Supported</b>	Prevent loss of subsidized housing stock
	<b>Needs Addressed</b>	Affordable Housing - Rental & Homeownership
	<b>Funding</b>	CDBG: \$271,331 Leading the Way (LTW): \$75,000

	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	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.
<b>12</b>	<b>Project Name</b>	<b>Homeless and Supportive Housing</b>
	<b>Target Area</b>	Quincy Corridor Choice Neighborhood
	<b>Goals Supported</b>	Provide Housing-Related Services to Homeless
	<b>Needs Addressed</b>	Housing-Related Services to Homeless
	<b>Funding</b>	CDBG: \$250,000 Continuum of Care: \$23,884,861 Leading the Way (LTW): \$416,590
	<b>Description</b>	The program provides housing-related services to the homeless.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4288 homeless and at-risk individuals and families, including the chronically homeless and homeless veterans.
	<b>Location Description</b>	Citywide.

	<b>Planned Activities</b>	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.
<b>13</b>	<b>Project Name</b>	<b>Supportive Housing for Persons with AIDS</b>
	<b>Target Area</b>	Quincy Corridor Choice Neighborhood
	<b>Goals Supported</b>	Increase Housing Options for Persons with HIV/AIDS
	<b>Needs Addressed</b>	Supportive Housing for Persons with AIDS
	<b>Funding</b>	HOPWA: \$2,245,485
	<b>Description</b>	The project provides housing related services to persons with HIV/AIDS. Provider contracts are two years: 7/1/14 to 6/30/16.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	926 people living with HIV/AIDS.
	<b>Location Description</b>	Location is the Boston HOPWA Entitlement Metropolitan Service Area (EMSA) of Suffolk, Plymouth and Norfolk Counties. See reference map #6.
	<b>Planned Activities</b>	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.
<b>14</b>	<b>Project Name</b>	<b>Grassroots</b>
	<b>Target Area</b>	Quincy Corridor Choice Neighborhood

	<b>Goals Supported</b>	Support development of community gardens Reduce City's Inventory of Vacant Buildings & Land
	<b>Needs Addressed</b>	Brownfield Sites Redevelop city-owned vacant land and buildings
	<b>Funding</b>	CDBG: \$566,194
	<b>Description</b>	This project supports the development of community gardens on city-owned vacant land.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 community gardens.
	<b>Location Description</b>	Low/mod areas citywide; or areas that primarily serve low/mod clients.
	<b>Planned Activities</b>	The project supports the development of community gardens on city-owned vacant land.
<b>15</b>	<b>Project Name</b>	<b>Main Streets</b>
	<b>Target Area</b>	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 Main Street Mattapan Square Main Street
	<b>Goals Supported</b>	Revitalize Business Districts Increase Employment Opportunities
	<b>Needs Addressed</b>	Employment Opportunities Revitalize Neighborhood Business Districts

	<b>Funding</b>	CDBG: \$1,550,161 City Operating Funds: \$501,021 Improve & Innovation Fund: \$172,500
	<b>Description</b>	The project provides assistance to 20 designated Main Street districts to support commercial districts by attracting new businesses and providing jobs to area residents.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 Main Street Districts overall, 17 are eligible for CDBG funding.
	<b>Location Description</b>	See Main Street district maps in appendix.
	<b>Planned Activities</b>	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.
<b>16</b>	<b>Project Name</b>	<b>ReStore</b>
	<b>Target Area</b>	Quincy Corridor Choice Neighborhood
	<b>Goals Supported</b>	Revitalize Business Districts Improve Neighborhood Storefronts
	<b>Needs Addressed</b>	Revitalize Neighborhood Business Districts
	<b>Funding</b>	CDBG: \$1,207,462 City Operating Funds: \$13,000 FY10/11 Choice Neighborhoods Implementation Grant: \$120,000 Improve & Innovation Fund: \$60,000
	<b>Description</b>	This project helps neighborhood business and property owners with storefront improvements to support and strengthen the local commercial areas.
	<b>Target Date</b>	6/30/2015

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	120 storefronts.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	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	<b>Project Name</b>	<b>Commercial Real Estate Development</b>
	<b>Target Area</b>	Quincy Corridor Choice Neighborhood
	<b>Goals Supported</b>	Revitalize Business Districts Increase Employment Opportunities
	<b>Needs Addressed</b>	Employment Opportunities Revitalize Neighborhood Business Districts
	<b>Funding</b>	CDBG: \$1,498,125 Section 108: \$5,000,000 FY10/11 Choice Neighborhoods Implementation Grant: \$515,770
	<b>Description</b>	The project provides loans and grants to for-profit businesses for larger scale economic development projects that will create jobs for low-income persons or provide needed business services to low and moderate income areas.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 jobs created by Section 108 assisted projects.
	<b>Location Description</b>	Citywide.

	<b>Planned Activities</b>	Provide funding to assist with acquisition, construction, rehabilitation or working capital loans for commercial and industrial projects.
<b>18</b>	<b>Project Name</b>	<b>Business Technical Assistance</b>
	<b>Target Area</b>	Quincy Corridor Choice Neighborhood
	<b>Goals Supported</b>	Revitalize Business Districts Increase Employment Opportunities
	<b>Needs Addressed</b>	Employment Opportunities Revitalize Neighborhood Business Districts
	<b>Funding</b>	CDBG: \$959,382 City Operating Funds: \$7,875 Improve & Innovation Fund: \$27,500
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Primarily low/mod areas citywide.
	<b>Planned Activities</b>	Types of assistance include financial management, bookkeeping, inventory management and control, marketing, design assistance and legal assistance.
<b>19</b>	<b>Project Name</b>	Reserved
<b>20</b>	<b>Project Name</b>	<b>Partners With Non-Profits</b>
	<b>Target Area</b>	Quincy Corridor Choice Neighborhood
	<b>Goals Supported</b>	Improve the Quality of Neighborhood Facilities



	<b>Needs Addressed</b>	Community Development - Public Facilities
	<b>Funding</b>	CDBG: \$584,855 City Operating Funds: \$20,185 FY10/11 Choice Neighborhoods Implementation Grant: \$50,000
	<b>Description</b>	The project provides funding to community based non-profit organizations to make physical improvements to their facilities.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 nonprofit facilities.
	<b>Location Description</b>	Location is low-mod areas citywide with targeted outreach to Choice Neighborhood/NRSA Strategy Area.
	<b>Planned Activities</b>	Provide financial assistance to nonprofits to make capital repairs to improve the quality and/or accessibility of neighborhood facilities.
<b>21</b>	<b>Project Name</b>	Reserved
<b>22</b>	<b>Project Name</b>	<b>Property Disposition</b>
	<b>Target Area</b>	Quincy Corridor Choice Neighborhood Fairmount Smart Growth Corridor
	<b>Goals Supported</b>	Reduce City's Inventory of Vacant Buildings & Land
	<b>Needs Addressed</b>	Redevelop city-owned vacant land and buildings
	<b>Funding</b>	CDBG: \$363,889 City Operating Funds: \$323,889
	<b>Description</b>	This project makes available city-owned land and buildings for redevelopment through a request for proposals.
	<b>Target Date</b>	6/30/2015

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Location is citywide.
	<b>Planned Activities</b>	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	<b>Project Name</b>	<b>Brownfields Environmental Abatement</b>
	<b>Target Area</b>	Fairmount Smart Growth Corridor
	<b>Goals Supported</b>	Abate Brownfield Sites for Redevelopment
	<b>Needs Addressed</b>	Brownfield Sites Redevelop city-owned vacant land and buildings
	<b>Funding</b>	CDBG: \$544,903 Section 108: \$50,334 City Operating Funds: \$72,235
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Boston's Brownfields program includes a model for prioritizing the City's inventory of brownfield properties that includes assessment, remediation, redevelopment and reuse.

<b>24</b>	<b>Project Name</b>	<b>Property Management</b>
	<b>Target Area</b>	Quincy Corridor Choice Neighborhood
	<b>Goals Supported</b>	Maintain City-Owned Buildings & Lots
	<b>Needs Addressed</b>	Redevelop city-owned vacant land and buildings
	<b>Funding</b>	CDBG: \$269,700 City Operating Funds: \$1,411,590
	<b>Description</b>	The project makes needed emergency repairs on city-owned property acquired through tax title foreclosure to protect the public health and safety until permanent repairs, disposition or redevelopment of the property can be completed.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Location is citywide in low/mod areas or providing a benefit to low/mod persons.
	<b>Planned Activities</b>	Activities include non-personnel costs associated with securing properties to prevent illegal entry, repairs to ensure the safety of occupants or abutters, or to maintain the integrity of the structure.
<b>25</b>	<b>Project Name</b>	<b>Demolition</b>
	<b>Target Area</b>	Fairmount Smart Growth Corridor
	<b>Goals Supported</b>	Demolish Blighted Buildings
	<b>Needs Addressed</b>	Redevelop city-owned vacant land and buildings
	<b>Funding</b>	CDBG: \$434,397
	<b>Description</b>	This project demolishes blighted properties that pose a threat to public safety and are infeasible for rehabilitation.

	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Demolish blighted buildings.
<b>26</b>	<b>Project Name</b>	Reserved
<b>27</b>	<b>Project Name</b>	<b>Human Services (JCS)</b>
	<b>Target Area</b>	Quincy Corridor Choice Neighborhood
	<b>Goals Supported</b>	Increase the Self-Sufficiency of Low-Income People
	<b>Needs Addressed</b>	Community Development - Public Services
	<b>Funding</b>	CDBG: \$2,758,613 FY10/11 Choice Neighborhoods Implementation Grant: \$862,500
	<b>Description</b>	This project targets social services designed to assist low and moderate income residents to achieve economic self-sufficiency and reduce poverty.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	7800 low to moderate income families.
	<b>Location Description</b>	Citywide in local neighborhood facilities.
	<b>Planned Activities</b>	A variety of programs are offered such as adult literacy, after-school and youth services, counseling and other supportive services fo adults.
<b>28</b>	<b>Project Name</b>	<b>Policy Development &amp; Research</b>

	<b>Target Area</b>	Quincy Corridor Choice Neighborhood Fairmount Smart Growth Corridor
	<b>Goals Supported</b>	Provide Research & Reports
	<b>Needs Addressed</b>	Affordable Housing - Rental & Homeownership Affordable Housing - Rehab of Existing Units
	<b>Funding</b>	CDBG: \$284,846 City Operating Funds: \$88,212 Community Challenge: \$12,420 FY10/11 Choice Neighborhoods Implementation Grant: \$66,600
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	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	<b>Project Name</b>	<b>Administration</b>
	<b>Target Area</b>	Quincy Corridor Choice Neighborhood
	<b>Goals Supported</b>	Administration

<b>Needs Addressed</b>	Affordable Housing - Rental & Homeownership Affordable Housing - Rehab of Existing Units Housing-Related Services to Homeless Supportive Housing for Persons with AIDS Community Development - Public Services Employment Opportunities Revitalize Neighborhood Business Districts Brownfield Sites Community Development - Public Facilities Redevelop city-owned vacant land and buildings
<b>Funding</b>	CDBG: \$3,094,324 HOME: \$502,498 City Operating Funds: \$1,515,017 Community Challenge: \$37,260 FY10/11 Choice Neighborhoods Implementation Grant: \$187,300 Improve & Innovation Fund: \$70,000 Lead Paint Abatement: \$71,758
<b>Description</b>	Administration and Finance (A&F) manages DND's annual budget and provides oversight and management for a broad array of departmental responsibilities.
<b>Target Date</b>	6/30/2015
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
<b>Location Description</b>	Not applicable.

	<b>Planned Activities</b>	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.
<b>30</b>	<b>Project Name</b>	Reserved
<b>31</b>	<b>Project Name</b>	<b>Fair Housing</b>
	<b>Target Area</b>	Quincy Corridor Choice Neighborhood
	<b>Goals Supported</b>	Expand Fair Housing Choice and Access
	<b>Needs Addressed</b>	Community Development - Public Services
	<b>Funding</b>	CDBG: \$531,472
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	500 households.
	<b>Location Description</b>	Citywide.
<b>Planned Activities</b>	Five primary activities: 1. Investigating fair housing complaints and enforcing fair housing laws, 2. maintain database of public and private housing opportunities, 3. Providing housing search assistance, 4. Approving Affirmative Marketing Plans for city assisted housing developments. 5. Provide education and outreach to increase housing choice and access.	

32	<b>Project Name</b>	Reserved
33	<b>Project Name</b>	Reserved
34	<b>Project Name</b>	<b>Emergency Solutions Grant (ESG)</b>
	<b>Target Area</b>	Quincy Corridor Choice Neighborhood
	<b>Goals Supported</b>	Provide Housing-Related Services to Homeless
	<b>Needs Addressed</b>	Housing-Related Services to Homeless
	<b>Funding</b>	ESG: \$1,367,603
	<b>Description</b>	This program works to reduce the number of homeless families and individuals.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	City of Boston residents that are currently homeless or at imminent risk of becoming homeless. 3119 households are expected to be served under this grant.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	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.



## **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 are used for the 17 Main Street Districts that are located in qualified LMA areas. These are designated as Local Target Areas in the Consolidated Plan. The remaining 3 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. The Quincy Corridor Choice Neighborhoods area was designated as a CDBG Neighborhood Revitalization Strategy Area (NRSA) in Program Year 2011. HUD approved continuing the NRSA designation for the entire 5-year period covered by the current Consolidated Plan.

The Community Challenge Planning Grant funds, including the acquisition loan pool, were competitively awarded and targeted specifically to the Fairmount Smart Growth Corridor. This area is designated as a Local Target area in this Consolidated Plan.

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 attached.

## 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 Action Plans 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 Action Plan are primarily resources for affordable housing. The City’s broader housing strategy, known in the past as the “**Leading the Way**” concluded in December of 2012.

The Walsh Administration is developing a new housing strategy that is expected to be released by early fall. As with **Leading the Way** in the past, the goals and objectives of the new strategy will be incorporated into the Consolidated Plan and annual Action Plans.

One Year Goals for the Number of Households to be Supported	
Homeless	3,119
Non-Homeless	4,288
Special-Needs	925
Total	8,332

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	701
The Production of New Units	560
Rehab of Existing Units	113
Acquisition of Existing Units	0
Total	1,374

Table 9 - 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.

### Actions planned during the next year to address the needs to public housing

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. 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. The City will support and work closely with the BHA on the Whittier Street Development project that received a Choice Neighborhood Planning Grant award and application for a Choice Neighborhood Implementation Grant.

Public housing residents participating in the BHA's Section 8 Homeownership Voucher program are encouraged to enroll in DND's homebuyer counseling programs and, upon completion of the program, they 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/pdfs/LHS2009AdminPlanSection8.pdf>

### **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.

### 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

**Permanent Housing:** One of Boston's key strategies is to permanently house individuals who have been living in emergency shelter longer than a year. Boston has created a list of 569 long-term stayers. To date, 238 have been housed through targeted services, 206 are no longer in shelter and assumed to be housed by their own resources, and 16 have passed away with 109 long-term stayers remaining in shelter. These 109 individuals continue to be the hardest to serve due to serious mental illness, chronic substance abuse issues and refusal to accept services and placement.

#### Addressing the emergency shelter and transitional housing needs of homeless persons

**Emergency Shelter:** Boston currently has 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:** 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 City will

use its Supporting Housing Program renewal grant funds to continue to support Boston's Transitional Housing Network.

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

Rapid Re-Housing and Diversion: Currently, the CoC assists 407 households with children (Hw/C) in Rapid Rehousing (RR) programs and will increase the number assisted to 520 in 2014, and to 600 in 2015. The CoC has a RR Demo Project but this is not counted as it is categorized as Transitional Housing.

In 2014, the CoC plans to reallocate at least one project to 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 300 Hw/C and will only have a modest increase in 2014 & 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. Most of the increase in the number of RR Hw/C served in 2014 & 2015 will be funded with non-CoC/ESG funding.

The City of Boston recently made a \$162,000 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.**

The CoC has committed partnerships with the two PHAs serving the geographic area – the Boston

Housing Authority (BHA) and Metro Boston Housing Partnership (MBHP), a regional HA. Both are members of the CoC Board and other staff serves the CoC on committees. Both PHAs are CoC sub recipients of PSH projects. MBHP moved 200 families out of hotels into BHA public housing. The BHA has a long-standing homeless preference for their Section 8 Housing Choice Voucher (HCV) and Public Housing Programs. BHA also has a large Section 8 Project Based Voucher (PBV) portfolio – 63 projects, 1,401 units also subject to the homeless preference. The BHA has targeted resources to many CoC initiatives including the Linking Treatment to Housing Program committing 210 HCVs over 3 years to the dually diagnosed Chronically Homeless (CH). The BHA is a critical partner in the 100 Vets, 100 Days Campaign and administers 435 VASH vouchers targeted to the CH. Since 2010, the BHA and HomeStart have partnered in an effort preventing over 500 evictions from BHA properties with a cost savings of \$10,000 per unit.

**Homeless Prevention:** In 2012, 37% of the ESG budget was spent on 37% was spent on Homelessness Prevention (HP). In 2013, 58% of the ESG budget was spent on 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.



## 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	56
Tenant-based rental assistance	30
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	60
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
<b>Total</b>	<b>146</b>

## 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 59% of the cost of building housing in Metro Boston compared to just 37% in nearby Providence, Rhode Island and 27.9% in Hartford, Connecticut.

### **Actions it 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. Over 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, newly elected 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. The Task Force is expected to release a four-year plan by early summer.

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.

Despite all these efforts, the cost of housing remains a huge challenge for many Bostonians. One in every five Bostonians spends more than half of their income on housing – that's 46,000 households. Addressing these high housing cost burdens has been at the center of every Boston housing plan since the repeal of rent control in the mid-1990s deregulated 22 thousand apartments occupied by low income and elderly tenants.

The City has been very successful in retaining its affordable housing stock – only 10 percent of the more than 5,500 units that were at risk between 2009 and 2012 were lost. It will, however, be harder to maintain this success rate going forward for two reasons: first, there are fewer resources, and second, we are seeing a new generation of affordable units that may require preservation assistance for the first time. Boston will continue to work to preserve affordable units and Mayor Walsh's new 4-year housing plan will have preservation targets.

These newer units, built in the 1980s and forward, may not face the same expiring affordability restrictions that threatened affordable units from the 1960s and 1970s, but they may still need new capital investments to be retained as many start reaching the 30-year mark between now and 2020.

Additionally, affordable condominium units face rising condo fees and declining affordability, especially the affordable units in otherwise market-rate buildings. Some affordable condo developments have struggling underfunded condo associations with fee delinquencies and substantial unfunded capital needs.

### **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. For example, Fair Housing Investigations in 2013 resulted in over 150 units become lead safe.

**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 \$2.5 million under HUD's FY13 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**

The City provides extensive funding for anti-poverty activities such as literacy and job training and child care initiatives through its Office of Jobs and Community Services (JCS), a division of the Boston Redevelopment Authority/Economic Development Industrial Corporation. This includes support for programs administered by Action for Boston Community Development and its affiliates, the City of Boston's anti-poverty agency.

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

## Actions 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 11 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 City also provides funding through the HOPWA program to the AIDS Housing Corporation to provide technical assistance to facilitate the development of service enriched housing for persons with AIDS by linking AIDS service providers with housing developers.

**Rental Housing Resource Center:** In an effort to improve the coordination and efficiency of City services, the City's Rental Housing Resource Center was merged with the Department of Neighborhood Development. There was no impact on the landlord and tenant counseling services offered and the merger ensures that the services are more closely coordinated with housing counseling, technical assistance and organizing assistance provided through DND's Tenants-At -Risk and other programs.

**The Boston Main Streets Foundation** 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 to seek alternative funding from foundations and corporations - national, regional, and local - that can be distributed among districts. Grants will be sought for specific program initiatives as well as general operating support. 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 or repair of a home.
- Information on and referral to foreclosure prevention services.
- Information on lending and home repair programs.
- Information on predatory mortgage lending practices.

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

The **Boston Regional Network to End Homelessness Leadership Council** (LC) was created in November 2008 and replaced the Homeless Planning Committee. The LC was formed 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 Chair is the President of the Boston-area United Way. 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 can not be reached.

Boston has long been a national leader in the area of housing. Since 2000, the ***Leading the Way*** initiatives have helped transform Boston’s housing economy with a balanced growth agenda that serves all Bostonians. During the 10-years of 2000 to 2010:

- More than 20,000 units of housing were completed
- The creation of these units injected \$7 billion of investment into the economy
- 6,100 of these units were set aside as affordable, including nearly 500 for the homeless
- More than 10,000 new dorm beds were created, freeing up apartments for neighborhood families

Today, Boston is a rapidly shifting city, which requires 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. Mayor Walsh assembled a Housing Transition team in January 2014 and a housing plan is expected in fall 2014.

## Discussion

**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 is undertaking 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 draft agreement for conducting HQS for units both agencies monitor. The agreement should be finalized during the 2014 HUD program year.

**Small and Local Business Enterprise Office(S/LBE):** The City has a separate S/LBE office (formerly known as MBE/WBE) which reviews all projects to ensure compliance with the City's jobs ordinances and with the requirements of Section 3, Davis-Bacon and other employment related requirements.

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

**Fair Housing:** The City’s Fair Housing Commission reviews affirmative marketing plans to ensure compliance with Fair Housing requirements and with the terms of the Consent Decree.

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

**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	3,500,000
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.	5,000,000
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	3,354,371
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>11,854,371</b>

#### 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(l)(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, working with the Commonwealth of Massachusetts’s Department of Housing and Community Development and HUD's consultant, revised the shared Affordable Housing Covenant applied to HOME funded housing units. The document is under review by HUD's Boston office.

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.

**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 attached.

**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).During PY14, DND will not issue an RFP. PY13 was an opportunity for renewals of current contracts, contingent on the City of Boston receiving funding and each sub-contractor's ability to achieve their contracted outcomes.

**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 email list serve to all current CoC members, HOPWA recipients and ASO's.

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.

### **Soliciting HOME funded applications**

DND's Neighborhood Housing Development Division solicits funding request proposals from Developers through a Request for Proposals (RFP) competitive process. The RFP details criteria for funding that aligns with identified housing needs for the City of Boston. Funding decisions are made in conjunction with 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, homeless or other targeted populations.

### **Discussion**

Consistent with our plans to reduce the number of homeless families and individuals, these are the priorities for funding:

1. Street Outreach and the reduction of the number of the most vulnerable individuals on the street. Provide the services these individuals need to move them off the street to transitional or permanent housing.

2. Programs that move individuals out of shelter into permanent housing so they do not become the long term homeless. Provide individuals with the support services needed to reduce their length of stay in shelter.
3. Provide a safety net for families who are homeless but are not eligible for state-funded emergency shelter. Provide families with housing search and stabilization services.
4. Prevent families from becoming homeless by working with those facing eviction in housing court, partnering with owners of subsidized developments to avoid eviction and partnering with community based organizations (schools, health centers) to identify families at risk of losing their housing.