

CITY OF BOSTON
Program Year 2016 CAPER

APPENDICES

Section	
A	Reference Maps 1 through 7
B	CDBG funded contracts: <ul style="list-style-type: none"> • Human Service Providers – Office Workforce Development • CEDAC • Main Streets - Small Business Development Office • Partners with Nonprofits (PNP), Grassroots • ReStore - Small Business Development Office • Commercial Real Estate Loans - Small Business Development Office • Business Technical Assistance – Small Business Development Office
C	Emergency Solutions Grant – Subrecipients HOME: HQS Inspections
D	Housing Production: Completed, In Construction + Committed
E	IDIS Reports PR06 – Summary Accomplishments Strategy Area: PR14 + P84 PR-23 CDBG & HOME Summary of Accomplishments
F	Financial Reports: PR26; Section 108, Open POs, CDBG Loan Portfolio Status, HOME Match Report & Disbursement Log, PR-05, PR14, PR01, PR-91 – ESG Financial Summary
	HUD Approval of CAPER – March 30, 2018

Housing Problems - NA-05 Needs Assessment					
0%-30% of Area Median Income					
Housing Problems	Has 1 or more of 4 housing problems	Has none of the 4 housing problems	Household has no/negative income, but none of the other housing problems	Total Households	% of Households with 1 or more of 4 Housing problems
Jurisdiction as a whole	45,680	16,095	6,800	68,575	66.6%
White	17,110	4,295	2,795	24,200	70.7%
Black/African American	12,550	4,205	1,305	18,060	69.5%
Asian	4,395	2,310	1,655	8,360	52.6%
American Indian, Alaska Native	169	30	10	209	80.9%
Pacific Islander	30	0	0	30	100.0%
Hispanic	10,180	4,720	915	15,815	64.4%
Disproportionate Need Threshold = > 76.6%					
30%-50% of Area Median Income					
Housing Problems	Has 1 or more of 4 housing problems	Has none of the 4 housing problems	Household has no/negative income, but none of the other housing problems	Total Households	% of Households with 1 or more of 4 Housing problems
Jurisdiction as a whole	21,895	8,110	0	30,005	73.0%
White	8,935	3,035	0	11,970	74.6%
Black/African American	5,990	2,460	0	8,450	70.9%
Asian	1,915	565	0	2,480	77.2%
American Indian, Alaska Native	20	0	0	20	100.0%
Pacific Islander	20	0	0	20	100.0%
Hispanic	3,945	1,950	0	5,895	66.9%
Disproportionate Need Threshold = > 83.0%					
50%-80% of Area Median Income					
Housing Problems	Has 1 or more of 4 housing problems	Has none of the 4 housing problems	Household has no/negative income, but none of the other housing problems	Total Households	% of Households with 1 or more of 4 Housing problems
Jurisdiction as a whole	15,755	10,770	0	26,525	59.4%
White	7,100	4,675	0	11,775	60.3%
Black/African American	4,415	2,840	0	7,255	60.9%
Asian	1,200	865	0	2,065	58.1%
American Indian, Alaska Native	30	25	0	55	54.5%
Pacific Islander	0	0	0	0	N/A
Hispanic	2,450	1,995	0	4,445	55.1%
Disproportionate Need Threshold = > 69.40%					
80%-100% of Area Median Income					
Housing Problems	Has 1 or more of 4 housing problems	Has none of the 4 housing problems	Household has no/negative income, but none of the other housing problems	Total Households	% of Households with 1 or more of 4 Housing problems
Jurisdiction as a whole	9,355	11,645	0	21,000	44.5%
White	5,790	5,880	0	11,670	49.6%
Black/African American	1,810	2,820	0	4,630	39.1%
Asian	690	730	0	1,420	48.6%
American Indian, Alaska Native	25	0	0	25	100.0%
Pacific Islander	0	0	0	0	N/A
Hispanic	775	1,785	0	2,560	30.3%
Disproportionate need Threshold = > 54.5%					

Severe Housing Problems Tables

NA-20

0%-30% of Area Median Income

Housing Problems	Has 1 or more of 4 housing problems	Has none of the 4 housing problems	Household has no/negative income, but none of the other housing problems	Total Households	% of Households with 1 or more of 4 Housing problems
Jurisdiction as a whole	36,000	25,780	6,800	68,580	52.5%
White	14,450	6,955	2,795	24,200	59.7%
Black/African American	9,560	7,190	1,305	18,055	52.9%
Asian	3,520	3,190	1,655	8,365	42.1%
American Indian, Alaska Native	144	60	10	214	67.3%
Pacific Islander	30	0	0	30	100.0%
Hispanic	7,290	7,615	915	15,820	46.1%

Disproportionate Need Threshold = > 62.5%

30%-50% of Area Median Income

Housing Problems	Has 1 or more of 4 housing problems	Has none of the 4 housing problems	Household has no/negative income, but none of the other housing problems	Total Households	% of Households with 1 or more of 4 Housing problems
Jurisdiction as a whole	13,185	16,820	0	30,005	43.9%
White	5,895	6,070	0	11,965	49.3%
Black/African American	3,230	5,225	0	8,455	38.2%
Asian	1,210	1,270	0	2,480	48.8%
American Indian, Alaska Native	10	10	0	20	50.0%
Pacific Islander	20	0	0	20	100.0%
Hispanic	2,170	3,725	0	5,895	36.8%

Disproportionate Need Threshold= > 53.9%

50%-80% of Area Median Income

Housing Problems	Has 1 or more of 4 housing problems	Has none of the 4 housing problems	Household has no/negative income, but none of the other housing problems	Total Households	% of Households with 1 or more of 4 Housing problems
Jurisdiction as a whole	5,710	20,815	0	26,525	21.5%
White	2,685	9,095	0	11,780	22.8%
Black/African American	1,415	5,845	0	7,260	19.5%
Asian	540	1,525	0	2,065	26.2%
American Indian, Alaska Native	10	45	0	55	18.2%
Pacific Islander	0	0	0	0	N/A
Hispanic	935	3,510	0	4,445	21.0%

Disproportionate Need Threshold = > 31.5%

80%-100% of Area Median Income

Housing Problems	Has 1 or more of 4 housing problems	Has none of the 4 housing problems	Household has no/negative income, but none of the other housing problems	Total Households	% of Households with 1 or more of 4 Housing problems
Jurisdiction as a whole	2,295	18,705	0	21,000	10.9%
White	1,170	10,505	0	11,675	10.0%
Black/African American	480	4,150	0	4,630	10.4%
Asian	215	1,200	0	1,415	15.2%
American Indian, Alaska Native	10	15	0	25	40.0%
Pacific Islander	0	0	0	0	N/A
Hispanic	335	2,220	0	2,555	13.1%

Disproportionate Need Threshold = > 20.9%

Housing Cost Burden Table

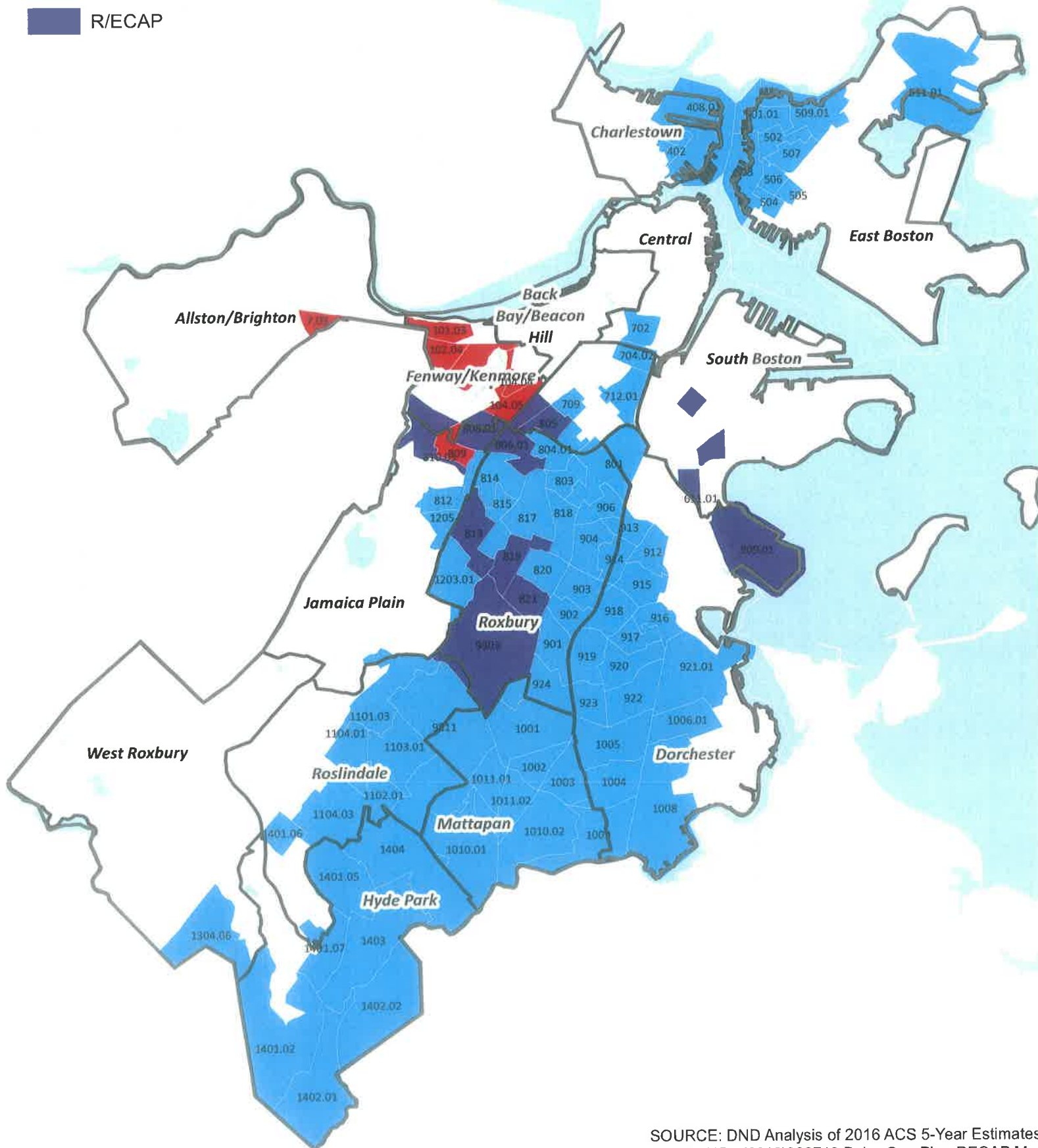
NA-25

Housing Cost Burden							
Housing Cost Burden	<=30%	30-50%	>50%	No/Negative Income (Not	Total Households	% of Households	% of Households
Jurisdiction as a whole	138,160	49,695	54,515	7,040	249,410	19.9%	21.9%
White	82,295	23,300	24,730	2,930	133,255	17.5%	18.6%
Black/African American	24,475	12,180	13,590	1,335	51,580	23.6%	26.3%
Asian	10,245	4,150	4,925	1,710	21,030	19.7%	23.4%
American Indian, Alaska Nat	140	90	190	10	430	20.9%	44.2%
Pacific Islander	15	0	0	0	15	0.0%	0.0%
Hispanic	17,365	8,380	9,260	945	35,950	23.3%	25.8%
Disproportionate need: Housing cost burden 30% - 50% = > 29.9%							
Disproportionate need: Housing cost burden > 50% = > 31.9%							

Boston 2016 R/ECAPs

By Census Tracts

- Poverty Rate $\geq 40\%$
- $< 50\%$ of Households are White-NonHispanic
- R/ECAP

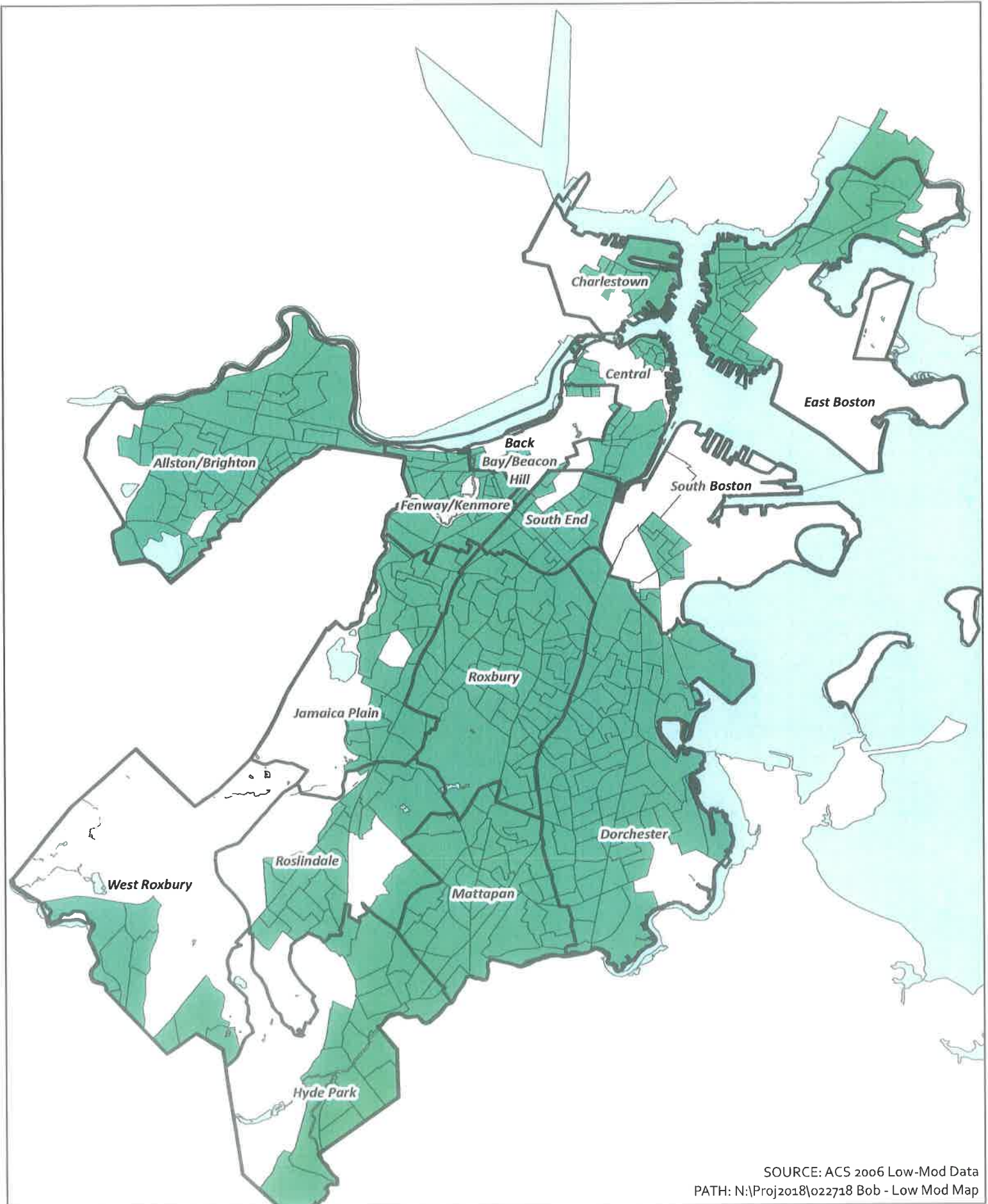


Boston Housing Authority - REAC Scores - DATE?

Development Name	Unit Count	Score
Washington Beech Phase 2A	35	93
BELLFLOWER STREET	114	99
Orchard Park Phase II -Hope VI.	184	95
MALONE APARTMENTS	100	97
Mission Main Phase II	114	98
Washington Beech Phase 2B	39	93
PEABODY SQUARE	103	97
Maverick Landing Phase I	116	99
AMORY STREET	199	92
Mission Main Phase III	72	95
Old Colony Phase I	72	98
COMMONWEALTH ELDERLY-FIDELIS WAY	116	98
ST. BOTOLPH STREET	132	92
WEST NINTH STREET	84	96
HOLGATE APARTMENTS	81	99
HAMPTON HOUSE	77	92
CODMAN APARTMENTS	102	97
TORRE UNIDAD	199	96
GROVELAND	47	92
Old Colony Phase 2A	27	99
Old Colony Phase 2B	51	94
COMMONWEALTH	278	96
WASHINGTON STREET	82	92
ASHMONT STREET	54	99
EVA WHITE APARTMENTS	102	98
HIGHLAND PARK	26	80
Orchard Offsite Phase II-Long Glen	34	83
FOLEY APARTMENTS	96	98
Frederick Douglas	77	96
MLK TOWERS	102	83
AUSONIA HOMES	99	92
GENERAL WARREN	94	91
J. J. CARROL APARTMENTS	64	89
ROCKLAND TOWERS	69	95
ANNAPOLIS STREET	56	94
Heritage	30	96
Old Colony Phase 2C	24	100
ROSLYN APARTMENTS	119	87
Washington Beech Phase 1B	37	97
Washington Beech Phase 1A	16	95
POND STREET	44	95
DAVISON APARTMENTS	47	89
LENOX STREET	285	71
Mildred C. Hailey Apartments	779	73
PATRICIA WHITE APARTMENTS	225	81
Lower Mills	18	90
Franklin Hill Phase 1B	18	90
Orchard Commons	66	88
PASCIUCCO APARTMENTS	91	82
Washington Manor	75	92
Franklin Hill Phase 2A	52	92
MEADE APARTMENTS	40	94
HASSAN APARTMENTS	100	62
Franklin Hill Phase 1A	67	90
Franklin Hill Phase 2B	20	94
WHITTIER STREET	200	66
Ruth Lillian Barkley Apartments	414	76
FRANKLIN FIELD	346	60
SPRING STREET	104	75
ORCHARD GARDENS PHASE III -HOPE VI	98	73
MISSION	259	81
Total Average		89.9

Boston Low-Mod Block Groups

Block Groups 51% Or Higher Low-Mod



SOURCE: ACS 2006 Low-Mod Data
PATH: N:\Proj2018\022718 Bob - Low Mod Map

HUD Income + Rent Limits (updated 4/01/18)

Household Size	(1) HOME 30% (Extremely Low)	(1) HOME 50% (Very Low)	(1) HOME 60%	(2) CDBG Low-Med 80% Median; Same as HOME Low-Income	(4) 80% of median	(4) 95% of median	(4) 100% of median	(4) 110% of median	(4) 120% of median	(3) Inclusionary 80% Ownership limits	(3) Inclusionary 100% Ownership limits	(3) Inclusionary Rental Limits (70% AMI)
1 person	21,700	36,200	43,440	54,750	57,900	68,750	72,400	79,600	86,850	57,900	72,400	50,700
2 persons	24,800	41,400	49,680	62,550	66,200	78,600	82,700	91,000	99,250	66,200	82,750	57,950
3 persons	27,900	46,550	55,860	70,350	74,450	88,400	93,050	102,350	111,650	74,450	93,100	65,200
4 persons	31,000	51,700	62,040	78,150	82,700	98,250	103,400	113,750	124,100	82,700	103,400	72,400
5 persons	33,500	55,850	67,020	84,450	89,350	106,100	111,650	122,850	134,000	89,350	111,700	78,200
6 persons	36,000	60,000	72,000	90,700	95,950	113,950	119,950	131,950	143,950	95,950	119,950	84,000
7 persons	38,450	64,150	76,980	96,950	102,550	121,800	128,200	141,050	153,850			
8 persons	40,950	68,250	81,900	103,200	109,200	129,650	136,500	150,150	163,800			

(1) Issued by HUD effective 6/15/17, and calculated in accordance with the IRS guidelines for consistency with HOME & LIHTC Programs.

(2) Issued by HUD effective 6/15/17. Note, CDBG @80% is same as HOME Program Low Income

(3) Issued by the BPDA for 2017

(4) Incomes calculated based on the HUD median for a family of 4 in Boston area, adjusted for family size and rounded to nearest 50.

Monthly Rent Limits											
Bedroom Size	Homeless Set-Aside (30% of median)	(1) Low HOME (50% of median)	(1) High HOME (65% of median)	(3) DHCD LIHTC (50% median)	(3) DHCD LIHTC (60% median)	(2) CDBG Affordable (80% median)	(1) Section 8 FMR	Section 8 110% FMR (BHA 10.2.17)	(4) Inclusionary Rent Limits (70% median)	(6) Max Rent 100% median	(5) NSP Maximum rent 120% Median
SRO	407	679	896	679	815	1,026	940	1,034	977	1,358	1,629
0-BR/Eff	542	905	1,194	905	1,086	1,368	1,253	1,378	1,086	1,810	2,172
1-BR	581	970	1,344	970	1,164	1,467	1,421	1,563	1,267	1,940	2,328
2-BR	697	1,163	1,614	1,163	1,396	1,758	1,740	1,914	1,448	2,326	2,791
3-BR	806	1,344	1,857	1,344	1,613	2,032	2,182	2,400	1,630	2,688	3,226
4-BR	900	1,500	2,051	1,500	1,800	2,268	2,370	2,607	1,810	3,000	3,600

(1) Issued by HUD, effective 10/2/17

(2) Calculated by DND based on lower of 75.6% of AMI or 110% FMR (10/2/17)

(3) Issued by HUD effective 6/15/17. For units in service prior to 6/15/17, use calculator at <http://www.novoco.com/tenant/rentincome/calculator/v2.jsp>

(4) Set by BPDA for 2017

(5) Maximum NSP Rents at 120% AMI

(6) Calculated at twice low HOME (50% median) rent.

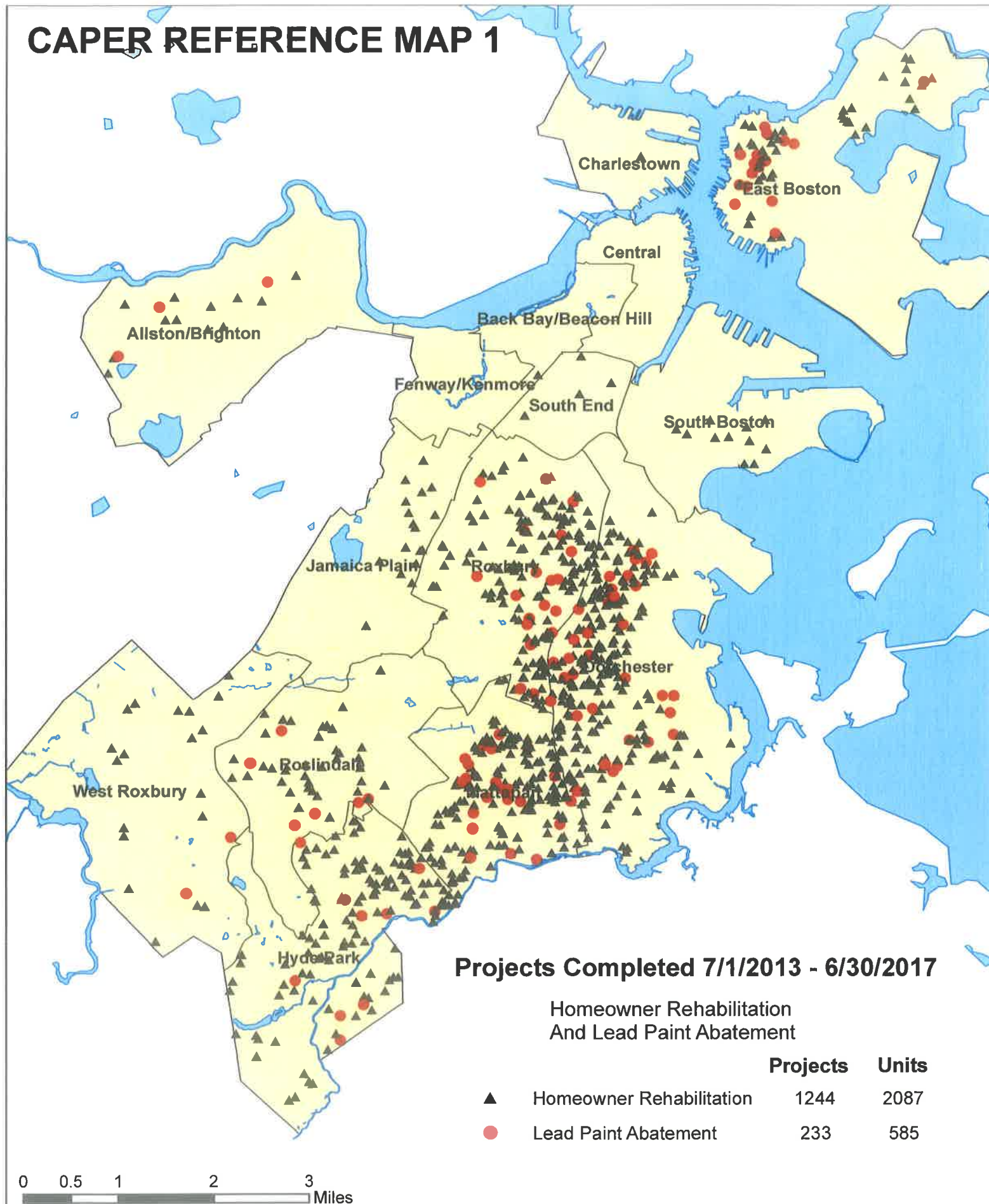
Utility Allowance - BHA Leased Housing Division, Effective 6/1/17								
		SRO/0 BR	1BR	2BR	3BR	4BR	5BR	6+BR
Gas Heat	Single Family	29/39	52	63	79	89	104	119
	Duplex, 3 Decker	29/39	51	67	84	98	111	128
	Garden, Row/Townhouse	25/33	43	59	73	89	103	119
	Elevator/Highrise	25/33	38	45	55	62	78	89
Oil Heat	Single Family	62/82	111	133	168	189	220	253
	Duplex, 3 Decker	56/75	97	128	159	187	212	244
	Garden, Row/Townhouse	47/62	83	112	140	169	197	226
	Elevator/Highrise							
Electric Heat	Single Family	49/65	87	105	132	149	173	199
	Duplex, 3 Decker	44/59	76	101	125	147	167	192
	Garden, Row/Townhouse	37/49	65	88	110	133	155	178
	Elevator/Highrise	33/44	55	67	83	102	119	137
Water Heat	Gas	5/7	9	13	16	19	21	24
	Oil	10/13	17	22	27	34	37	42
	Electric	12/16	20	27	34	42	45	52
Water Use	Tenant Paid	58/77	111	144	187	212	246	279
Cooking	Gas Oven	5/6	7	10	12	15	17	19
	Electric Oven	10/13	16	22	27	33	36	41
	Lights & Appliances	32/43	55	73	91	112	121	139
	Refrigerator	2/3	3	3	5	5	5	5
	Range	3/4	4	5	5	5	5	5

BPDA: Inclusionary Development Price Limits 2017							
	Income	Micro	Studio	1 BR	2 BR	3 BR	4BR
	80% AMI	\$130,500	\$145,000	\$179,600	\$214,300	\$246,500	\$276,900
	100% AMI	\$177,300	\$197,000	\$239,000	\$277,100	\$315,100	\$353,000

HOME Purchase Price/Value Limits						
Suffolk	Existing + New Homes	1 Unit	2 Units	3 Units	4 Units	Last Updated
		\$ 432,000	\$ 553,000	\$ 670,000	\$ 830,000	4/1/2018

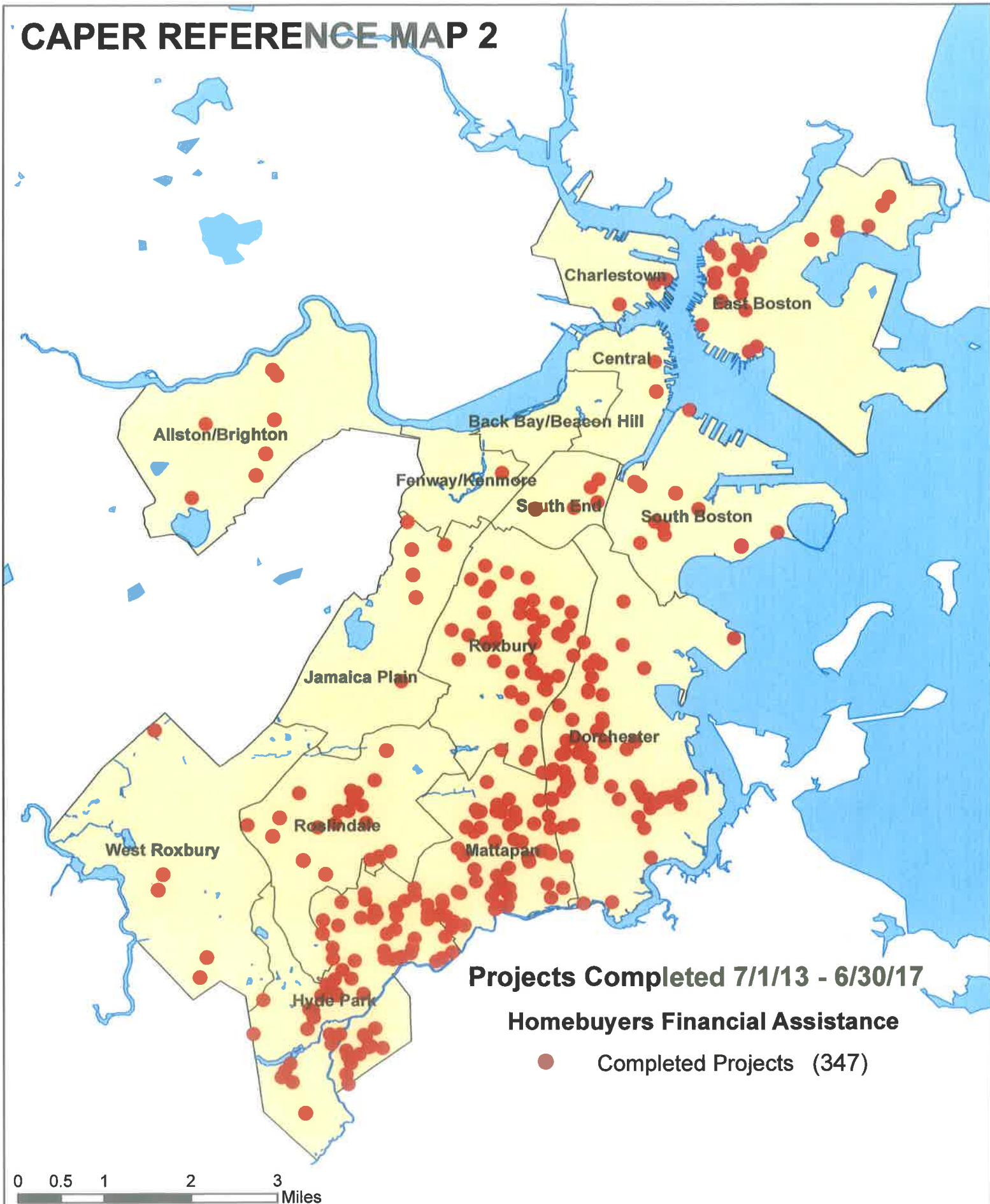
Home Per Unit Subsidy Caps: Based on High Cost % effective 11/07/17					
Boston (capped at 240%) Section 234	0 BR & SRO's	1 BR Unit	2 BR Unit	3 BR Unit	4+ BR Unit
	\$144,050	\$165,134	\$200,801	\$259,774	\$285,149

CAPER REFERENCE MAP 1



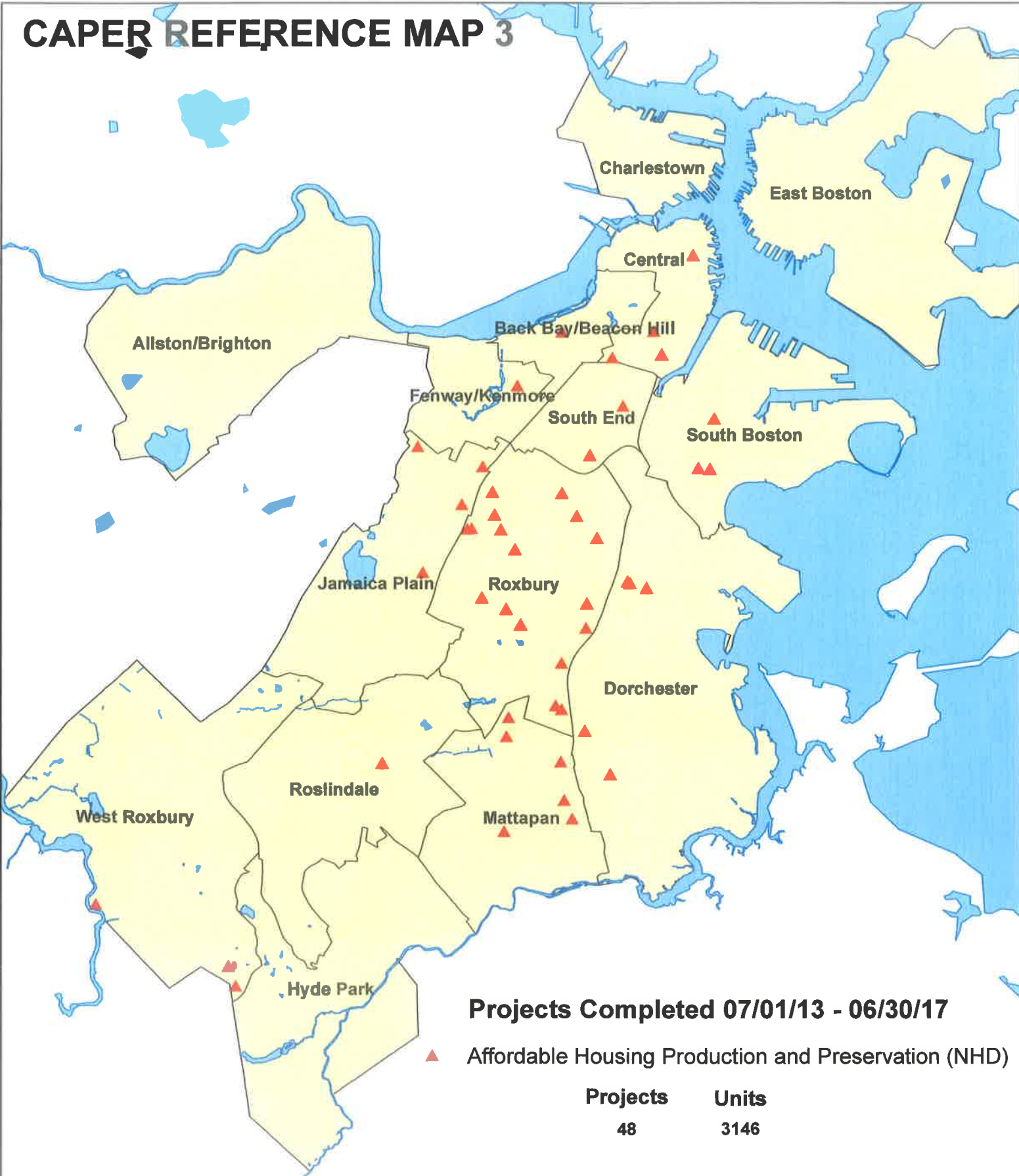
Analysis by the Department of Neighborhood Development, City of Boston,
Planning and Development Division, Data and Mapping Services
Note: Some map symbols represent multiple activities at the same location.

CAPER REFERENCE MAP 2



Analysis by the Department of Neighborhood Development, City of Boston,
Planning and Development Division, Data and Mapping Services
Note: Some map symbols represent multiple activities at the same location.

CAPER REFERENCE MAP 3



Projects Completed 07/01/13 - 06/30/17

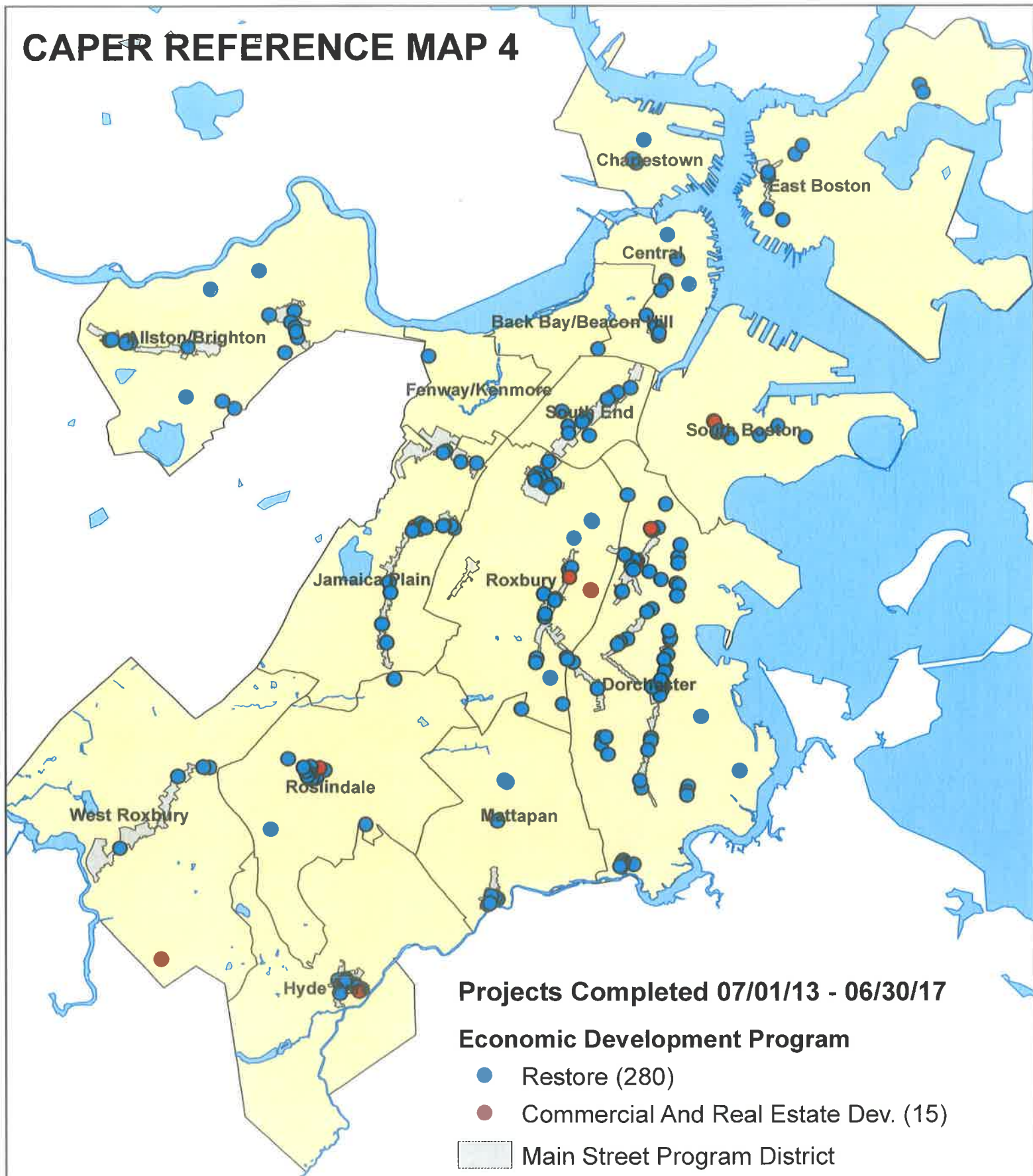
▲ Affordable Housing Production and Preservation (NHD)

Projects	Units
48	3146



Analysis by the Department of Neighborhood Development, City of Boston,
Planning and Development Division, Data and Mapping Services
Note: One project is not geocoded/shown.

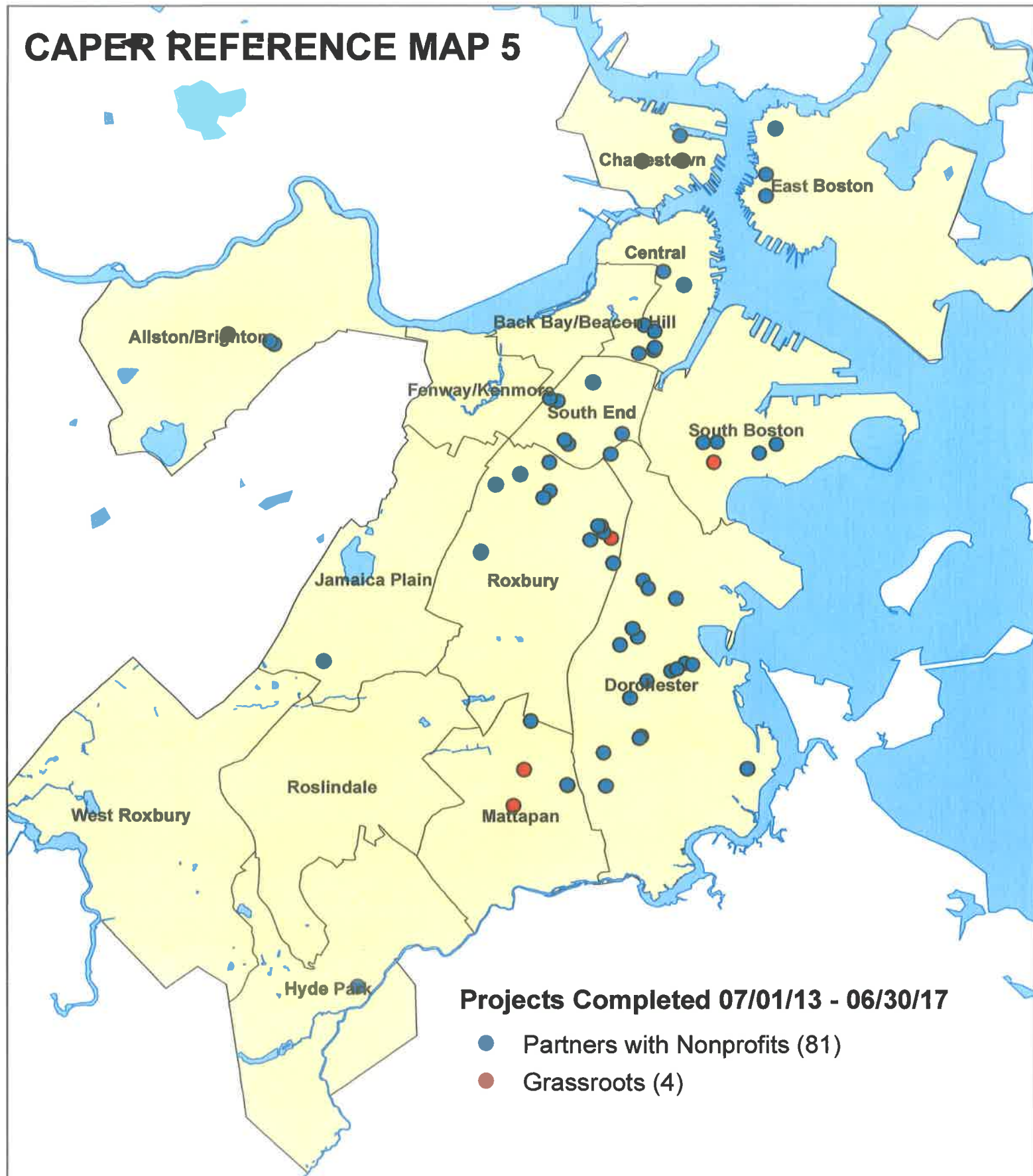
CAPER REFERENCE MAP 4



0 0.5 1 2 3 Miles

Analysis by the Department of Neighborhood Development, City of Boston,
Planning and Development Division, Data and Mapping Services
Note: Some map symbols represent multiple activities at the same location.
One project is not geocoded/shown.

CAPER REFERENCE MAP 5



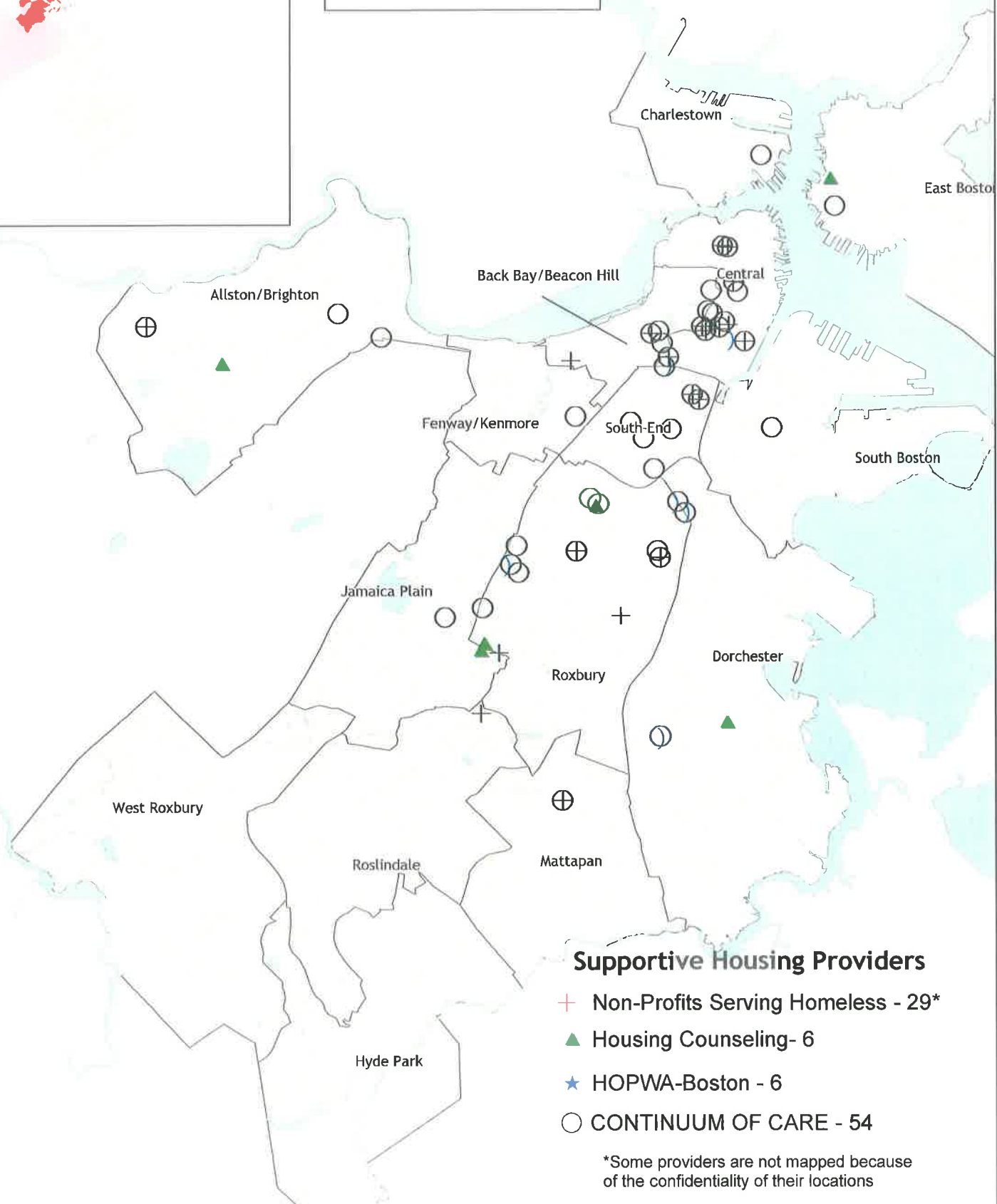
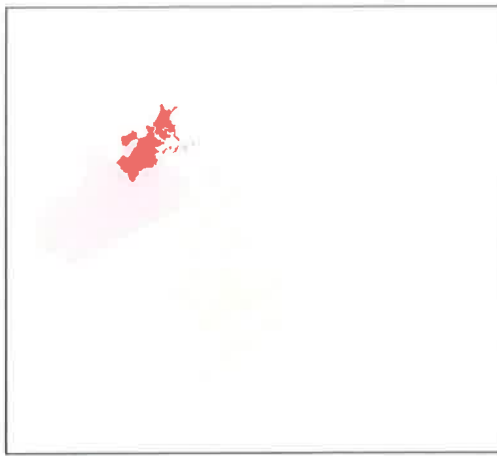
Projects Completed 07/01/13 - 06/30/17

- Partners with Nonprofits (81)
- Grassroots (4)

0 0.5 1 2 3 Miles

Analysis by the Department of Neighborhood Development, City of Boston,
Planning and Development Division, Data and Mapping Services
Note: Some symbols represent multiple activities at the same location.

CAPER REFERENCE MAP 6



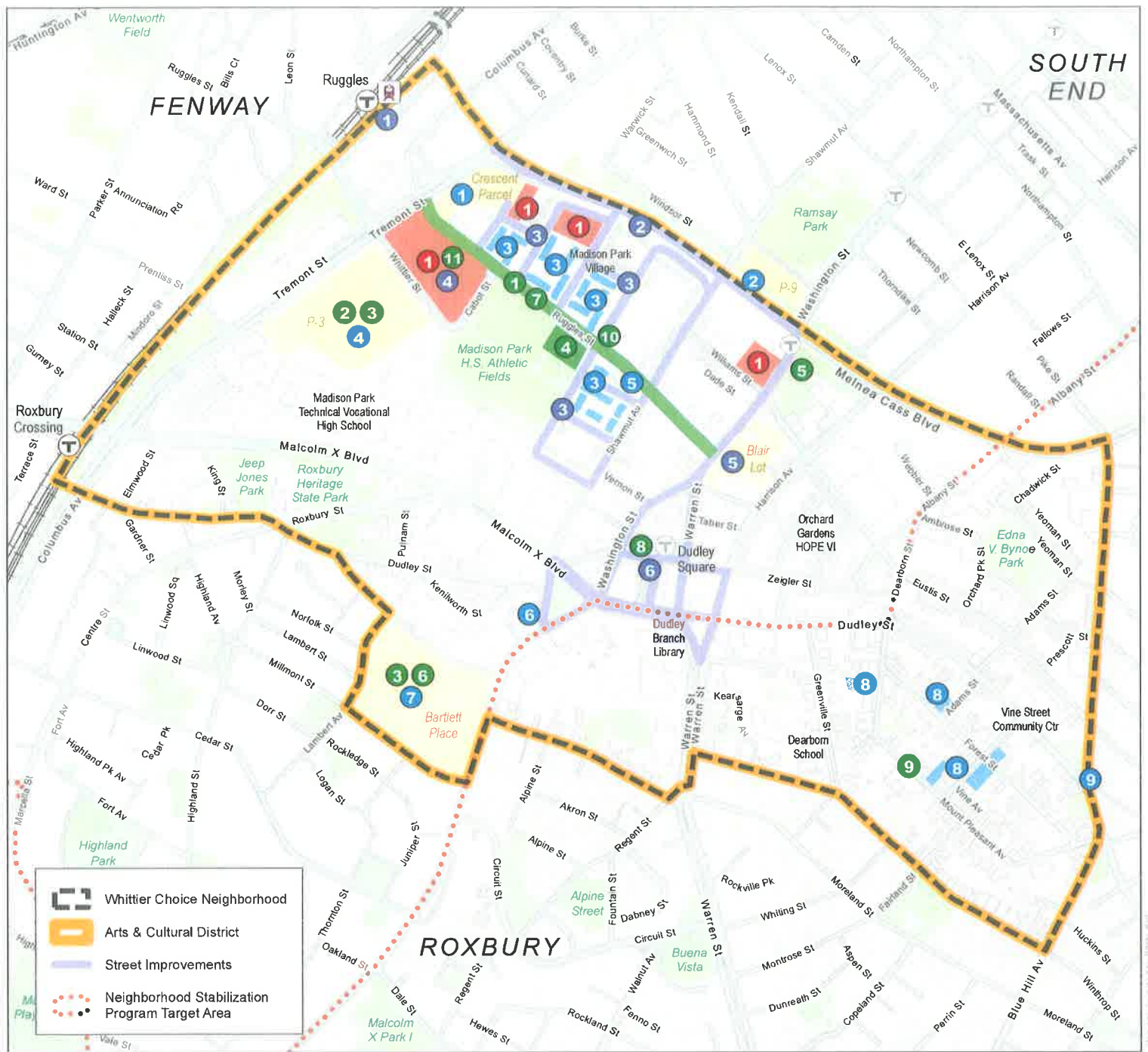
Supportive Housing Providers

- + Non-Profits Serving Homeless - 29*
- ▲ Housing Counseling- 6
- ★ HOPWA-Boston - 6
- CONTINUUM OF CARE - 54

*Some providers are not mapped because of the confidentiality of their locations



0 1 2
Miles



Proposed CNI Housing

- 1 Whittier Replacement Housing

Planned CCI Projects

- | | |
|---|---|
| 1 Ruggles Gateway Street Improvements | 7 Public Art Installation along Ruggles |
| 2 NCAA Museum | 8 Enhanced RESTORE Program |
| 3 Retail Incubation/Coworking Program | 9 Homebuyer Program Area-Wide |
| 4 Park at Dewitt Crossing | 10 Additional Security Cameras |
| 5 Visitor/Orientation Center | 11 Wicked Free WiFi |
| 6 Bartlett Station Plaza Cultural Space | |

Projects highlighted in green will be fiscally managed by DND.

NEIGHBORHOOD INVESTMENTS

Residential/Mixed-Use

- 1 Crescent Parcel*
- 2 Melnea Hotel & Residences (P-9)
- 3 Madison Park III Renovations
- 4 Tremont Crossing (P-3)*
- 5 Smith House Renovations
- 6 2451 Washington St. Homeownership
- 7 Bartlett Place*
- 8 Neighborhood Homes Initiative
- 9 Dudley Crossing*

* Potential PBV locations

Infrastructure

- 1 Ruggles Station Modernization
- 2 Melnea Cass Blvd Complete Streets
- 3 MPV Street Improvements
- 4 Whittier Site New Streets
- 5 Blair Parking Lot Improvements
- 6 Dudley Square Complete Streets



U.S. Department of Housing and Urban Development

MASSACHUSETTS STATE OFFICE, NEW ENGLAND AREA
Office of Community Planning and Development
Thomas P. O'Neill, Jr. Federal Building
10 Causeway Street - Fifth Floor
Boston, Massachusetts 02222-1092

Fax (617) 565-5442

MAR 30 2018

Sheila A. Dillon
Chief of Housing and Director
Department of Neighborhood Development
City of Boston
26 Court Street
Boston, MA 02108

Subject: FY 2016 Consolidated Annual Performance and Evaluation Report (CAPER)

Dear Ms. Dillon:

We have reviewed and accepted the City of Boston's Consolidated Annual Performance and Evaluation Report (CAPER) for the program year July 1, 2016 to June 30, 2017. Our approval is based on a review of the information in the City's Consolidated Annual Performance and Evaluation Report (CAPER), the statistical and narrative reporting data captured in HUD's Integrated Disbursement and Information System (IDIS), and information obtained during on-site visits to the City.

As the amount of data and demand for transparency increases, the City will need to develop strategies to improve the reliability of the data reported in IDIS. Over the coming months we will be working closely with staff and recommending best practices to enhance data accuracy. For example, staff should be reconciling IDIS to the General Ledger monthly and making timely adjustments when needed. The City must ensure that all expenses incurred have been drawn from the activity prior to completion. Once an activity is completed in IDIS and reported in the CAPER, there should be no further draws against it unless approved by HUD. Activities should not be completed in IDIS until a national objective is achieved. This means that some activities will need to remain open for multiple years.

The City needs to be mindful of the risk associated with initiating a project that clearly does not meet a national objective upon initiation. In such cases, the incomplete activity will most likely be deemed ineligible and costs will be disallowed or may be considered general administrative costs. Programs at risk for this include: Property Disposition, Brownfields Environmental Abatement, Restore and Grassroots. For these programs, the city may wish to fund the initial costs under program administration however, as the

project progresses, such costs may qualify as implementing delivery costs and linked to the final cost objective.

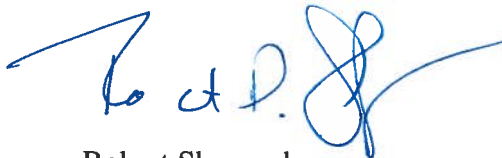
HUD requires reliable, comprehensive data regarding program performance to ensure accountability on the use of CDBG funds. The need for accurate reporting of proposed and actual accomplishments cannot be overemphasized. In this program year, the city reported many of its accomplishments in a narrative format but did not complete the corresponding accomplishment field in IDIS. As a result, accomplishments were not reported for these activities at the national level. HUD must be able to measure the contributions the CDBG program makes toward meeting the needs of low- and moderate-income citizens across the country. Accurate reporting of beneficiaries is critical to meet this requirement. Staff will need to review IDIS activities prior to completion to ensure that all accomplishment and beneficiary data has been reported properly.

Based on the narrative information provided and the activities in IDIS, we find Boston's 2016 CAPER to be consistent with the City's Consolidated Plan and Action Plan. The narrative describes how the City is working to meet the goals identified in the plans as well as proposed versus actual outcome results. We also find the City to be within the administrative and public services cap for the Community Development Block Grant Program.

As a result of our review, we have determined that the City of Boston has carried out its activities and certifications in a timely manner, consistent with the requirements and primary objective of the Housing and Community Development Act of 1974, as amended, and with other applicable laws and program requirements. Pursuant to 24 CFR 570.905, we find that the City of Boston has the continuing capacity to carry out its activities in a timely manner.

Please remember that a copy of this letter must accompany all copies the CAPER. If you have any questions or if we can be of any assistance, please contact your CPD Representative, Laura Schiffer, at 617-994-8359.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'R. Shumeyko', with a stylized flourish extending to the right.

Robert Shumeyko
Director

Cc: Robert Gehret, Deputy Director