

# CITY OF BOSTON

## CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

FOR PROGRAM YEAR 2016  
(JULY 1, 2016 TO JUNE 30, 2017)



Patriot Homes for Veterans, South Boston

City of Boston  
Martin J. Walsh, Mayor  
Department of Neighborhood Development  
Sheila A. Dillon, Director



**CITY OF BOSTON**  
**Program Year 2016 DRAFT CAPER**

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## Introduction

Boston receives an annual formula allocation of funds from the Department of Housing and Urban Development (HUD) that varies from year to year due to the amount of funds appropriated by Congress, and changes in the census data used to compute the formula allocations. As a condition of receiving the four funding allocations: 1) Community Development Block Grant (CDBG), 2) HOME Investment Partnership (HOME), 3) Housing Opportunities for Persons With AIDS (HOPWA) and 4) Emergency Solutions Grant (ESG) funds, HUD requires Boston to submit an annual Action Plan (budget) that details how the funds will be used to address priority housing and community development needs for each year of our 5-Year Consolidated Plan (spans 7/1/13 to 6/30/18). At the end of each plan year, HUD requires a Consolidated Annual Performance and Evaluation (CAPER) report detailing actual accomplishments.

This CAPER report is for year 4. HUD provides a required template for producing the report directly within HUD's Integrated Disbursement and Information System (IDIS). Once approved, this Program Year 2016 CAPER will be downloaded from the information entered to IDIS and posted on DND's webpage. The report contains general accomplishments, program specific reporting and a appendix of information detailing activities.

## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

#### 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City issues quarterly progress reports on its progress in implementing Mayor Walsh's housing plan, **Housing a Changing City: Boston 2030**, introduced in 2014. The 20-year plan sets out a number of concrete goals for meeting Boston's housing challenges, including creating 53,000 units (6500 to be affordable) of housing by the year 2030 in order to accommodate projected population growth. These quarterly reports complement and expand on the city's broader housing accomplishments. As of the quarter ending 6/30/17, almost 22,000 new housing units (rental and ownership) have been permitted; many of these units are completed or in construction resulting in 22,8000 jobs in the construction sector. Of these new permitted units, 1691 are targeted to low-income households with 369 set aside for homeless individuals and families. The City currently has a pipeline of 1128 new non-elderly low income units and

another 362 are targeted to extremely low-income households. The plan and reports are accessible here: <https://www.boston.gov/finance/housing-changing-city-boston-2030>

Towards the end of the program year the City launched Boston's Small Business Center in Mattapan, designed to serve as a one-stop neighborhood resource for small business owners and entrepreneurs. Following a nine-week program in Mattapan, the Small Business Center travelled to East Boston and then on to Roxbury to provide resources for small businesses throughout Boston. The Small Business Center is a result of Boston's central planning initiatives: Boston's [2016 Citywide Small Business Plan](#) and [Imagine Boston 2030](#), both of which incorporate community feedback to continue building a thriving, equitable City. Boston's Small Business Advisory Council has also worked to prioritize establishing a Small Business Center.

The Small Business Center is just one part of Mayor Walsh's five year small business plan (launched March 2016) to make the small business economy thrive, to enhance neighborhood vibrancy and to foster economic and social inclusion and equity. CDBG funds support four economic development programs managed by the Small Business Development unit within the Economic Development Department.

Of note in PY16, the Boston Housing Authority (BHA) and the Department of Neighborhood Development (DND) worked collectively to submit a second Choice Neighborhoods application for \$30 million to redevelop the Whittier public housing development and the surrounding neighborhood. In December 2016, HUD selected the Whittier application for an award of \$30 million. DND committed \$1.6 million in CDBG funds to assist with the Neighborhood component of the Whittier Transformation Plan and designated the neighborhood as a Neighborhood Revitalization Strategy Area (NRSA). The NRSA designation provides some additional flexibility in the use of CDBG funds in the designated area.

The \$30 million grant will leverage an additional \$260 million in private and public funds to transform Whittier Street and the surrounding community by providing educational and economic opportunities for low income residents and investing in community amenities and in that will improve the quality of life for all residents in the lower Roxbury neighborhood. For more information: <http://www.bostonhousing.org/en/Departments/Planning-and-Real-Estate-Development/Mixed-Finance-Development/Whittier-Choice-Neighborhood-Initiative.aspx#structure>

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

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

There are 21 programs included in the table on the following pages. The column labeled "Expected Program Year" is our best estimate of the number of outputs (housing units, jobs, people served, etc.) based on an estimated budget. These estimates are made in May before the new program year start of July 1. The column labeled "Actual Program Year" are the actual accomplishments or commitments made to programs and projects during the year that ends on June 30th. Below are brief highlights.

Our affordable housing preservation and production program reached their target (911 projected) with 9 completed projects (279 units) and 14 projects (643 units) in construction. In total, these 23 projects have 922 housing units, with 789 (86%) affordable. Another 687 units are in our development pipeline; of these, 588 (86%) are affordable.

The public service programs exceeded their service levels: CEDAC provided technical assistance to 25 developments of 2636 units, the Office of Workforce Development served a total of 4155 residents, 13% more in 52 programs than projected.

A number of other programs met or came close to their service goals. The Boston Home Center's financial assistance program reached 100% of their goal providing downpayment and/or closing cost assistance to 99 first-time homebuyers during the program year. The Lead Paint abatement program (Lead Safe Boston) successfully completed work and submitted a final report for the \$2.5 million 2013 Lead Hazard Control (3 year) award to address lead hazards in 165 units and met benchmarks with 166 units completed. The current 3-year grant is \$3.2 million through January 2019, and 95 units (exceeding the 90 target) were completed during the program year with 48 more units in the pipeline. The brownfields program was on target completing 109 environmental tests.

The four economic development programs (Main Streets, ReStore, Business Technical Assistance and Commercial Real Estate Development) are managed by the Mayor's Office of Economic Development, Small Business Development. The Main Street Districts report

assisting 2300 businesses, opening 98 new businesses that created 626 jobs. The business technical assistance worked with 55 businesses providing a range of services such as financial coaching, comprehensive assessments and business operations. The ReStore design program completed 35 projects and the ReStore Signage and Façade program completed 45 projects with 71 storefronts. Lastly, the commercial real estate program completed 5 projects. Reports from the programs are included in the appendix.

The Office of Housing Stability (OHS), newly formed at the start of the program year, works to prevent displacement, stabilize households and neighborhoods. Some of OHS' work and accomplishments are highlighted below:

### **Evening Housing Clinic**

The Office of Housing Stability has held 29 evening housing clinics downtown and 3 in the Jamaica Plain neighborhood to provide after-hours housing assistance to residents, both landlords and tenants, on housing rights and resources.

### **Legislative Accomplishments**

OHS helped research and draft the City's legislative anti-displacement package. The anti-displacement package includes four bills to help existing tenants remain in their homes by expanding tenant rights, rewarding good landlords and creating additional funding for affordable housing. The proposed legislation includes a right to counsel in certain eviction cases, a right of first refusal for tenants in foreclosed properties, enhanced tenant notice/data collection processes around eviction and a state income tax credit for landlords who maintain rents at or below market. OHS has testified in support of two of the bills that have come up for hearing at the State House and helped shepherd the passage of the Home Rule Petition through City Council.

### **Dispute Resolution**

In February, OHS has partnered with an area non-profit to allow landlords and tenants access to free and reduced-cost mediation to help resolve their housing disputes, including eviction cases.

### **Landlord Guarantee Pilot Program**

In May, OHS launched the landlord guarantee pilot program which supports landlords who rent to homeless families and individuals by providing financial and resource support.

The Housing Opportunities for Persons with AIDS (HOPWA) CAPER, submitted in a separate system, was validated and accepted by HUD. The CR55 table in this report captures the the

number of individuals assisted and the types of assistance provided.

The CAPER data for the Emergency Solutions Grant (ESG) is transitioning to a new system, Sage HMIS Reporting Repository, starting October 1, 2017. The HUD training for the new system is October 21; we will post that draft of the ESG CAPER when available after the training.

**City of Boston, Program Year 2016 CAPER: July 1, 2016 to June 30, 2017**

<b>Accomplishments – Program Year 2016</b>						
	<b>Goal</b>	<b>Category</b>	<b>Needs Addressed</b>	<b>Funding</b>	<b>Projected</b>	<b>Actual</b>
<b>1</b>	Improve the quality of owner housing.	Affordable Housing	Affordable Housing - Rental & Homeownership Affordable Housing - Rehab of Existing Units	CDBG: \$4,579,883 City Operating Funds: \$230,928 HB2030: \$3,015,000	Homeowner Housing Rehabilitated: 1960 Units	1785
<b>2</b>	Improve quality existing affordable rental housing	Affordable Housing Homeless	Affordable Housing - Rental & Homeownership Affordable Housing - Rehab of Existing Units	CDBG: \$4,570,551	Rental units rehabilitated: 492	222 (completed); 567 in construction
<b>3</b>	Increase the supply of affordable housing	Affordable Housing	Affordable Housing - Rental & Homeownership	CDBG: \$2,134,800 HOME: \$4,925,878 City Operating Funds: \$121,060 HB2030: \$3,145,000 IDP: \$10,644,212	Rental units constructed: 578 Household Housing Unit Homeowner Housing Added: 54	122 (completed)
<b>4</b>	Provide Housing-Related Services to Homeless	Affordable Housing Homeless	Affordable Housing - Rental & Homeownership Housing-Related Services to Homeless	CDBG: \$987,819 ESG: \$1,449,423 Continuum of Care: \$22,664,525 HB2030: \$1,710,000; City operating: \$626,594	Permanent Housing Assistance: 1150 Households ; Supportive Services: 2200 Households;  Rapid Rehouse: 214	
<b>5</b>	Increase Housing Options for Persons with HIV/AIDS	Affordable Housing Non-Homeless Special Needs	Supportive Housing for Persons with AIDS	HOPWA: \$2,505,609	HIV/AIDS Housing: 132	140
<b>6</b>	Support development of community gardens	Non-Housing Community Development	Community Development - Public Services Redevelop city-owned vacant land and buildings	CDBG: \$534,891	Other: 4 gardens	8 gardens completed; 6 more in construction



**City of Boston, Program Year 2016 CAPER: July 1, 2016 to June 30, 2017**

<b>Accomplishments – Program Year 2016</b>						
	<b>Goal</b>	<b>Category</b>	<b>Needs Addressed</b>	<b>Funding</b>	<b>Projected</b>	<b>Actual</b>
<b>7</b>	Abate Brownfield Sites for Redevelopment	suitable living environment	Brownfield Sites	CDBG: \$545,172 Section 108/EDI: \$50,334, EPA: \$133,333 City Operating Funds: \$73,449	Environmental testing & abatement: 100	109
<b>8</b>	Increase the Self-Sufficiency of Low-Income People	Social services	Community Development - Public Services	CDBG: \$2,709,918 FY10/11 Choice Neighborhoods Implementation Grant: \$883,100	Public service activities other than Low/Moderate Income Housing Benefit: 3600	4155
<b>9</b>	Improve the Quality of Neighborhood Facilities	Public and neighborhood facility improvement	Community Development - Public Facilities	CDBG: \$770,397 FY10/11 Choice Neighborhoods Implementation Grant: \$60,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30	29
<b>10</b>	Revitalize Business Districts	Non-Housing Community Development	Employment Opportunities Revitalize Neighborhood Business Districts	CDBG: \$1,553,097 Improve & Innovation Fund: \$172,250	Jobs created/retained: 500 Jobs New Businesses opened: 150	19 Main Street Districts: 626 jobs; 98 new businesses opened
<b>11</b>	Increase Employment Opportunities – Commercial Real Estate Development	Non-Housing Community Development	Employment Opportunities	CDBG: \$502,228 FY10/11 Choice Neighborhoods Implementation Grant: \$293,000	100 Jobs created / retained ; 4 new businesses opened.	5 new business and 54 jobs
<b>12</b>	Increase rate of successful low-income homebuyers	Affordable Housing	Affordable Housing - Rental & Homeownership	CDBG: \$1,209,235 City Operating Funds: \$214,095 HB2030 \$500,000	Direct Financial Assistance to Homebuyers: 100	99 homebuyers
<b>13</b>	Increase the supply of lead safe housing	Affordable Housing	Affordable Housing - Rehab of Existing Units	CDBG: \$459,552 Lead Paint Abatement: \$1,231,364	Homeowner Housing Rehabilitated: 90 units deleaded	95 deleaded;

**City of Boston, Program Year 2016 CAPER: July 1, 2016 to June 30, 2017**

Accomplishments – Program Year 2016						
	Goal	Category	Needs Addressed	Funding	Projected	Actual
14	Support Community Housing Development Org (CHDO)	Affordable Housing	Affordable Housing - Rental & Homeownership	HOME: \$212,501	Other: 11 CHDOs	6 CHODs
15	Prevent loss of subsidized housing stock	Affordable Housing	Affordable Housing - Rental & Homeownership	CDBG: \$165,146 HB2030 \$180,000	Other: CEDAC 30	25 Developments of 2636 units
16	Improve Neighborhood Storefronts	Non-Housing Community Development	Revitalize Neighborhood Business Districts	CDBG: \$1,102,357 FY10/11 Choice Neighborhoods Implementation Grant: \$60,000 Improve & Innovation Fund: \$60,000	Facade treatment/business building rehabilitation: 120	35 Design; 43 Façade and Signage
17	Provide Business Technical Assistance	Non-Housing Community Development	Employment Opportunities Revitalize Neighborhood Business Districts	CDBG: \$875,597 Improve & Innovation Fund: \$27,500	Businesses assisted on site: 70	55 on site
18	Reduce City's Inventory of Vacant Buildings & Land	Non-Housing Community Development	Redevelop city-owned vacant land and buildings	CDBG: \$64,000 City Operating Funds: \$324,807	Other: 55 parcels (land & building) sold	46 parcels sold (2buildings; 44 lots)
19	Maintain City-Owned Buildings & Lots		Redevelop city-owned vacant land and buildings	CDBG: \$167,500 City Operating Funds: \$1,155,971	Other: As needed	
20	Demolish Blighted Buildings	Clearance and Demolition	Redevelop city-owned vacant land and buildings	CDBG: \$440,507	Buildings Demolished: 1 Building	1
21	Expand Fair Housing Choice and Access	Affordable Housing	Community Development - Public Services	CDBG: \$531,472	Public service activities for Low/Moderate Income Housing Benefit. Marketing Plans for housing lotteries	52 marketing plans for affordable housing reviewed

**City of Boston, Program Year 2016 CAPER: July 1, 2016 to June 30, 2017**

<b>Accomplishments – Program Year 2016</b>						
	<b>Goal</b>	<b>Category</b>	<b>Needs Addressed</b>	<b>Funding</b>	<b>Projected</b>	<b>Actual</b>
<b>22</b>	Provide Research & Reports	Planning and Administration	Affordable Housing - Rental & Homeownership	CDBG: \$437,410 City Operating Funds: \$111,505 FY10/11 Choice Neighborhoods Implementation Grant: \$112,100		Not Applicable
<b>23</b>	Administration	Administration	Affordable Housing - Rental & Homeownership	CDBG: \$3,583,403 HOME: \$445,021 City Operating Funds: \$1,509,175 FY10/11 Choice Neighborhoods: \$101,000 Improve & Innovation Fund: \$57,500 Lead Paint Abatement: \$143,516, IDP: \$45,467,		Not Applicable

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

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

The primary uses of the CDBG funds are affordable housing development and rehabilitation (58%), public services (11%), economic development (10%) and public facilities (13%). There were no significant changes in program objectives this year. A substantial amendment issued December 5, 2016 for public comment recognized an additional \$1.3 million in CDBG revenue and an budget adjustment between two programs in the Neighborhood Housing Development Division - rental housing production and rental housing preservation.

The overall low-mod benefit for the CDBG program for PY16 is **96.56%** as shown in the CDBG Financial Summary (IDIS PR-26) in the appendix section of this CAPER exceeding the overall 70% low-mod benefit requirement.

**CR-10 - Racial and Ethnic composition of families assisted**

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

91.520(a)

	CDBG	HOME	HOPWA	ESG
	Households		Persons	
White	99	4	342	
Black or African American	200	3	469	
Asian	25	3	7	
American Indian or American Native	2		6	
Other multi-racial	21	13	53	
<b>Total</b>	<b>347</b>	<b>23</b>	<b>877</b>	
Hispanic	30	13	216	
Not Hispanic	317	10	661	

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

**Narrative**

The CDBG and HOME counts captured above are households. The data is captured in IDIS report PR23 included in the Appendix section of this report. CDBG funds served 347 households: 29% White, 58% Black or African American, 7% Asian, with 9% of Hispanic origin. The HOME program served 23 households: 17% White, 13% Black or African American, 13% Asian, 25% Other with 57% of Hispanic origin.

The total number of persons assisted during program year 2016 using **ESG** funding will be detailed in the new Sage reporting system and posted when available.

The total number of persons assisted during program year 2016 using HOPWA funding is 877: 39% White, 53% Black, with 25% of Hispanic origin. This data is collected from the HOPWA funded providers and included on the Race and Ethnicity table in the HOPWA CAPER section attached to this report.

**CR-15 - Resources and Investments 91.520(a)**

<b>Source of Funds</b>	<b>Resources Made Available</b>	<b>Amount Expended During Program Year</b>
CDBG	\$29,228,068	\$18,969,325
HOME	\$5,579,387	\$101,488
HOPWA	\$2,005,609	\$2,312,647
ESG	\$1,449,423	\$1,076,199

**Table 3 - Resources Made Available**

**Narrative**

The table above summarizes the HUD resources that were available to the City for the PY16 Action Plan year. At the outset of PY16, we projected \$44.4 million to be available in CPD funds. An additional \$1.3 million in prior year CDBG funds resulted in a Substantial Amendment to our budget plan. Based on the IDIS PR06 *Summary of Consolidated Plan Projects* report in the appendix, we committed a total of \$31.8 million in CPD funds and drew \$19.9 million. The dollar amounts committed for projects are significantly higher than the amounts spent; any remaining funds from the 4 HUD sources (CDBG, HOME, HOPWA and ESG) will be drawn as projects progress from start to finish. For example, larger scale housing development projects often span more than one program year and budget cycle.

The HOPWA expended amount is from a CAPER submitted in another HUD system. The ESG expended amount is from IDIS report PR-91 “ESG Financial Summary”

**Identify the geographic distribution and location of investments**

Most of the City's housing and community development programs are available city-wide, except for programs such as Main Streets, which serve designated neighborhood business districts, Supportive Housing for Persons with AIDS (HOPWA) program which is available throughout a wider three-county service area (Suffolk, Plymouth and Norfolk Counties). Lead Hazard Control Grant funds are available citywide, but are prioritized for areas with high numbers and percentages of children with elevated blood lead levels. All of the HUD funded programs are either targeted directly to low and moderate-income persons or to geographic areas with a majority of low and moderate-income persons.

The Main Streets program was targeted to 19 neighborhood commercial business districts in PY16. CDBG funds (\$57,500 each district) are used for the 16 Main Street Districts that are located in qualified LMA areas. The total PY16 CDBG program budget for Main Streets is \$1.6

million, or 5.2% of the CDBG funds available for the plan year. 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, are 100 % committed and the grant ends on 9/30/17.

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

1. The Quincy Corridor Choice Neighborhoods area was designated as an NRSA in Program Year 2011 for the entire 5-year period covered by the current Consolidated Plan, through 6/30/18.
2. DND requested designation in PY17 of the Boston Housing Authority's Whittier Choice target area as an NRSA through the end of the grant period, 9/30/2023. The City committed a total of \$1.6 million in CDBG funds to BHA's Whittier Choice project.

## **Narrative**

The maps in the appendix show the geographic distribution and locations of the projects assisted under each of our major housing and community development programs during the first three years of our 5-year Consolidated Plan

Map 1: Existing Homeowner Rehabilitation & Lead Paint Abatement

Map 2: Homebuyers Financial Assistance

Map 3: Affordable Housing Production and Preservation

Map 4: Economic Development Programs

Map 5: Public Facilities

Map 6: Supportive Housing Providers

Map 7: Quincy Corridor NRSA Strategy Area

### Leveraging

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

Housing Development: During PY16, DND completed 9 multi-family housing projects with 279 units of housing. DND provided \$9.4 million in funding including CDBG and HOME funds, and leveraged \$83.6 million in additional private, state, and other federal financing. HUD's most recent HOME Program Performance Snapshot (6/30/17) ranks Boston in the 100th percentile nationally on leveraging; leveraging \$14.16 for every \$1 of HOME funds.

Homebuyer Assistance: leverages substantial amounts of private mortgage financing with its small down payment and closing cost assistance. The City used a combination of CDBG and local funding sources to help 99 buyers (average of \$10,400), average purchase price of \$325,907. The City's assistance in PY16 totaled \$1,029,560 leveraging \$31.2 million in private (bank) financing. Every \$1 in financial assistance leveraged \$33.34 in private investment.

Business Assistance: The City's **ReStore Boston** program commits CDBG funds and other resources to help neighborhood business and property owners with storefront improvements, professional design services, signage, security measures, and general repairs - leveraged \$510,809 in private financing last year. The ReStore program completed 45 projects of 71 storefronts; 23 were new businesses and 144 jobs were created.

Public Land: Boston strives to expand affordable housing opportunities and employment opportunities utilizing strategic land acquisition, site assembly and disposition. DND sold 46 parcels (2 buildings and 44 lots) in PY16 generating \$600,000 in revenue. Grassroots is another example where vacant city-owned land supports the development of community gardens by neighborhood groups and non-profits.

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



**City of Boston, Program Year 2016 CAPER: July 1, 2016 to June 30, 2017**

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<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	\$15,413,624
2. Match contributed during current Federal fiscal year	\$0
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$15,413,624
4. Match liability for current Federal fiscal year	\$287,235
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$15,126,389

**Table 4 – Fiscal Year Summary - HOME Match Report**

HOPWA: The HOPWA CAPER reports \$4,945,699 million in leverage funds.

And, the ESG program requires that grantees match the funding received from HUD and is documented in their application for ESG funds.

HOME MBE/WBE report

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	<b>Total</b>	<b>Minority Business Enterprises</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
<b>Contracts</b>						
Number	2	0	0	0	0	2
Dollar Amount	5,426,422	0	0	0	0	5,426,422
<b>Sub-Contracts</b>						
Number	56	1	0	0	7	49
Dollar Amount	29,208,431	261,511	0	0	550,555	28,396,365
	<b>Total</b>	<b>Women Business Enterprises</b>	<b>Male</b>			
<b>Contracts</b>						
Number	<b>2</b>	<b>0</b>	<b>2</b>			
Dollar Amount	<b>5,426,422</b>	<b>0</b>	<b>5,426,422</b>			
<b>Sub-Contracts</b>						
Number	<b>56</b>	<b>3</b>	<b>53</b>			
Dollar Amount	<b>29,208,431</b>	<b>405,656</b>	<b>28,802,775</b>			

Table 5 - Minority Business and Women Business Enterprises

**City of Boston, Program Year 2016 CAPER: July 1, 2016 to June 30, 2017**

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<b>Minority Owners of Rental Property</b> – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	<b>Total</b>	<b>Minority Property Owners</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
Number	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>
Dollar Amount	<b>1,786,019</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,786,019</b>

Table 6 – Minority Owners of Rental Property

**City of Boston, Program Year 2016 CAPER: July 1, 2016 to June 30, 2017**

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**Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition**

Parcels Acquired	<b>3</b>	<b>\$3,098,180</b>
Businesses Displaced		
Nonprofit Organizations Displaced		
Households Temporarily Relocated, not Displaced	<b>12</b>	

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	<b>87</b>					
Cost	<b>\$4,230,330</b>					

**Table 7 – Relocation and Real Property Acquisition**

**CR-20 - Affordable Housing 91.520(b)**

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

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	60	53
Number of non-homeless households to be provided affordable housing units	710	1392
Number of special-needs households to be provided affordable housing units	132	140
<b>Total</b>	<b>902</b>	<b>1585</b>

Table 8 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	192	193
Number of households supported through the production of new units	272	56
Number of households supported through the rehab of existing units	340	1237
Number of households supported through the acquisition of existing units	98	99
<b>Total</b>	<b>902</b>	<b>1585</b>

Table 9 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

Number of homeless households to be provided affordable housing units: ESG's rapid rehousing placed 53 households in permanent housing.

Number of non-homeless households to be provided affordable housing units: Through our Neighborhood Housing Development (NHD) division, 222 units were completed, another 562 rental units are in construction.

Number of special-needs households to be provided affordable housing units: Reported in Part 3 of the HOPWA CAPER, 140 households provided housing subsidy assistance out of 132 projected.

Number of households supported through The Production of New Units: Through our Neighborhood Housing Development (NHD) division, we completed 56 new units, another 81 ownerships units are in construction.

Number of households supported through Rehab of Existing Units: The rehab programs in our Boston Home Center division served 1880 households out of a projected 2050, 94% of the goal.

Number of households supported through Acquisition of Existing Units: The homebuyer programs provided financial assistance to purchase homes to 99 buyers out of a projected 98.

**Discuss how these outcomes will impact future annual action plans.**

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

The launch in March 2016 of Mayor Walsh's five year small business plan to help the small business economy thrive, to enhance neighborhood vibrancy and to foster economic and social inclusion and equity supports the CDBG funded economic development programs managed by the Small Business Development unit within the Economic Development Department. One example is the Boston's Small Business Center in Mattapan, designed to serve as a one-stop neighborhood resource for small business owners and entrepreneurs. Following a nine-week program in Mattapan, the Small Business Center travelled to East Boston and then on to Roxbury to provide resources for small businesses throughout Boston. The Small Business Center is a result of Boston's central planning initiatives: Boston's [2016 Citywide Small Business Plan](#) and [Imagine Boston 2030](#).

**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**  
**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

As part of the development of its Coordinated Entry System, in the last year, the Boston CoC has brought its Coordinated Access System to scale. CAS, a matching engine that interacts with the CoC's Homeless Management Information System (HMIS), pairs chronically homeless clients to vacancies in CoC-funded Permanent Supportive Housing programs. CAS matches homeless clients to housing resources, based on an assessment of their vulnerability. Street outreach teams continue to conduct individualized needs assessments of those on the street and make recommendations to the CoC and housers to match them to appropriate housing through CAS.

The CoC has also increased local investment in its Front Door Triage system, with case management staff embedded at the front door of shelters. The City continues to fund 5 workers at Pine Street Inn and the Public Health Commission to implement Front Door Triage. Front Door Triage uses a uniform assessment tool to identify, engage and assist individuals based on specific needs, including connecting to available Rapid Re-Housing and Permanent Supportive Housing programs. Chronic individuals, including those on the street, are matched to PSH vacancies through Boston's by-name list and CAS based on vulnerability and length of time homeless. The prioritization rules for this matching engine align with guidance from HUD Notice CPD-16-11. Families are assessed for Emergency Assistance (EA) using a common assessment tool at coordinated points of entry managed by the state. As part of that assessment families are offered up to \$8,000 in RRH funds that can be used for move in costs or rental assistance for up to 12 months. Alternatively, all EA eligible families are entitled to enter State – funded emergency shelter.

**Permanent Housing:** As part of *Boston's Way Home: An Action Plan to End Veterans and Chronic Homelessness*, the city has created a Chronic Leadership Team and Working Group to focus resources on providing permanent housing to Boston's most vulnerable residents. In January 2016, there were 612 chronically homeless individuals in Boston. Since then, CoC partners have housed 405 chronically homeless individuals, representing over 2,300 years of homelessness ended. These individuals have been housed as a result of the efforts of the

Chronic Working Group and the “by-name” case conferencing list utilizing the following strategies: matching people to available permanent supportive housing through the Coordinated Access System (CAS), building on a partnership with the Boston Housing Authority that pairs available BHA housing resources robust supportive services packages that allows for successful housing retention; working with the State to target 75 MRVPs towards veterans and chronically homeless; working with the State’s Executive Office of Health and Human Services and the Executive Office of Elder Affairs to use mainstream health care programs to pay for support services in housing and the creation of additional hard housing units.

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

**Emergency Shelter:** Boston currently has 5,198 year round emergency shelter beds, with an additional 175 seasonal and overflow beds. At this time, the City does not have any unmet need for additional emergency shelter beds. The City will use its Emergency Solutions Grant and City operating budget funds to continue to support Boston’s Emergency Shelter Network.

**Transitional Housing (TH):** Boston currently has 648 transitional housing beds. At this time, the City does not have any unmet need for additional transitional housing units/beds and in the 2016 CoC completion, the CoC worked with its transitional housing partners to reallocate remaining TH programs towards the creation of additional permanent supportive housing for chronically homeless and rapid rehousing programs for families and individuals.

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

As part of its Front Door Triage program, the City is assessing clients that present at shelter to determine if viable alternatives exist that would prevent the client from entering shelter. In the past year, the triage system assessed 2,288 clients. Of those, 192 were successfully diverted from entering shelter and 177 were successfully exited to housing within 30 days for families. The City recognizes the enormous cost that unnecessary evictions of low-income households places on systems of care, not to mention the trauma it inflicts on households. Last year the City created the Office of Housing Stability (OHS) to focus on homelessness prevention. Since opening, OHS has intervened in 252 homeless prevention cases. The Boston CoC continues



its partnership with non-profit providers and the Boston Housing Court, in working to prevent the eviction of low-income tenants from subsidized units.

**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**

The Boston CoC continues to make substantial investments in the build out of its Rapid Re-Housing system, including 1.8M in local funds to scale up this intervention and target this resource to chronically homeless, long-term shelter stayers, families and unaccompanied youth.. The CoC just completed the 2017 CoC grant application to HUD seeking to reallocate its last remaining Transitional Housing program towards the creation of a Rapid Re-Housing program with an employment focus The the application included requests under the the New Permanent Housing Bonus , which if awarded, will bring an additional \$1.1 million in new funding into the CoC. In total, the CoC 2017 application requests funding for 4 new permanent housing programs that will provide housing to 400 individuals. The City also continues a highly collaborative and successful partnership with the Boston Housing Authority, including the adoption of a Super Priority in the BHA's administrative plan, targeted towards chronically homeless elders. The City is also working with its partners at the State level to investigate the prioritization of resources for people experiencing homelessness.

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

### Actions taken to address the needs of public housing

Primary responsibility for public housing and resident initiatives rests with the Boston Housing Authority (BHA) and is reported separately in the BHA's annual report to HUD:

<http://www.bostonhousing.org/BHA/media/Documents/Annual%20Plan/FY16%20Plan/5-Year-Plan-Progress-Report.pdf>

The BHA is the largest public housing authority in New England and the sixth largest in the nation. Within the public housing program, BHA owns and operates 63 family and elderly/disabled developments that are home to more than 25,000 Boston residents (12,623 households), most of whom are extremely low-income, averaging about \$14,000 in annual income per household. Most of these units are federally-funded, with 2,305 state-funded units.

BHA developments are among the most diverse communities in the city of Boston across a spectrum of measures: race, ethnicity, religion, age, disability status, languages spoken, immigration/refugee status, and family status. BHA residents are roughly 42 percent Latino, 32 percent Black, 16 percent White, and 10 percent Asian. The public housing waitlist includes about 36,000 applicants at this time.

The BHA also administers Housing Choice Vouchers (Section 8 or Leased Housing) to over 11,000 families that lease apartments from private landlords. The Leased Housing Waiting List includes about 16,000 applicants at this time; however it has been closed to all new applicants except the highest priority emergencies since 2008.

In December 2016, HUD awarded the BHA \$30 million in Choice Neighborhood Implementation grant funds for the Whittier Transformation Plan. DND committed \$1.6 million in CDBG funds to assist with the Neighborhood component of Whittier and designated the neighborhood as a Neighborhood Revitalization Strategy Area (NRSA). The NRSA designation provides some additional flexibility in the use of CDBG funds in the designated area. The \$30 million grant will leverage an additional \$260 million in private and public funds to transform Whittier Street and the surrounding community by providing educational and economic opportunities for low income residents and investing in community amenities and in that will improve the quality of life for all residents in the lower Roxbury neighborhood. The Choice funded (5 year grant) Whittier

Transformation Plan accomplishments will be detailed in subsequent CAPER reports.

For more information: <http://www.bostonhousing.org/en/Departments/Planning-and-Real-Estate-Development/Mixed-Finance-Development/Whittier-Choice-Neighborhood-Initiative.aspx#structure>

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

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

BHA activities to increase resident involvement include the Resident Advisory Board a group of residents elected to represent and reflect the diversity of residents served by BHA and to advise on the development and implementation of the Annual Plan; Local Tenant Organizations which are elected by their peers and represent residents in public housing developments and advocate for the needs of residents on all matters; and Section 8 Tenants Incorporated which works on behalf of leased housing participants on areas of education and resident rights and advocates for the needs of leased housing participants; and finally the Resident Empowerment Coalition composed of residents, advocates, and BHA has convened resident leaders and advocate organizations to form the Resident Empowerment Coalition of BHA (REC).

#### **Actions taken to provide assistance to troubled PHAs**

Not applicable.

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

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

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

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

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

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

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

During the program year, Boston continued to advocate for additional funding for federal programs such as CDBG, HOME, rental assistance programs such as HOPWA, Shelter Plus Care and Section 8, and for State programs such as the Affordable Housing Trust, the Housing Stabilization Program and the Mass. Rental Voucher Program. The Department of Neighborhood Development aggressively pursued all available resources for housing and community development.

In total, CDBG and HOME funds support 12 housing and homeless programs. In addition, CDBG funds support our economic development, public service and property management programs. Both HOME and CDBG-funded housing activities provide significant benefits to the lowest income levels. The HOME program reaches a lower-income population because the program is primarily used for development of new housing in conjunction with Low Income Housing Tax Credits and Section 8 subsidies. The overall low-mod benefit for the CDBG program for PY15 is **96.56%** as shown in the CDBG Financial Summary (IDIS PR-26) in the appendix section of this CAPER exceeding the overall 70% low-mod benefit requirement.

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

DND's Boston Home Center Division administers Boston's nationally recognized Lead Safe Boston (LSB) program. The program utilizes federal, state and homeowner funds to assist the abatement of lead hazards in existing housing. LSB completed work and submitted a final report for the \$2.5 million 2013 HUD Lead Hazard Control award to address lead hazards in 165 units and met benchmarks with 166 units completed. Our current HUD grant is a \$3.2 million award to address lead hazards in 175 units through January 2019. LSB abated lead hazards in 95 units during this program year and another 48 units are in the pipeline to be deleted. In partnership with HUD since its' inception of the lead hazard programs in 1994, LSB has been directly responsible for the abatement of over 2800 housing units in Boston.

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

1. First priority is given to addressing lead hazards in properties citywide where a child under age 6 has been found to have an actionable blood lead level under Massachusetts law (EBLL  $\geq 10$  ug/dL) and the property owner has been ordered by the court to abate the lead hazards.

2. Second priority is given to abating lead hazards in properties with a child under age 6 that is located in those neighborhoods where the numbers and incidence rate of elevated blood lead levels is higher than the citywide average.
3. In addition, DND works closely with the Boston Housing Authority's Leased Housing Division and Metropolitan Boston Housing Partnership to abate units being leased by tenant-based Section 8 certificate holders.

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

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

The City provides extensive funding for anti-poverty activities such as job training and education initiatives through its Office of Workforce Development (OWD), a division of the Boston Redevelopment Authority/Economic Development Industrial Corporation. Approximately \$2.2 million funded 52 organizations serving over 4155 people. These funds include funds to programs targeting populations who have the most barriers to employment and among the poorest in the city.

A major accomplishment during this program year is an extensive revision of our Policies and Principles for CDBG-PS to better align the services with the goal of helping participants move toward economic self-sufficiency by each program prioritizing a goal of having each participant pursuing at least one of these steps to increase their financial stability:

1. Enrolling in post-secondary education leading to a well-paying job enabling family self-sufficiency;
2. Placement in a job either having, or on a career pathway towards family-sustaining wages or completing a job training program that would result in such a job; or
3. Maximizing financial stability through education and information about public and private benefits available to participants, and financial literacy training to manage and save finances to move toward economic self-sufficiency.

Program year 2016 was the second year of a two year funding cycle for CDBG-PS.

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

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

Some of the nation's strongest and most experienced community development corporations are based here in Boston. The City of Boston provides financial support for this network by using 5% of its HOME funds to provide operating assistance to CDCs and other Community Housing Development Organizations (CHDOs). The operating assistance is administered through the Neighborhood Development Support Collaborative, a program of the Local Initiatives Support Corporation (LISC) and several Boston-area foundations. A table of the HOME funded CHDOs is included on page 34 of this report.

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

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

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

The Office of Fair Housing and Equity's Boston Fair Housing Commission (BFHC) is funded in part with CDBG (\$531,472 in PY16) and is responsible for overseeing the implementation of the City of Boston's Fair Housing Plan, which is based on the Analysis of Impediments (AI). BFHC 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/>

In July 2015 HUD issued a new Rule replacing the Analysis of Impediments to Fair Housing Choice (AI) with a new process called an Assessment of Fair Housing (AFH). The Rule requires consultation and community participation in the analysis of fair housing data, an assessment of fair housing issues and contributing factors, and an identification of fair housing priorities and goals. The AFH planning process is designed to help communities analyze challenges to fair housing choice and establish their own goals and priorities to address the fair housing barriers in their community.

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The City of Boston's will submit an AFH to HUD on December 4, 2017. Boston's AFH will be undertaken and issued jointly with the Boston Housing Authority (BHA). The priorities and goals identified in the AFH will inform the City of Boston's next Consolidated Plan and the BHA's next 5-year plan. More information is available here: [www.boston.gov/dnd/assessment](http://www.boston.gov/dnd/assessment)



## CR-40 - Monitoring 91.220 and 91.230

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

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

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

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

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

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

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

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

### **CR-45 - CDBG 91.520(c)**

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

There was a Substantial Amendment during Program Year 2016 due to having \$1.28 million more in prior year CDBG funds than projected at the start of the program year. We allocated the \$1.28 million to the Rental Housing Preservation Program. In addition, we transferred almost \$2.8 million from Housing Production to Rental Housing Preservation. Both programs are administered by DND's Neighborhood Housing Development Division.

We made the program budget changes to fund two rental housing preservation projects.

- To assist Fenway Community Development Corporation with the acquisition of Burbank Gardens, a 52-unit affordable rental property located at 31 Burbank Street in the Fenway neighborhood that is at risk of converting to market rate housing.
- Assist with the refinance/preservation of Quincy Towers, a 161-unit affordable housing project for the elderly located in Chinatown at risk of conversion to market housing.

### **Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

DND has one open BEDI grant for the Boston Executive Municipal Plaza project. The BEDI grant is used to make the interest payment of the Section 108 loan. The principal payments are repaid by City of Boston capital funds.

## **CR-50 - HOME 91.520(d)**

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

**Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.**

A total of 461 units in 123 projects were inspected during the program year. A table in the appendix of this report shows the HQS inspections completed from July 2016 to June 2017. No major issues were detected during the inspection and all projects were inspected on schedule.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.**

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

During the Program Year,

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

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

IDIS Report PR23 "*HOME Summary of Accomplishments*" shows that 23 units were completed during the program year. Of the 23, 100% were rental units serving tenants at or below 60% of median income; with 87% (20) of the rentals serving extremely low income (up to 30% of median income). With respect to race, 83% of the HOME units are occupied by minorities household and 17% by white households.

A total of \$199,082 in HOME Program Income was spent on housing activities during PY16.

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

Boston is fortunate to have a well-developed institutional infrastructure for affordable housing development. Some of the nation’s strongest and most experienced community development corporations (CDCs) are based in Boston. The City of Boston, through DND, provides financial support for this network by using up to 5% of its HOME funds to provide operating assistance to CDCs and other Community Housing Development Organizations (CHDOs). The table below captures the CHDO funds awarded in PY16 to 6 organizations. Going forward, we will have a rolling and open request for funding from CHDOs who will apply when they have an eligible project. We anticipate approximately 6 eligible CHDO projects in the next two years.

<b>CHDO Operating Funds</b>	<b>PY16 Award</b>
Codman Square	\$ 17,000
JPNDC	\$ 18,500
Nuestra Comunidad	\$ 18,000
SW Boston	\$ 15,000
Urban Edge	\$ 19,250
Viet Aid	\$ 17,000
<b>TOTAL</b>	<b>\$ 104,750</b>

CR-55 - HOPWA 91.520(e)

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

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

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments	60	70
Tenant-based rental assistance	65	70
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	7	0
<b>Total</b>	<b>132</b>	<b>140</b>

Table 10 – HOPWA Number of Households Served

**Narrative**

There continues to be a need for permanent affordable housing. To directly address this need, the City increased funding for its HOPWA Tenant Based Rental Assistance program, allowing for the release of additional permanent housing vouchers for People Living with HIV/AIDS.

Moreover, the limited supply of affordable housing highlights the need for People Living with HIV/AIDS to maintain current housing situations or swiftly secure new housing when needed. Therefore, funding for financial assistance or supportive services affecting housing stability has continued in PY16. Financial assistance impacting housing stability includes funds for short-term rent, mortgage, and utility assistance, which 70 households were able to access and an additional 72 households were able to secure new units with final assistance for rental startup costs. Providing supportive services with PSH has assisted 274 households to maintain their housing and have access to care and supports.

For those searching for housing (including clients with a housing voucher), the competitive rental market has necessitated resources to be directed to housing information and search services; 384 households were assisted in PY16. To meet the growing need, an additional program will be added in PY17.

## CR-60 - ESG 91.520(g) (ESG Recipients only)

### ESG Supplement to the CAPER in *e-snaps*

#### For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

Recipient Name	BOSTON
Organizational DUNS Number	138479543
EIN/TIN Number	046001380
Identify the Field Office	BOSTON
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

##### ESG Contact Name

Prefix	Mr
First Name	Robert
Middle Name	C
Last Name	Gehret
Suffix	0
Title	Director Policy

##### ESG Contact Address

Street Address 1	26 Court Street
Street Address 2	0
City	Boston
State	MA
ZIP Code	-
Phone Number	6176350242
Extension	0
Fax Number	6176350383
Email Address	Robert.Gehret@Boston.Gov

##### ESG Secondary Contact

Prefix	Mr
First Name	Robert
Last Name	Gehret
Suffix	0
Title	Director Policy
Phone Number	6176350242
Extension	0

Email Address Robert.Gehret@Boston.Gov

**2. Reporting Period—All Recipients Complete**

Program Year Start Date 07/01/2016

Program Year End Date 06/30/2017

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Table of Subrecipients included in the Appendix**

Subrecipient or Contractor Name  
City  
State  
Zip Code  
DUNS Number  
Is subrecipient a victim services provider  
Subrecipient Organization Type  
ESG Subgrant or Contract Award Amount

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

**10. Shelter Utilization** We do not use our ESG funds for shelter units

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

**Table 24 – Shelter Capacity**

**11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)**

All contracts with agencies that are funded with McKinney-Vento resources, including ESG, are required to participate in Boston’s Homeless Management Information System (HMIS). Programs are required to collect the HUD prescribed Universal Data Elements and Program Specific Data Elements for their clients and provide data for the Annual Homeless Assessment Report and the annual McKinney-Vento funding application to HUD. Program Specific Data Elements are required to be captured at program entry and program exit. HUD also requires McKinney-Vento recipients to collect data regarding a client’s homeless status in regards to HUD’s definition and the number of chronically homeless served.

ESG Recipients are required to submit their HMIS data in the Sage HMIS Reporting Repository starting in October 2017.



## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Expenditures for Rental Assistance	99,852	99,896	
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	
Expenditures for Housing Relocation & Stabilization Services - Services	352,461	331,744	
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	
<b>Subtotal Homelessness Prevention</b>	<b>452,313</b>	<b>431,640</b>	<b>297,918</b>

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Expenditures for Rental Assistance	0	0	
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	
Expenditures for Housing Relocation & Stabilization Services - Services	636,491	700,777	
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	
<b>Subtotal Rapid Re-Housing</b>	<b>636,491</b>	<b>700,777</b>	<b>454,392</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Essential Services	26,498	26,498	
Operations	0	0	
Renovation	0	0	
Major Rehab	0	0	
Conversion	0	0	
<b>Subtotal</b>	<b>26,498</b>	<b>26,498</b>	<b>0</b>

Table 27 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Street Outreach	0	137,500	181,650
HMIS	0	50,000	50,000
Administration	137,500	187,500	92,239

Table 28 - Other Grant Expenditures

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2014	2015	2016
	1,115,302	1,346,415	1,076,199

Table 29 - Total ESG Funds Expended

**11f. Match Source**

	2014	2015	2016
Other Non-ESG HUD Funds	0	0	
Other Federal Funds	0	0	
State Government	156,290	156,290	
Local Government	482,052	482,052	
Private Funds	891,343	891,343	
Other	0	0	
Fees	0	0	
Program Income	80,659	80,659	
<b>Total Match Amount</b>	<b>1,610,344</b>	<b>1,610,344</b>	

Table 30 - Other Funds Expended on Eligible ESG Activities

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2014	2015	2016
	2,725,646	2,956,759	

Table 31 - Total Amount of Funds Expended on ESG Activities