

CITY OF BOSTON

DRAFT: CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

FOR PROGRAM YEAR 2014 (JULY 1, 2014 TO JUNE 30, 2015)



Quincy Heights Development, Dorchester

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



CITY OF BOSTON
Program Year 2014 DRAFT CAPER

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Introduction

This year's Consolidated Annual Performance and Evaluation and Performance Report (CAPER) summarizes our accomplishments in carrying out the programs and activities outlined in our Program Year 2014 (July 1, 2014 through June 30, 2015) Action Plan. Program Year 2014 (PY14) is the second program year under our current HUD-approved five-year Consolidated Plan which covers the period from July 1, 2013 through June 30, 2018).

The CAPER is a reporting template generated by HUD as part of its Integrated Disbursement and Information System (IDIS). The data in most of the tables are auto-populated by IDIS and generally only report data from projects and activities funded with one or more of the four funding sources administered through IDIS: Community Development Block Grant (CDBG), HOME Investment Partnerships Initiative (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and the Emergency Solutions Grant (ESG).

The CAPER is divided into four main parts:

- Part I: General Narratives** on accomplishments and activities such as affordable housing
- Part II: Program Specific Narratives** on details relating to each of the four funding sources
- Part III: HOPWA accomplishments**
- Part IV: Appendix** with reference maps, grantees, housing production and IDIS reports

The current Consolidated Plan and each of its related Action Plans and CAPERS are available on the City of Boston Department of Neighborhood Development's website. http://dnd.cityofboston.gov/#page/plans_report_notices

Consolidated Plan
PY13 Action Plan
PY13 CAPER
PY14 Action Plan
Draft PY14 CAPER
PY15 Action Plan

In addition, the City has issued two quarterly progress reports on its progress in implementing Mayor Walsh's new housing plan, **Housing a Changing City: Boston 2030**. The 20-year plan sets out a number of concrete goals for meeting Boston's housing challenges, including creating 53,000 units (6500 to be affordable) of housing by the year 2030 in order to accommodate projected population growth. These quarterly reports complement and expand on the city's broader housing accomplishments. As of the quarter ending 6/30/15, more than 14,000 new housing units (rental and ownership) have been permitted. Of these new permitted units, 1204 are targeted to low-income households and another 342 are targeted to extremely low-income households. The plan and reports are accessible here:

http://dnd.cityofboston.gov/#page/boston_2030_qr_downloads

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.

There are 25 programs included in the table. The column labeled "Expected Program Year" is our estimate of the number of outputs (housing units, jobs, people served, etc.) estimated in May 2014 for the PY14 Action Plan based on an estimated budget; the final budget is established at the end of the fiscal year (June 30th). The column labeled "Actual Program Year" are the actual accomplishments or commitments made to programs and projects during the year. Many of the programs met or exceeded the 1-year accomplishments projected at the start of the plan year on July 1, 2014.

One example is housing production; we committed funding to an additional 113 units more than projected due to additional funds available. The source of additional funding is repayment of loans (program income) that HUD requires is spent before drawing on new grant funds. Our public service programs exceeded their service levels: Fair Housing provided assistance to almost twice the number of people projected, CEDAC provided technical assistance to 11 more developments than projected and the housing counseling program served double the number of

residents than projected. The Emergency Solutions Grant (ESG) program met the projected goal serving Boston residents that are currently homeless or at imminent risk of becoming homeless. The ESG program worked with 2931 total persons in three funded areas: 1068 prevention activities, 1681 rapid-rehousing activities and 182 shelter activities. The Housing Opportunities for Persons with AIDS (HOPWA) program served 1082 individuals, exceeding the service goal of 925 by almost 20%. The commercial development programs (Main Streets, ReStore, business technical assistance, and commercial real estate) came close to meeting or exceeded their projections for job creation and number of businesses assisted.

A few commercial development programs fell short of the projected goal. Some projects (such as ReStore / improved storefronts) encountered delays in construction due to winter weather. Main Streets fell short of the business assistance goal (82%) also due to winter conditions and a few director vacancies in districts which impacted reporting. The Boston Home Center's financial assistance program reached 64% of their goal providing downpayment and/or closing cost assistance to 77 first-time homebuyers during the program year. Another 35 homebuyers were approved for the program but had sufficient savings to close on their homes and did not require the City's financial assistance. The Lead Paint Abatement program fell short of their goal (72 out of 100 units) due to weather-related construction delays; 58 units are in their current pipeline.

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)

Goal	Category	Source / Amount	Indicator	Unit of Measure	Program Year 2014		Percent Complete
					Expected	Actual	
Abate Brownfield Sites for Redevelopment	Suitable living environment	CDBG: \$544,903/ City Operating: \$72,235/ EDI: \$50,334	Brownfield parcels remediated (units of service)	Service by parcel	100	117	117%
Demolish Blighted Buildings	Clearance and Demolition	CDBG: \$434,397	Buildings Demolished	Buildings	2	2	100%
Maintain City-Owned Buildings & Lots		CDBG: \$269,700/ City Operating: \$1,411,590	Other – Property Management	Other – preserve buildings	150	60	40%
Reduce City's Inventory of Vacant Buildings & Land	Non-Housing Community Development	CDBG: \$40,000 / City Operating: \$323,889	Other	Other	50	32	64%
Housing counseling to vulnerable populations	Affordable Housing	CDBG: \$362,523	Public service activities for Low/Moderate Income Housing Benefit (RHRC)	Households Assisted- Boston Rental Housing Center	1440	3060	213%
Improve quality existing affordable rental housing	Affordable Housing Homeless	CDBG: \$442,542/ HOME: \$1,000,000 / FY10/11 Choice: \$1,400,000	Rental units rehabilitated – NHD commitments	Household Housing Unit	113	106	94%

Increase the supply of affordable housing	Affordable Housing	CDBG: \$1,033,330 / HOME: \$3,386,906 / LTW: \$2,000,000 / City Operating: \$86,108 / HODAG \$1,750,000 / Challenge Grant: \$47,346	Rental + ownership Production units – new commitments	Household Housing Unit	560	673	120%
Prevent loss of subsidized housing stock	Affordable Housing	CDBG: \$271,331 / LTW: \$75,000	Other – Tenants At Risk / CEDAC	Other – Technical Assistance to Housing Developments	30	41	130.00%
Support Community Housing Development Org	Affordable Housing	HOME: \$234,936	Other – CHDO Assistance	Other	14	14	100%
Support development of community gardens	Non-Housing Community Development	CDBG: \$566,194	Other – Grassroots Program	Other	4	2	50.00%
Increase rate of successful low-income homebuyers	Affordable Housing	CDBG: \$827,380 / City Operating: \$200,289 / TDI: \$100,000 / LTW: \$500,000 / CRG: \$40,000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted with downpayment and closing cost assistance	120	77	64%
Improve access to affordable owner housing	Affordable Housing	CDBG \$921,012 \$City Operating: \$25,000	Public service activities for Low/Moderate Income Housing Benefit	Participants at BHC classes and workshops	4000	3158	79%

Improve the quality of owner housing	Affordable Housing	CDBG: \$4,307,510/ City Operating: \$237,073 / TDI: \$125,000 / LTW: \$2,675,000	Homeowner Housing Rehabilitated	Household Housing Unit	2226	2116	95%
Increase the supply of lead safe housing	Affordable Housing	CDBG: \$504,652/ Lead Paint: \$979,878	Rental + ownership units rehabilitated	Household Housing Unit	100	72	72%
Improve Neighborhood Storefronts	Non-Housing Community Development	CDBG: \$1,207,462 / City Operating: /\$13,000 FY10/11 Choice Grant: \$120,000 / UR-108 Spread: \$60,000	Facade treatment/business building rehabilitation (ReStore)	Business	120	105	88%
Improve the Quality of Neighborhood Facilities	Public and neighborhood facility improvement	CDBG: \$584,855/ City Operating: \$20,185 / FY10/11 Choice Grant: \$50,000	Other – (PNP)	Other	30	21	70%
Provide Business Technical Assistance	Non-Housing Community Development	CDBG: \$959,382 / City Operating: \$7,875 / UR108: \$27,500	Businesses assisted	Businesses Assisted	1300	1269	98%
Increase Employment Opportunities	Non-Housing Community Development	CDBG: \$1,498,125/ Section 108: \$5,000,000 / Choice Grant: \$515,770	Jobs Created Commercial Real Estate	New Jobs	100	75	75%
Revitalize Business Districts	Non-Housing Community Development	CDBG: \$1,550,151 / City Operating: \$501,021 / S108 Spread: \$172,500	Businesses assisted – Boston Main Streets	Businesses Assisted Jobs Created/Retained	2880 500	2350 450	82% 90%

Increase Housing Options for Persons with HIV/AIDS	Affordable Housing Non-Homeless Special Needs	HOPWA: \$2,245,485	Housing for People with HIV/AIDS added	Household Housing Unit	925	1082	117%
Provide Housing-Related Services to Homeless	Affordable Housing Homeless	CDBG: \$250,000 / ESG: \$1,367,603 / Continuum of Care: \$23,884,861 /LTW: \$416,590	Provide housing-related services to Homeless	Persons Assisted	4350	5436	125%
Expand Fair Housing Choice and Access	Affordable Housing	CDBG: \$531,472	Public service activities for Low/Moderate Income Housing Benefit	Persons Assisted	500	976	195%
Increase the Self-Sufficiency of Low-Income People	Social services	CDBG: \$2,758,613 / FY10/11 Choice Grant: \$862,500	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10,900	9015	83%
Provide Research & Reports	Planning & Administration	CDBG \$284,846 / City Operating: \$88,212 / Choice Grant: \$66,600 / Community Challenge : \$12,420	Other	Other	125	125	100%
Administration	Administration	CDBG: \$3,094,324 / HOME: \$502,498 / City Operating: \$1,515,016 / UR 108: \$70,000 / Choice Grant: \$187,300 / Lead Paint Abatement: \$71,758 / Challenge Grant: \$37,260	Other	Other	1	1	100%

Table 1 - Accomplishments – Program Year

Boston – PY14 CAPER (DRAFT) for Public Comment

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

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

The overall low-mod benefit for the CDBG program for PY14 is **95.48%** 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
White	202	113	0
Black or African American	530	128	0
Asian	42	7	0
American Indian or American Native	6	0	0
Native Hawaiian or Other Pacific Islander	0	0	0
Hispanic	780	248	0
Not Hispanic	105	68	0
Total	675	180	0

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

Narrative

Table 2 above is read-only and summarized from HUD's IDIS activity accomplishment screens for the program year. Below is data from IDIS report PR23 summarizing accomplishments for the program year (PY14) for CDBG and HOME funded projects.

The figures below are the total number of persons assisted during the program year 2014 for public services and other programs (housing and non-housing) using **CDBG** funding. Data is captured in **IDIS report PR23: CDBG Summary of Accomplishments** included in the Appendix of this report.

RACE White – 8,567, Black African American – 12,128, Asian – 3,291, American Indian/Alaskan Native - 98, Native Hawaiian/Other Pacific Islander – 26, American Indian/Alaskan Native & White – 23, Asian & White – 48, Black African American & White - 369, American Indian/Blk. African American -25, and Other Multi Racial – 11,166. (Total Assisted 35,741)

The total number of persons assisted during the program year 2014 using **HOME** funding as captured in **IDIS report PR23: HOME Summary of Accomplishments**.

RACE White – 47, Black African American – 40, Asian – 44, Other Multi Racial – 3. (Total Assisted 134)

The total number of persons assisted during program year 2014 using **ESG** funding, data is collected from the providers: **RACE** White – 745, Black African American – 1901, Asian – 165, American Indian/Alaskan Native - 5, Asian & White – 1, Black/African American & White – 33, Native Hawaiian/Other Pacific Islander – 4, American Indian/Alaskan Native & Black/African American – 8, and Other Multi Racial – 114. (Total Assisted 2976) **ETHNIC** - Hispanic – 504, Non-Hispanic – 2472.

HOPWA data is included in section CR55 of this report. And, a paper version is submitted to HUD.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

HUD Program	Expected Amount Available	Committed Amount to Projects	Actual Amount Expended Program Year 2014
CDBG	\$24,166,250	\$21,400,440	\$13,398,562
HOME	\$4,598,903	\$3,514,123	\$973,830
HOPWA	\$2,715,215	\$2,095,231	\$1,303,961
ESG	\$1,460,989	\$1,367,603	\$1,001,535
TOTALS	\$32,941,357	\$28,377,397	\$17,265,887

Table 3 – Resources Made Available

Narrative

Table 3 above summarizes the HUD resources that the City anticipated would be available for the PY14 Action Plan year, the dollar amounts committed to projects and the funds that the City actually spent during this program year. The dollar amounts committed for projects are higher than spent amount. 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.

At the outset of PY14, we projected \$32.9 million to be available in CPD and local funds (PR06). At the end of PY14, we committed \$28.4 million and expended \$17.3 million of the 4 HUD grant funds.

Identify the geographic distribution and location of investments

Target Area
Allston Village Main Street
Bowdoin/Geneva Main Street
Brighton Main Street
Chinatown Main Street
Dudley Square Main Street
East Boston Main Street
Egleston Square Main Street
Fairmount Smart Growth Corridor
Fields Corner Main Street
Four Corners Main Street

Greater Grove Hall Main Street
Hyde Park Main Street
Hyde/Jackson Main Street
Mattapan Square Main Street
Mission Hill Main Street
Quincy Corridor Choice Neighborhood
St. Mark's Area Main Street
Uphams Corner Main Street
Washington Gateway Main Street
Whittier Street Choice Neighborhoods

Narrative

Most of the City's housing and community development programs are available city-wide, except for programs such as Main Streets, which serves designated neighborhood business districts, Supportive Housing for Persons with AIDS (HOPWA) program which is available throughout a wider three-county service area (Suffolk, Plymouth and Norfolk Counties). Choice Neighborhoods (CN) funds, including the Public Safety Enhancement (PSE) grant, and the associated CDBG and Section 108 matching funds, are restricted to the Quincy Corridor Choice Neighborhood area. The Choice Neighborhood funds were competitively awarded by HUD specifically for this area. Lead Hazard Control Grant funds are available citywide, but are prioritized for areas with high numbers and percentages of children with elevated blood lead levels. All of the HUD funded programs are either targeted directly to low and moderate-income persons or to geographic areas with a majority of low and moderate-income persons.

We did not complete Table 4 above as funds are not allocated by percentages for programs. The Main Streets program is targeted to 20 neighborhood commercial business districts. CDBG funds (\$57,500 each district) are used for the 17 Main Street Districts that are located in qualified LMA areas. The total PY14 CDBG program budget for Main Streets is \$1,550,161 million, or 6.7% of all the CDBG funds (award + program income + the roll forward) available for the plan year. The Whittier Street Choice Neighborhoods is an implementation grant currently under review by HUD, no funding is allocated. The Choice Neighborhood is a competitive grant that will finish in September 2017 and 100% of these funds will be spent in a defined target area.

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

Map 1: Existing Homeowner Rehabilitation & Lead Paint Abatement

Map 2: Homebuyers Financial Assistance

Map 3: Affordable Housing Production and Preservation

Map 4: Economic Development Programs

Map 5: Public Facilities

Map 6: Supportive Housing Providers

Map 7: Quincy Corridor NRSA Strategy Area

Leveraging

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

Housing Development: During PY14, DND completed 5 multi-family housing projects with a total of 189 units of housing. DND provided \$5.6 million in funding to these projects, including CDBG and HOME funds, and leveraged \$59.7 million in additional private, state, and other federal financing to assist the development of these units. We leveraged \$10.58 in additional financing for every dollar in assistance the City provided. HUD's most recent HOME Program Performance Snapshot (6/30/15) ranks Boston's HOME program in the 100th percentile nationally on leveraging.

Homebuyer Assistance: The City's homebuyer financial assistance programs leverage substantial amounts of private mortgage financing with its small down payment and closing cost assistance. The City uses a combination of CDBG and local funding sources to financially assist homebuyers. In FY15, these funds helped 77 buyers with an average of \$8,603 in assistance to purchase a home with an average purchase price of \$298,909. The City's assistance totaled \$662,471 to these 77 homebuyers leveraging an additional \$23 million in private (bank) financing. Every \$1 in financial assistance leveraged \$33.74 in private investment.

Business Assistance: The City's **ReStore Boston** program commits CDBG funds to help neighborhood business and property owners with storefront improvements, professional design services, signage, security measures, and general repairs - leveraged \$1.35 million in private financing last year. The ReStore program completed 47 storefront improvements, 20 of the storefronts were new businesses.

Public Land: Boston strives to expand affordable housing opportunities and employment opportunities utilizing strategic land acquisition, site assembly and disposition. The Property Disposition program sold 32 parcels (5 buildings and 27 lots) in PY14. City owned tax foreclosed property is available for larger scale development, the 129 unit Quincy Heights development (picture of this report cover) is an example. Another example is the Fairmount Corridor Initiative that reduces the number of vacant, underutilized or abandoned properties in the neighborhood by assisting the acquisition, planning, disposition and redevelopment of key privately-owned and City-owned parcels such as Cote Ford (150,000 square feet) and 65 East Cottage Street (160,000 square feet). These projects are expected to

generate a substantial number of construction and permanent jobs. Grassroots is another example where vacant city-owned land supports the development of community gardens by neighborhood groups and non-profits.

HOME: Grantees must match 25 cents for each dollar of HOME funds spent of affordable housing. The table below collects information regarding Boston’s compliance with the match requirements. There is a table of projects included in the Appendix of this report.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$16,208,060
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$16,208,060
4. Match liability for current Federal fiscal year	\$368,170
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$15,839,890

Table 4 – Fiscal Year Summary - HOME Match Report

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.

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	673	623
Number of households supported through Rehab of Existing Units	2326	2188
Number of households supported through Acquisition of Existing Units	0	0
Total		

Table 6 – Number of Households Supported

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

For the most part, the annual goals for PY14 were met or exceeded. Please refer to section CR-05 "Goals and Outcomes" discussion for specifics by program.

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) has been affordable housing. This is both because affordable housing is one of the most important challenges facing the City and its residents and because the HUD resources covered by the Plan are primarily resources for affordable housing. The housing element of the Plans is in turn a part of the City's broader housing strategy. On October 9, 2014, Mayor Martin J. Walsh released Housing a Changing City: Boston 2030, the administration's housing plan. By the year 2030, Boston's population will exceed 700,000 residents, a population number the city has not seen since the 1950's. Boston 2030 is the City's strategy to responsibly plan for that growth. By creating housing across demographics and

neighborhoods, the City will help ensure that growth and prosperity reaches every corner of Boston.

The complete plan is available here: http://dnd.cityofboston.gov/#page/Boston_2030

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

From IDIS report PR-23 for Housing Benefits

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	69
Low-income	25	46
Moderate-income	64	17
Total	89	134

Table 7 – Number of Households Served

Narrative Information

In total, CDBG and HOME funds support 12 housing and homeless programs serving the neediest Boston residents. In addition, CDBG funds support our economic development, public service and property management programs. In PY14, 95.48% of CDBG expenditures benefited low/mod persons. As shown in Table 13 above, 51% of the HOME funding benefited extremely low-income households earning up to 30% of the area median income (AMI).

The overall low-mod benefit for the CDBG program for PY14 is **95.48%** 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-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

Helping 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

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

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

Introduction

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

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

The BHA received a Choice Neighborhood Planning Grant award for the Whittier Street project and was recently selected as a finalist for a \$30 million application for a Choice Neighborhood Implementation Grant. Whittier Choice Neighborhoods is a major City initiative and priority investment area as evidenced by the City's role as co-applicant and the Boston Redevelopment Authority's role as lead Neighborhood partner. If the project is funded, DND will seek designation of the Whittier Choice target neighborhood as a Neighborhood Revitalization Strategy Area (NRSA) under the Community Development Block Grant (CDBG) program for the term of the grant. DND committed the following support to the project if awarded Choice Implementation funding: 1) 10% of our federal FY15 CDBG allocation (\$1.6 million) to the neighborhood component of the plan, 2) \$4.96 million to the housing component, 3) \$100,000 in façade improvements. Details available [http://www.bostonhousing.org/en/News/Boston-Housing-Authority-Competes-for-\\$30-Million.aspx](http://www.bostonhousing.org/en/News/Boston-Housing-Authority-Competes-for-$30-Million.aspx)

The Planning and Real Estate Development Department of the Boston Housing Authority (BHA) is responsible for redevelopment and leveraged financing programs, including HOPE VI projects, as well as several strategic planning and policy functions within the Authority. The link above provides access to the Plans and other documents. Other key roles of the department are 1) to enhance the BHA's outreach and links to residents and the larger community, 2) to administer the BHA's Agency Plan process, and 3) to run the BHA's Energy and Water Conservation Program.

In addition to the BHA's efforts and programs, the City provides support to selected programs serving public housing residents through its CDBG-funded human service programs. The City's Department of Neighborhood Development has also supported the BHA's applications to HUD for funding under the HOPE-VI, Resident Opportunity Self Sufficiency (ROSS) and other programs targeted to serving public housing residents.

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

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

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

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

Not Applicable.

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 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.

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

For the most part, our CDBG, HOME, HOPWA and ESG funds were used to continue the same programs we funded last year. 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.

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

We are using this section to describe the City's actions taken to reduce lead-based paint hazards 91.220 (k); 91.320 (j). DND's Boston Home Center Division administers Boston's nationally recognized Lead Safe Boston (LSB) program. The program utilizes federal, state and homeowner funds to assist the abatement of lead hazards in existing housing. Currently, LSB has one active HUD grant: a \$2.5 million award to address lead hazards in 165 units through July 2016. Additionally the City of Boston was notified on August 28, 2015 that we were awarded a Federal Fiscal Year 2015 Lead Hazard Control Grant in the amount of \$3.2 million for a three year period subject to negotiations and a projected start date of October 1, 2015. LSB abated lead hazards in 72 units during this program year and another 58 units are in the pipeline to be deleaded. In partnership with HUD since its' inception in 1994, LSB has been directly responsible for the abatement of over 2650 housing units in the City Boston.

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

- ❖ 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.
- ❖ Second priority is given to abating lead hazards in properties with a child under age 6 that is located in those neighborhoods where the numbers and incidence rate of elevated blood lead levels is higher than the citywide average (see table next page).
- ❖ 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 literacy and job training and child care initiatives through its Office of Workforce Development (OWD), a division of the Boston Redevelopment Authority/Economic Development Industrial Corporation. Approximately \$2.8 million in CDBG funds this program year supported 67 programs serving over 9,000 clients. This includes support for programs administered by Action for Boston Community Development and its affiliates, the City of Boston's anti-poverty agency. Funds are usually awarded by Request for Proposals (RFP) every two years. Program Year 2014 is the third year extension of this funding cycle.

New for the CDBG funded public service activities in Program Year 2015, OWD has newly established Program Policy Principles that focus on employing people in career sectors that provide them with long-term stability. For more information on JCS, visit:

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

Link to CDBG Program Policy Principles:

http://www.cityofboston.gov/images/documents/CDBG%20policy%20principles%20FINAL%20VERSION_tcm3-50043.pdf

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).

Action for Boston Community Development (ABCD) is Boston's antipoverty agency providing innovative programs that help empower individuals, families, and communities in Boston to overcome poverty, live with dignity, and achieve their full potential. ABCD served over **100,000** clients in Fiscal Year 2014 through an array of programs that helped them to access work, school, and the benefits they need to stabilize their families and move towards self-sufficiency. ABCD's neighborhood network of Area Planning and Action Councils, Neighborhood Service Centers, and Head Start sites allow the agency to reach residents of every neighborhood, offering a front door to the wide array of services available.

Through their network of Neighborhood Service Centers, Area Planning and Action Councils, Head Start sites, and affiliates in every neighborhood. Basic demographic data shows that in Fiscal Year 2014:

- 75.8% of our clients were female; 47% of these were single mothers
- 35.5% of clients were between 24 and 44 years old
- 36% were Black
- 29.6% were Hispanic
- 18% were Asian
- 75% lived at 125% of Federal Poverty Level or below
- 70% of clients had a high school diploma or less, and 32% had less than a high school education
- 75% of households that received services at ABCD are working poor

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

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

Community Development Corporations/Community Housing Development Organizations (CDCs/CHDOs): Some of the nation's strongest and most experienced community development corporations are based here in Boston. The City of Boston provides financial support for this network by using 5% of its HOME funds to provide operating assistance to 14 CDCs and other Community Housing Development Organizations (CHDOs). The operating assistance is administered through the Neighborhood Development Support Collaborative, a program of the Local Initiatives Support Corporation (LISC) and several Boston-area foundations. The list of HOME funded CHDOs is included in Appendix.

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

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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 PY14) 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). As required by HUD, the Commission completed an Analysis of Impediments (AI) for Boston in June 2010 which is posted on the Fair Housing Commission's website at: <http://www.cityofboston.gov/fairhousing/>

HUD recently released a new rule that clarifies and simplifies existing fair housing obligations for grantees. The existing AI will be replaced with an Assessment of Fair Housing (AFH). To aid communities in this work, HUD will provide open data to grantees and the public on patterns of integration and segregation, racially and ethnically concentrated areas of poverty, disproportionate housing needs, and disparities in access to opportunity. The AFH tool will provide a mechanism for HUD grantees to build fair housing goals into their existing community development and housing planning processes. Boston is required to follow the new rule when developing the next 5-year Consolidated Plan that begins 7/1/2018.

Key features

The existing AI Plan recommends actions to address barriers to fair housing in the areas of prejudice and bias, federally-assisted housing, state-assisted housing, private housing, lending, insurance, and housing for persons with disabilities. Further, the plan serves as a blueprint for affirmatively furthering fair housing in Boston and the surrounding metropolitan area. Two examples of actions taken to affirmatively further fair housing based on AI identified impediments are:

1. **Impediment:** Families with children often find landlords reluctant to rent to them due to the cost and inconvenience of the requirement to abate lead paint in units occupied by children under 6. **Action:** The City of Boston/DND administers a HUD-funded Lead Paint abatement program that provides loans and grants to homeowners and landlords to address lead paint hazards. A total of 72 units were made lead-safe in PY14.
2. **Impediment:** People of color often find it more difficult to obtain mortgages or are given higher cost mortgages than they would otherwise be qualified for based on their income and credit history. **Action:** In conjunction with many neighborhood-based non-profits, the City of Boston/DND administers a homebuyer counseling program and downpayment and closing cost assistance programs. In the most recent program year ending June 30, 2015, 74% of households assisted were people of color.

CR-40 - Monitoring 91.220 and 91.230

Description of 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 is undertaking 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. New procedures and technology (Salesforce) 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. <http://www.cityofboston.gov/fairhousing/fairhousing/>

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

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

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

The draft Program Year 2014 CAPER was issued for the required 15-day comment period beginning September 15th and ending September 29th. A notice and request for comments was published in the Boston Globe Monday, September 14th. A mailing of the same notice was emailed to 360 individuals on a mailing list maintained for this purpose. The draft CAPER was made available on the Department's website at: http://www.cityofboston.gov/dnd/pdr/HUD_Plans_Reports.asp and paper copies were also made available at the Department of Neighborhood Development.