

# **Part II: Program Specific Reporting**

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## 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.**

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.

One significant change decided during PY14 to be implemented in PY15 starting July 1, 2015 is the CDBG funded public service activities, administered by the Mayor's Office of Workforce Development (formerly Jobs and Community Services (JCS), established Program Policy Principles primarily focused on programs and services aimed at employing people in career sectors that provide them with long-term economic stability. JCS is currently reviewing proposals. A link to the CDBG Program Policy Principles:

<http://www.cityofboston.gov/images/documents/CDBG%20policy%20principles%20FINAL%20VERSION tcm3-50043.pdf>

The Department received \$9.7 million more in CDBG funds than planned at the start of the program year triggering a need to make a Substantial Amendment to the PY14 Action Plan. The source of the funds were two Section 108 loan prepayments and uncommitted prior year funds. A little more than one half (54%) of the \$9.7 million will be used for the rental housing preservation program to preserve units that are affordable to families at our below 80% of the area median income. The remainder (46% of \$9.7 million) will be used to create a loan loss reserve for the Section 108 loan portfolio. Section 108 is the loan guarantee component of CDBG. The purpose of the loan loss reserve is to provide a source of funds to ensure sufficient resources are available to repay Section 108 loan principal and interest due to HUD in the event that one or more of the City's third party borrowers is unable to meet their payment obligations.

Also of note in PY14, DND's Supportive Housing Division is operating a new program, the Emergency Housing Assistance Program (EHAP), to assist tenants (both individuals and families) in crisis situations to secure temporary or permanent affordable housing. DND allocated a total of \$142,448 in CDBG funds for Program Year 2014 for this program. The funds were transferred from the housing counseling program, formerly operated under the City's Rental Housing Resource Center (RHRC).

**Boston – PY14 CAPER (DRAFT) for Public Comment**

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

**Yes**

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

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.

# HOME

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 8 – Fiscal Year Summary - HOME Match Report**

The City of Boston satisfies the HOME match requirement of 12.5% through affordable housing rental vouchers issued by the Commonwealth of Massachusetts.

**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 193 units in 22 projects were inspected during the program year. A table in the appendix of this report shows the HQS inspections completed from July 2014 to June 2015.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

Boston's Fair Housing Commission continues to administer the Affirmative Marketing Program, which fosters equal 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, thirty-four affirmative marketing plans were approved. Thirteen of these plans were for the affordable housing component of privately-funded inclusionary development projects. Twenty-one of these plans were for housing involving city, state, or federal resources: One of these plans covered both the affordable and market-rate components of the government-assisted housing; three of these plans were for the market-rate component of government-assisted developments. One Equal Opportunity statement was approved for a development with less than five available units. The Affirmative Marketing (AM) Specialist oversaw nineteen housing lotteries. The AM Specialist monitored the marketing of one additional market-rate development. This is in addition to standard monitoring of plans that were approved and implemented in prior years.

### **Metropolitan Boston Housing Opportunity Clearing Center (Metrolist)**

The Office of Fair Housing and Equity continued to operate Metrolist, which facilitates access to housing throughout the metropolitan area. Metrolist provides low and moderate-income households with housing resources and comprehensive information about government-assisted housing and housing on the private market.

#### **Metrolist accomplishments for PY14:**

- Provided services in person, via email, or over the phone to over 2,694 households seeking housing or related resources. Services included housing search information, information on rental and home purchasing opportunities, and other related resources as requested.
- The significant increase in service requests in the program year is due in part to the number of events attended by and presentations made by the Office of Fair Housing and Equity and due to the launch of an e-service form in June 2014 on our website: [www.cityofboston.gov/fairhousing](http://www.cityofboston.gov/fairhousing)

#### **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**

HUD's IDIS Report PR23 "HOME Summary of Accomplishments" shows that 134 units were completed during the program year. Of the 134 units, 100% were rental units serving tenants at or below 80% of median income; with 51% of the rentals serving extremely low income (up to 30% of median income).

With respect to race, 65% of the HOME units are occupied by minorities household and 35% by white households.

A total of \$1,270,825 in HOME Program Income was spent on housing activities during PY14.

**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 5% of its HOME funds to provide operating assistance to 14 CDCs and other Community Housing Development Organizations (CHDOs). See the attachment in the Appendix of this report with funding awards.

**Boston – PY14 CAPER (DRAFT) for Public Comment**

A draft of the HOPWA report is in Part III of this CAPER.

In discussions with providers, we found an unmet need for housing search assistance (even for clients with a housing voucher) resulting in an expansion of the HOPWA portfolio with a new contract with AIDS Action to assist 24 clients. And, we awarded a contract to a new provider, Commonwealth Land Trust (CLT), an organization with over 28 years' experience providing supportive, affordable housing. The funds allow CLT to hire a part-time case manager assisting 14-18 HOPWA clients. Recognizing the unmet need for permanent affordable housing, the City has significantly 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 and has funded the continuation of time-limited HUD demonstration grant to provide permanent housing to aging out youth living with HIV/ AIDS.

**Narrative**

**Table 9 – HOPWA Number of Households Served**

<b>Number of Households Served Through:</b>	<b>One-year Goal</b>	<b>Actual</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	153	117
Tenant-based rental assistance	32	73
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	60	74
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0
<b>TOTAL</b>	<b>146</b>	<b>170</b>

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.

**CR-55 - HOPWA 91.520(e)**



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

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

**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** Boston CoC

**ESG Contact Name**

**Prefix**  
**First Name** Elizabeth  
**Last Name** Doyle  
**Title** Deputy Director Supportive Housing

**ESG Contact Address**

**Street Address 1** 26 Court Street, 8<sup>th</sup> Floor  
**City** Boston  
**State** MA  
**ZIP Code** 02108  
**Phone Number** 617-635-0247  
**Fax Number** 617-635-0383  
**Email Address** Elizabeth.Doyle@boston.gov

**ESG Secondary Contact**

**First Name** Velkis  
**Last Name** Gonzalez  
**Title** Senior Development Officer  
**Phone Number** 617-635-0209  
**Email Address** Velkis.gonzalez@boston.gov

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

**Program Year Start Date** 07/01/2014  
**Program Year End Date** 06/30/2015

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

**Subrecipient or Contractor Name: BOSTON**

**City: Boston**

**State: MA**

**Zip Code: 02201, 0001**

**DUNS Number: 138479543**

**Is subrecipient a victim services provider: N**

**Subrecipient Organization Type: Unit of Government**

**ESG Subgrant or Contract Award Amount: 1161878**

**The Appendix of this report includes a list of the ESG Subrecipients.**

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	597
Children	471
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>1068</b>

Table 10 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	1050
Children	631
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>1681</b>

Table 11 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	182
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>182</b>

Table 12 – Shelter Information

#### 4d. Street Outreach

Number of Persons in Households	Total
Adults	45
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>45</b>

Table 13 – Household Information for Street Outreach

#### 4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	1874
Children	1102
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>2976</b>

Table 14 – Household Information for Persons Served with ESG

#### 5. Gender—Complete for All Activities

	Total
Male	1497
Female	1479
Transgender	2
Don't Know/Refused/Other	1
Missing Information	0
<b>Total</b>	<b>2976</b>

Table 15 - Gender Information

## 6. Age—Complete for All Activities

	Total
Under 18	1070
18-24	209
25 and over	1697
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>2976</b>

Table 16 – Age Information

## 7. Special Populations Served—Complete for All Activities

### Number of Persons in Households

Subpopulation	Total Persons Served: Prevention	Total Persons Served: RRH	Total Persons Served in Emergency Shelters	Total
Veterans	15	73	36	124
Victims of Domestic Violence	7	116	8	131
Elderly	116	72		188
HIV/AIDS	2	13		15
Chronically Homeless	26	149		175
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	105	307	13	425
Chronic Substance Abuse	60	187	113	360
Other Disability	152	331	8	491
Total (Unduplicated if possible)	278	643	176	1097

Table 17 – Special Population Served

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

### 10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	0
Total Number of bed-nights provided	0
Capacity Utilization	0.00%

Table 18 – 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.

## CR-75 – Expenditures

### 11. Expenditures

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

	Dollar Amount of Expenditures in Program Year		
	FY 2012	FY 2013	FY 2014
Expenditures for Rental Assistance	\$63,149	\$200,999	\$99,852
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	\$617,823	\$379,632	\$352,461
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>\$680,972</b>	<b>\$580,631</b>	<b>\$452,313</b>

Table 19 – ESG Expenditures for Homelessness Prevention

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

	Dollar Amount of Expenditures in Program Year		
	FY 2012	FY 2013	FY 2014
Expenditures for Rental Assistance	\$8,448	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	\$677,928	\$339,296	\$636,491
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	
<b>Subtotal Rapid Re-Housing</b>	<b>\$686,376</b>	<b>\$339,296</b>	<b>\$636,491</b>

Table 20 – ESG Expenditures for Rapid Re-Housing

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

	Dollar Amount of Expenditures in Program Year		
	FY 2012	FY 2013	FY 2014
Essential Services	\$99,116	\$26,498	\$26,498
Operations	0	0	0
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>\$99,116</b>	<b>\$26,498</b>	<b>\$26,498</b>

Table 21 – ESG Expenditures for Emergency Shelter

#### 11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	FY 2012	FY 2013	FY 2014
HMIS	0	0	0
Administration	\$61,997	0	0
Street Outreach	\$56,080	\$53,100	\$137,500

Table 22 - Other Grant Expenditures

#### 11e. Total ESG Grant Funds

Total ESG Funds Expended	FY 2012	FY 2013	FY 2014
<b>\$3,727,688</b>	\$1,528,461	\$946,425	\$1,252,802

Table 23 - Total ESG Funds Expended

#### 11f. Match Source

	FY 2012	FY 2013	FY 2014
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	\$12,000	\$70,000	0
State Government	\$1,273,474	\$692,716	\$156,290
Local Government	\$14,000	\$826,310	\$482,052
Private Funds	\$697,597	\$1,658,177	\$891,343
Other	0	0	0
Fees	0	0	0
Program Income	0	0	\$80,659
<b>Total Match Amount</b>	<b>\$1,997,071</b>	<b>\$2,198,442</b>	<b>\$1,610,344</b>

Table 24 - Other Funds Expended on Eligible ESG Activities

#### 11g. Total

Total Amount of Funds Expended on ESG Activities	FY 2012	FY 2013	FY 2014
<b>\$10,783,677</b>	\$4,775,664	\$3,144,867	\$2,863,146

Table 25 - Total Amount of Funds Expended on ESG Activities