

City of Boston
5-Year Consolidated Plan
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HUD Approval Letter, 8/30/18	

Housing Problems Tables

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

Severe Housing Problems Tables

NA-20

0%-30% of Area Median Income

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

Disproportionate Need Threshold = > 62.5%

30%-50% of Area Median Income

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

Disproportionate Need Threshold = > 53.9%

50%-80% of Area Median Income

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

Disproportionate Need Threshold = > 31.5%

80%-100% of Area Median Income

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

Disproportionate Need Threshold = > 20.9%

Housing Cost Burden Table

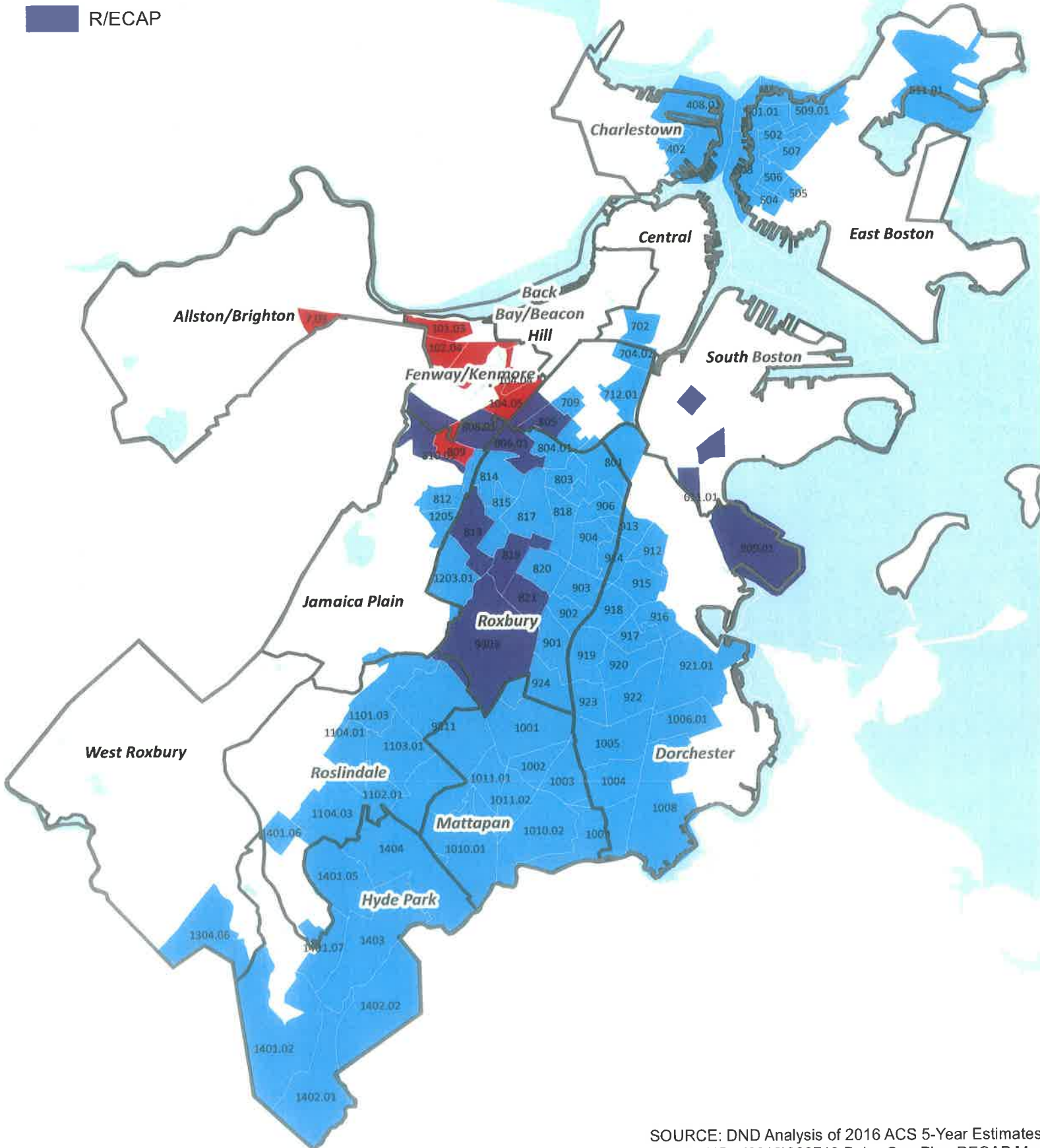
NA-25

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

Boston 2016 R/ECAPs

By Census Tracts

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



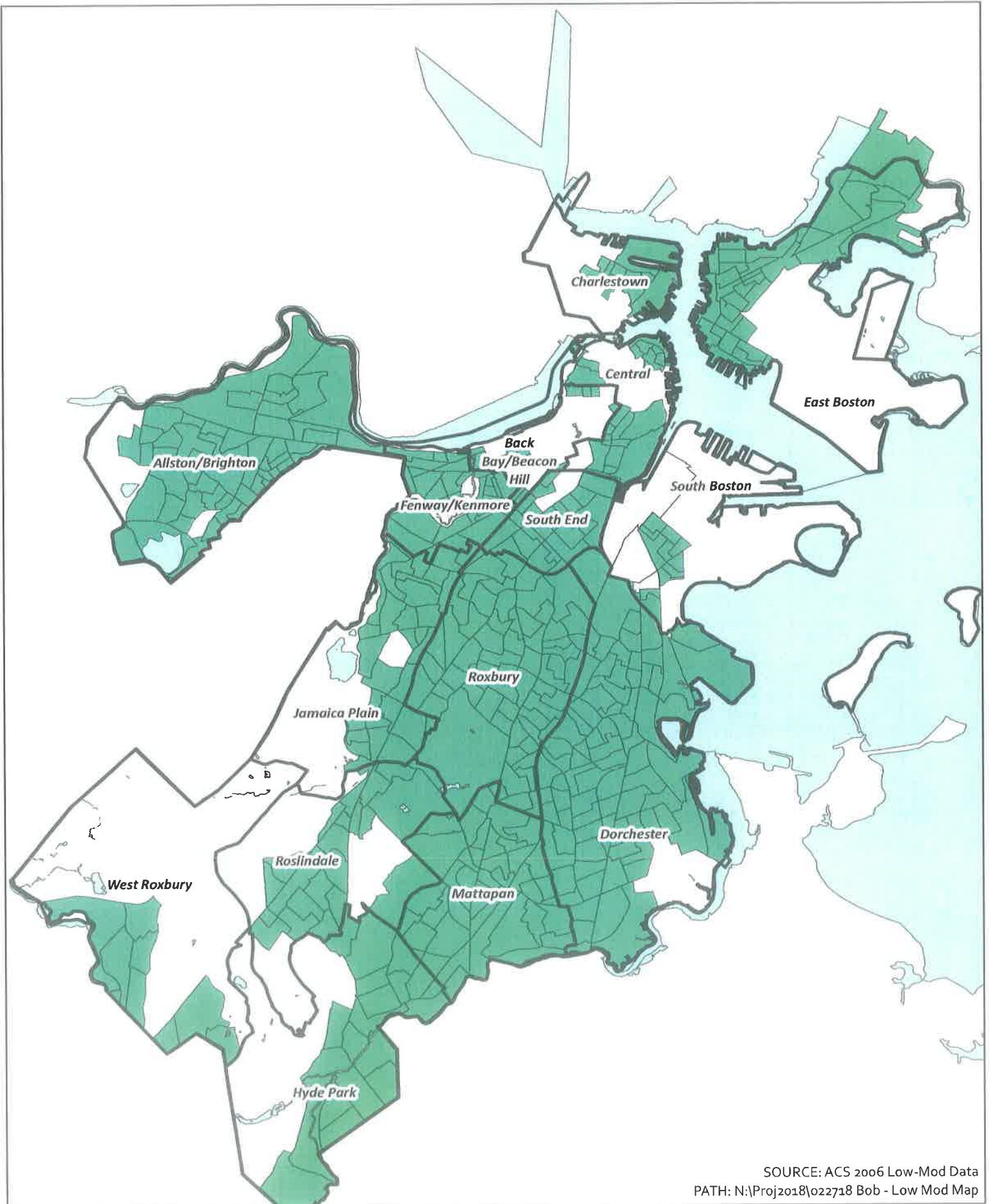
SOURCE: DND Analysis of 2016 ACS 5-Year Estimates
PATH: N:\Proj2018\022718 Bob - Con Plan RECAP Map

Boston Housing Authority - REAC Scores - DATE?

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

Boston Low-Mod Block Groups

Block Groups 51% Or Higher Low-Mod





U.S. Department of Housing and Urban Development

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

Ms. Sheila Dillon
Director and Chief of
Neighborhood Housing
City of Boston
26 Court Street
Boston, MA 02201-1020

JUL 30 2018

Dear Ms. Dillon:

SUBJECT: FY 2018 Consolidated/Action Plan Approval for City of Boston

I am pleased to transmit to you the approval of your Fiscal Year 2018 Consolidated Plan and annual Action Plan. The grant assistance being approved with the Plan is as follows:

Community Development Block Grant (CDBG)	\$17,229,498
HOME Investment Partnership (HOME)	\$ 5,863,642
Housing Opportunities for Persons with AIDS (HOPWA)	\$ 2,588,781
Emergency Solutions Grant (ESG)	\$ 1,418,872
Total FY 2018 Grants	\$27,100,793

Enclosed are the funding approval documents which include the CDBG Funding Approval Agreement (HUD 7082) and addendum, the Funding Approval and HOME Investment Partnerships Agreement (HUD 40093), the HOPWA and the ESG Grant Agreements. These documents constitute the contract between the Department of Housing and Urban Development (HUD) and City of Boston.

Please sign both copies. Retain one copy for your records and return the other copy to this office. To facilitate access to these funds, please execute and return the grant agreement within **7 days** of the date of this letter.

Effective implementation of projects and the timely expenditure of grant funds is of critical importance to the success of the CDBG program. Region One had several grantees that were untimely for the first time this past May. There is no single reason why CDBG grantees are untimely in carrying out activities. Timeliness does not depend on size of a community or size of a grant. A variety of grantee management and capacity issues play a role in the timeliness problem. Because of the myriad of reasons for untimely performance, there is no single solution to the timeliness problem. Each grantee must

identify and address the problem in the context of their own program and community. We encourage thorough planning of your CDBG One Year Annual Action Plan activities and to expeditiously expend funds. Administering a local CDBG Program in a timely manner supports the program goal of improving the lives of residents of the community, particularly those of low and moderate income.

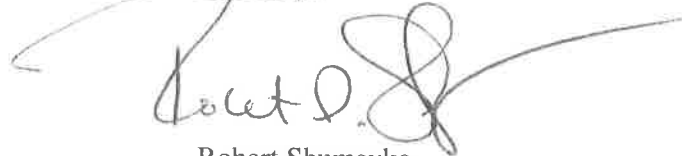
A primary goal of the Department is to reduce housing discrimination, affirmatively further fair housing through CPD programs and promote diverse, inclusive communities. To that end, we encourage your community to take all measures necessary to ensure compliance with the Fair Housing requirements associated with these funds.

If the City intends to use HOME funds for homebuyers, it must set forth the guidelines for resale or recapture, and obtain HUD's specific, written approval, as required in 24 CFR 92.254. Approval of the consolidated plan or action plan under §91.500 does not satisfy the requirement for specific HUD approval for resale or recapture guidelines. The City is advised that no homebuyer activities may be undertaken until HUD approves resale or recapture provisions.

We hereby authorize a one-year extension of the City of Boston's Employee Participation Program for DND Housing Programs to June 30, 2019. This program enables certain DND employees, based on their job function; to participate in HUD funded Homeowner and Homebuyer Programs. As noted in the City's Action Plan, the program will continue to operate the same as originally proposed and all individual requests will be transmitted to HUD for review.

We look forward to working with you during the year to accomplish the goals you have set forth for the City and to further refine and/or improve the Consolidated/Action Plan development process. In the meantime, if you have any questions or desire assistance concerning this letter or other items related to the community development programs, please contact Laura Schiffer, Community Planning & Development Representative at 617-994-8359.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Shumeyko", with a large, sweeping flourish extending to the right.

Robert Shumeyko,
Director

Cc: Robert Gehret, Deputy Director

Enc: