

CITY OF BOSTON

***5-Year Consolidated Plan
(July 1, 2018 – June 30, 2023)***

***Program Year 2018 Action Plan
(July 1, 2018 – June 30, 2019)***

Approved by HUD on 8/30/18



Martin J. Walsh, Mayor

**Sheila A. Dillon, Chief of Housing and Director,
Department of Neighborhood Development**

**CONSOLIDATED PLAN – Part I Narratives
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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

As a condition of receiving Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Housing Opportunities for Persons With AIDS (HOPWA) or Emergency Solutions Grant (ESG) funds, each jurisdiction must submit a 3-5 year Consolidated Plan outlining the jurisdiction's housing and community development needs and priorities, and an annual Action Plan (budget) identifying how the jurisdiction plans to allocate its HUD funding allocations to address those priority needs.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The primary focus of Boston's 5-Year Consolidated Plan, and associated Annual Action Plans, 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 portion of the Con Plan is in turn a part of the City's broader housing strategy, ***Housing Boston 2030***, launched in October 2014. ***Housing Boston 2030*** calls for 53,000 more housing units to meet population growth at a variety of income levels across the City:

- 8,000 new units of affordable housing for low-income households, including 1,700 units for extremely low-income households and 1,500 units for low-income seniors.
- 22,500 middle-income units, including 4,000 units assisted through Boston's Inclusionary Development Policy.
- 22,500 new market rate units To access more information on ***Housing Boston 2030***, visit: <https://www.boston.gov/departments/neighborhood-development/housing-changing-city-boston-2030#boston-2030-reports>

3. Evaluation of past performance

As required by HUD, every year the City of Boston prepares a detailed annual performance report on its HUD funded programs, the Consolidated Annual Performance and Evaluation Report (CAPER). The report is submitted to HUD and posted after it is reviewed and approved by HUD. The CAPER reports are available here:

<https://www.boston.gov/departments/neighborhood-development#plans-reports-and-notice>

Among the deliverables of the **Boston 2030** housing plan was regular reporting -- the release of quarterly and annual updates on the City's progress. As of 3/31/18, 26,125 units have been permitted; 2034 are low income units

DND subcontracts to the **Mayor's Office of Workforce Development (OWD)** up to 15% of CDBG funds for human service programming. Every two years OWD issues competitive Requests for Proposals in order to make awards to non-profits across the city for programming to serve youth and adults. These funds are intended to be used to provide support services to enable individuals to access education or job training and, in turn, obtain the kinds of jobs capable of moving people out of poverty. 2018 is the second year of the 2-year contracts. <http://owd.boston.gov>

4. Summary of citizen participation process and consultation process

The citizen participation process began with a citywide public hearing held March 22 at the Boston Public Library in Copley Square to solicit citizen input prior to preparing a draft 5-year Consolidated Plan and the PY 18 Action Plan. A notice announcing the hearing and soliciting comments was published in the Boston Globe and the Banner newspapers. An email notice was sent to 380+ subscribers on a mailing list the Department maintains for this purpose. A one-page informational flier was created to increase participation. The flyer was translated to Spanish and widely distributed via other email subscriber lists such as Metrolist (distribution of 13,000), neighborhood associations, faith based organizations, the Boston Public Library network (24 branches) and the 29 Boston Community Centers. The promotion also included social media (Twitter and Facebook). A notice of the hearing was posted on DND's web site and on the City of Boston's public meeting online calendar.

This 5-year Consolidated Plan draft and the PY18 Action Plan were issued for a 30-day public comment period on April 12. A second citywide public hearing was held April 24 at the Boston Public Library in Copley Square to receive comments on the draft Plans. Comments could be submitted by mail or by e-mail. The City considered all comments received in writing or orally at the hearings or in writing prior to end of the 30-day comment period on May 14. A summary of the comments received on the draft Plans and, if not adopted, an explanation for why those comments were not adopted, are included in the Appendix

5. Summary of public comments

Included in the Appendix

6. Summary of comments or views not accepted and the reasons for not accepting them

Included in the Appendix

7. Summary

In addition to the two citywide hearings (3/22/18 and 4/12/18) detailed above, the City of Boston, through the Department of Neighborhood Development (DND), the Boston Housing Authority (BHA) and the Boston Fair Housing Commission (BFHC) implemented a wide-ranging strategy to engage residents and encourage community participation in the new Assessment of Fair Housing planning process. The City convened a leadership team and a Community Advisory Committee to support the planning of the community meetings and overall community engagement process. To facilitate the work and broaden community participation we:

- Created a webpage for the AFH on DND's website with links to HUD data and maps, a meeting schedule, multilingual survey and information pamphlet, draft documents, etc.
- Created and widely distributed an informational pamphlet and survey in multiple languages.
- Held community and focus meetings; meetings to discuss challenges and opportunities with fair housing choices.
- Created an email list serve of all meeting attendees and interested parties to communicate important updates and opportunities to stay engaged.
- Used social media and web calendars to promote the AFH process and meetings.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	BOSTON	Neighborhood Development
HOPWA Administrator	BOSTON	Neighborhood Development
HOME Administrator	BOSTON	Neighborhood Development
ESG Administrator	BOSTON	Neighborhood Development

Table 1 – Responsible Agencies

Narrative

The City of Boston's Department of Neighborhood Development (DND) is the lead agency responsible for administering the programs covered by the Consolidated Plan. DND is the recipient and administrator of the City's CDBG, HOME, HOPWA, and ESG funding allocations and, unless otherwise specified, the programs funded with these resources are administered directly by the Department of Neighborhood Development.

The City's CDBG-funded Human Service programs are administered by the Mayor's Office of Workforce Development. The fair housing program is administered by the Boston Fair Housing Commission within the Office of Fair Housing and Equity.

The community development programs included in the Action Plan are managed under the Mayor's Office of Economic Development.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

As required by the regulations, the City consulted with a wide range of public and private entities that provide housing, health services and social services. Over the last several years, DND has developed an extensive mailing and email list that includes all homeless and at-risk agencies, mainstream service and housing agencies, community development organizations, civic leaders, etc. We use this list 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.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

A public hearing was held with the Boston City Council to review all of the Department's resources (including FY18 HUD funds) for the new plan year starting July 1.

The Lead Safe Boston program consulted with state and local agencies to incorporate the changes to the Mass Lead Law to the program.

The Directors of Community Development in fourteen adjacent communities, the Metropolitan Area Planning Council (MAPC) and to Citizen Housing and Planning Association (CHAPA) were sent email invitations to attend a public hearing or to comment on the draft Plan.

The HOPWA program utilized a Needs Assessment tool widely distributed to public entities funding HIV services, such as the Massachusetts Department of Public Health and Boston Public Health Commission, as well as AIDS services organizations and consumer focus groups. Recommendations resulting from the Needs Assessment tool will be implemented as appropriate.

Starting in January 2017 through May 2018, DND, the Boston Housing Authority and the Boston Fair Housing Commission worked collaboratively on an Assessment of Fair Housing. Other key organizations involved include the Boston Public Health Commission, the Boston Tenant's Coalition, and neighborhood organizations across the city, the Boston Disabilities Commission and various special interests groups.

Within DND, two divisions, Supportive Housing (CoC, HOPWA and ESG for Rapid Rehousing) and the Office of Housing Stability (ESG prevention) work closely and consult regularly with various workgroups and the entire CoC membership to address homelessness, special needs populations and supportive services.

DND consulted with city agencies such as the Mayor's Office of Workforce Development , the Office of Economic Development and the Boston Main Streets Directors on ways to foster and support businesses and grow employment opportunities for Boston residents.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Department of Neighborhood Development (DND) is the lead agency for the Boston Continuum and is the main architect of the Boston's Way Home – An Action Plan to End Veteran and Chronic Homelessness. The plan calls for an end to Veteran and Chronic Homelessness by the end of 2018. DND resources work together to create a system of Coordinated Entry and rapid exit from shelter in order for the experience of homelessness to be rare, brief and non-recurring. In order to achieve these goals HUD's System Performance Measures are tracked, including: length of time (LOT) persons remain homeless; whether persons who exit homelessness for permanent housing return to homelessness (recidivism); the change in the number of homeless persons through the annual Point In Time Count; the growth in employment and income for homeless persons in CoC-funded programs; the number of persons who become homeless for the first time and successful placement from Street Outreach to permanent housing.

To better serve unaccompanied youth experiencing homelessness in the Boston CoC, DND issued a Request for Proposals in the fall of 2017 to hire a vendor to assist the City in the creation of An Action Plan to Prevent and End Youth Homelessness. The vendor is currently in place and assisted the CoC in its application for the Youth Housing Demonstration Program. Concurrently, the vendor and his team are creating a planning structure for the creation of the Action Plan that will guide the CoC's systematic responses to and interventions for youth experiencing homelessness in the CoC.

Through its Office of Housing Stability and Supportive Housing Division, the CoC is assessing families at risk of or experiencing homelessness and referring those families to prevention or rapid rehousing resources based on the CoC's Written Standards and prioritization order.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Boston's Department of Neighborhood Development (DND) is the convening entity for the City of Boston's Continuum of Care (CoC) and is also the ESG grantee. Within DND, ESG funds are administered by two divisions, the Office of Housing Stability (OHS) and Supportive Housing (SH). OHS and SH collaborate on procurement of ESG funds to ensure CoC priorities and needs for homelessness prevention, rapid re-housing and street outreach are reflected in vendor selection and funding

recommendations. All ESG sub-grantees are members of the CoC and as such, they are required to attend all CoC meetings and trainings and must participate in Homeless Management Information System (HMIS).

In addition, DND is the recipient of HOME, CDBG, and HOPWA funds, which allows for strategic targeting of resources that aligns with overall CoC goals for housing creation, homelessness prevention and rapid rehousing. The Supportive Housing (SH) Division at DND includes staff that administers these funds (CoC, HOPWA and ESG) and is responsible for the implementation of many aspects of the Consolidated Plan and the Mayor's Housing Plan (Boston 2030) for the City of Boston and is the convening entity for "Boston's Way Home", the Mayor's strategic plan to end chronic and veterans homelessness. Therefore, the Supportive Housing Programs and the mainstream HUD programs work in tandem to develop and implement the Consolidated Plan and the annual Action Plans. A prime example of this is DND's Homeless Set-Aside Policy, where at least 10% of all affordable housing projects where there are 10 or more units using City resources must be set aside for lease to homeless households.

DND will continue to utilize ESG funding for homelessness prevention and rapid re-housing programs in order to support the key initiatives outlined in the CoC Strategic Plan focusing on two areas: eviction prevention for subsidized tenants and property management/owner involvement in homelessness prevention planning and programming; and the City of Boston's Safety Net for families not eligible for emergency assistance through the State-managed family shelter system. Households will be assessed and referred to available assistance based on the CoC's Coordinated Entry System's Written Standards and Prioritization order.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Boston Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Con Plan staff met extensively with BHA on development of the AFH including COB working group, focused meetings and neighborhood meetings. DND is the Neighborhood Lead for the Choice Whittier grant.
2	Agency/Group/Organization	BOSTON MAIN STREETS
	Agency/Group/Organization Type	Neighborhood Organizations
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Con Plan staff met with the Directors of 20 Main Streets organizations to consult with them regarding needs and priorities in their neighborhood business districts. Several Directors gave testimony at the city-wide public hearings about importance of CDBG funding that provides critical support to small businesses and their organizations.
3	Agency/Group/Organization	Boston Fair Housing Commission
	Agency/Group/Organization Type	Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment AFH
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Con Plan staff met extensively with Fair Housing on development of the AFH including COB working group, focused meetings and neighborhood meetings.
4	Agency/Group/Organization	Office of Jobs and Community Services
	Agency/Group/Organization Type	Services-Employment Other government - Local
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Renamed Mayor's Office of Economic Development (OWD). OWD was consulted regarding needs and priorities for non-homeless supportive services. PY18 is the second year of the funding cycle so no new changes from PY17. OWD staff presented CDBG public services programs at the first city-wide hearing prior to developing the draft Plans.
5	Agency/Group/Organization	METROPOLITAN BOSTON HOUSING PARTNERSHIP
	Agency/Group/Organization Type	Services - Housing Services-Persons with HIV/AIDS Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	MBHP is part of CoC membership and participates with DND in workgroups regarding permanent housing and supportive services to individuals and families with disabilities such as serious mental illness and addiction, HIV/AIDS, and/or physical disabilities. Participants receive case management support with support services provided depending on needs of individual.
6	Agency/Group/Organization	BOSTON PUBLIC HEALTH COMMISION
	Agency/Group/Organization Type	Services - Housing Services-homeless Health Agency
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	BPHC consults with DND on many fronts such as a key member of the Lead Action Collaborative. As a key partner of CoC to rapidly rehouse individuals in permanent housing through the City of Boston's Front Door Triage and Coordinated Access systems.
7	Agency/Group/Organization	HOMESTART, INC
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	stabilization services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HomeStart is a CoC member and consulted with DND's Office of Housing Stability to establish Tenancy preservation and stabilization services with a focus on housing court advocacy and assistance.
8	Agency/Group/Organization	PINE STREET INN INC
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	PSI is key member of CoC and partners with DND on many homeless initiatives and workgroups. To name just two: ESG Rapid Re-Housing Partnership program, permanent housing and on site supportive services to chronically homeless individuals with a disability.
9	Agency/Group/Organization	AIDS Action Committee of Massachusetts
	Agency/Group/Organization Type	Services - Housing Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	AIDS Action is member of CoC and consulted with DND's HOPWA program to develop effective housing search and placement services.
10	Agency/Group/Organization	Citizens Housing & Planning Assoc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As the non-profit umbrella organization for affordable housing, CHAPA consults with DND as part of the Massachusetts Homeownership Collaborative to strengthen our homeownership programs for lower income and minority households.
11	Agency/Group/Organization	MAPC
	Agency/Group/Organization Type	Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	MAPC and DND consulted extensively on Boston's housing needs for the Boston 2030 Plan. We are revising the Plan to reflect these consultations and new projections about population growth.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Boston, DND	The goals of the Strategic Plan are closely coordinated with the goals of the Boston Continuum of Care. The Department of Neighborhood Development is the applicant and administering agency for the Continuum of Care, the Emergency Solutions Grant in addition to the City's CDBG, HOME, and HOPWA allocations.
Assessment of Fair Housing	City of Boston, DND	DND staff preparing the Con Plan were actively involved in the AFH planning efforts. Actions to address obstacles to fair housing are included in the Action Plan.
Whittier Choice Neighborhood	Boston Housing Authority (BHA)	DND is the Neighborhood lead for the Whittier Choice project working closely with BHA to execute the Plan
Housing Boston 2030	City of Boston, DND	DND Staff preparing the Con Plan were actively involved in planning, research and reporting for the citywide housing strategy.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The Lead Safe Boston program consulted with state and local agencies to incorporate the changes to the Mass Lead Law to the program.

The Directors of Community Development in fourteen adjacent communities, the Metropolitan Area Planning Council (MAPC) and to Citizen Housing and Planning Association (CHAPA) were sent email invitations to attend a public hearing or to comment on the draft Plan.

DND Staff meet monthly with CHAPA and surrounding communities to support homebuying programs

Narrative (optional):

Continuation of concise summary of activities narrative.

The City of Boston's Department of Innovation and Technology (DoIT) engaged broadband providers to create equitable access to technology, internet connectivity and digital-skill building. Current projects welcome new cable and internet competition, remove barriers for residents in apartment buildings and communities with high concentrations of subsidized housing, adding free computing areas in the Boston Public Library network, all Boston Public Schools and lower income households through HUD's ConnectHome initiative.

In partnership with 100 Resilient Cities and the Rockefeller Foundation since 2014, Boston developed its' first Resilience Strategy to address persistent racial and economic inequality. A Chief Resilience Officer is leading the work to address racial equity along with the physical, environmental and economic threats facing the city. The Resilience Strategy is organized in four long-term visions each with a set of goals and initiatives. Further details on the City's comprehensive Resilience Strategy and the Office of Resilience and Racial Equity.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

A citywide public hearing was held March 22 at the Boston Public Library in Copley Square to solicit citizen input prior to preparing a draft 5-year Consolidated Plan and PY 18 Action Plan. A notice announcing the hearing and soliciting comments was published in the Boston Globe and the Banner newspapers. An email notice was sent to 380+ subscribers on a mailing list the Department maintains for this purpose. A one-page informational flier was created to increase participation. The flyer was translated to Spanish and widely distributed via other email subscriber lists such as Metrolist (almost 13,000), neighborhood associations, faith based organizations, the Boston Public Library network (24 branches) and 29 Boston Community Centers. The promotion also included social media (Twitter and Facebook). A notice of the hearing was posted on DND's web site and on the City of Boston's online calendar.

The 5-year Consolidated Plan draft and the PY18 Action Plan were issued for a 30-day public comment period April 12. Comments can be submitted by mail or by e-mail. The City considered all comments received in writing or orally at the hearings or in writing prior to end of the 30-day comment period on May 14. A summary of the comments received on the draft Plans and, if not adopted, an explanation for why those comments were not adopted, is included in the Appendix.

The City of Boston engaged an interpreter (Spanish/Portuguese) for DND's citywide hearings to assist citizens with limited English proficiency to participate and we provide equipment with headsets for ease of use. In our mailed notice we advise organizations serving limited English proficient persons and the disabled that with prior notice we will make every effort to accommodate interpreter services in other languages, including ASL. Our hearing location is wheelchair accessible and is near public transportation nodes that are also accessible.

A second citywide public hearing was held April 24, at the Boston Public Library in Copley Square, to receive community input on the draft Plans. The *draft* PY18 Action Plan and Consolidated Plan are posted on the City's Website:
http://www.cityofboston.gov/dnd/PDR/HUD_Plans_Reports.asp The outreach efforts detailed above were repeated for this second hearing.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-English Speaking - Specify other language: Spanish non-targeted broad community	Two citywide public hearings were held: 3/22 and 4/24. A total of 40 attendees, 19 gave testimony	See attachment in Appendix	See attachment in Appendix	https://www.boston.gov/departments/neighborhood-development/hearings-and-public-comment
2	Newspaper Ad	Non-English Speaking - Specify other language: Spanish non-targeted broad community	Two notices placed in the Boston Globe and the Bay State Banner regarding two public hearings and the draft Plans for public comment.	See attachment in Appendix	See attachment in Appendix	

City of Boston, Consolidated Plan: July 1, 2018 to June 30, 2023

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Email	List Serve	Emails were sent to approximately 380 individuals soliciting their comments and inviting their participation at the public hearings. Emails were sent a week before each hearing, a reminder on the day before each hearing, when the draft Plans were posted; and a week before the end of the 30-day comment period.	See attachment in Appendix	See attachment in Appendix	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Email	Non-English Speaking - Specify other language: Spanish non-targeted broad community	An informational flyer in English and Spanish was created to engage residents. The flyer was widely distributed via email subscriber list (Metrolist, CoC, Main Streets, Boston Library network, Boston Community Centers) and posted on the DND's website.	See attachment in Appendix	See attachment in Appendix	

City of Boston, Consolidated Plan: July 1, 2018 to June 30, 2023

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Email	non-targeted broad community	The two public hearings were posted on DND's, the City of Boston's and the Boston Public Library web calendar with an explanation of the hearing's purpose and the meeting agenda.	See attachment in Appendix	See attachment in Appendix	https://www.cityofboston.gov/calendar

City of Boston, Consolidated Plan: July 1, 2018 to June 30, 2023

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Email	non-targeted broad community	Messages sent to 7500+ followers on Twitter and Facebook prior to two public hearings, when the draft Plans were posted for 30-day comment and a week before the comment period ended.	See attachment in Appendix	See attachment in Appendix	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Most of the following needs assessment is based on data provided by HUD from the 2009-2013 American Community Survey (ACS) or the 2009 – 2013 Comprehensive Housing Affordability Strategy (CHAS). The CHAS data are special runs of the ACS data commissioned by HUD utilizing HUD's income categories. Unless noted otherwise, all tables and the data in them were built into the Consolidated Plan template and pre-populated by HUD.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

HUD's Demographics Table (Table 2) contains a data error, incorrectly showing that Boston's population has increased by about 7% from the 2000 Census to 2013 but the number of households has decreased by about 1% over the same time period. HUD inadvertently populated the Base Year Households cell with the total number of housing units rather than the number of households. A corrected and updated Table 2 (added by the City), shows that according to the 2013 American Community Survey, Boston's number of households actually increased by about 4.1% from 2000 to 2013. In addition, Boston's population grew by 11.7% from 2000 to 2016 and the number of households increased by about 8.3% over this period.

As shown in the tables that follow, the most significant single issue identified in this needs assessment is the large number of Boston households, especially lower-income households, with severe housing cost burdens (households paying more than 50% of their household income for housing). That said, it is important to recognize that housing affordability is essentially an equation with two elements, housing cost and income. It will never be possible to successfully address the problem by focusing solely on reducing the cost of housing through development, purchase or rent subsidies. It is simply too costly and there will never be enough resources available. It will also be necessary to implement strategies to address the other half of the equation by increasing the incomes of lower-income households so that more of them can afford market rate or unsubsidized housing.

While severe housing cost burden is the major issue to be addressed, other important housing issues include the need to provide financial assistance to homeowners for home repairs, especially for lower-income homeowners and seniors, and financial and technical assistance to low, moderate and middle income renters seeking to become first-time homeowners.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	589,141	629,182	7%
Households	251,935	249,414	-1%
Median Income	\$39,629.00	\$53,601.00	35%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Corrected and Updated Table 2 - Housing Needs Assessment Demographics

Demographics	Base Year: 2000	2010	2013	Most Recent Year: 2016	% change
Population	589,141	602,609	629,182	658,279	11.7%
Households	239,528	245,857	249,414	259,324	8.3%
Median Income	\$39,629	\$50,684	\$53,601	\$58,516	47.7%

Data Sources:

Base Year (2000 Census) with corrected Households count from Census Table DP01

2010 (2006-2010 ACS, Tables B01003, S1101 and S1903)

2013 (2009-2013 ACS, Tables B01003, S1101 and S1903)

2016 (2012-2016 ACS, Tables B01003, S1101 and S1903)



Table 2 Alternate Data

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	68,580	30,005	26,525	20,995	103,310
Small Family Households	19,775	10,455	9,880	7,500	40,565
Large Family Households	2,435	2,095	1,745	1,085	5,370
Household contains at least one person 62-74 years of age	11,725	4,760	4,280	3,040	13,830
Household contains at least one person age 75 or older	10,100	3,790	2,465	1,540	4,050
Households with one or more children 6 years old or younger	9,640	4,725	3,285	2,615	10,045

Table 6 - Total Households Table

Data Source: 2009-2013 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	980	385	60	130	1,555	115	50	65	10	240
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	875	310	210	245	1,640	4	40	15	85	144
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	875	835	520	220	2,450	55	170	130	105	460
Housing cost burden greater than 50% of income (and none of the above problems)	28,415	8,365	2,510	550	39,840	4,680	3,035	2,195	940	10,850
Housing cost burden greater than 30% of income (and none of the above problems)	8,685	7,295	7,665	4,620	28,265	995	1,415	2,380	2,440	7,230

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	6,250	0	0	0	6,250	550	0	0	0	550

Table 7 – Housing Problems Table

Data 2009-2013 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	31,145	9,890	3,305	1,150	45,490	4,855	3,295	2,405	1,145	11,700
Having none of four housing problems	24,250	13,310	15,255	12,775	65,590	1,530	3,510	5,560	5,930	16,530
Household has negative income, but none of the other housing problems	6,250	0	0	0	6,250	550	0	0	0	550

Table 8 – Housing Problems 2

Data 2009-2013 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	12,690	5,690	3,540	21,920	1,040	1,330	2,015	4,385
Large Related	1,575	1,080	210	2,865	160	270	450	880
Elderly	8,725	2,150	915	11,790	3,210	2,050	1,325	6,585
Other	16,075	7,645	5,705	29,425	1,325	1,015	955	3,295
Total need by income	39,065	16,565	10,370	66,000	5,735	4,665	4,745	15,145

Table 9 – Cost Burden > 30%

Data 2009-2013 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	9,625	2,265	510	12,400	925	1,020	1,105	3,050
Large Related	1,185	360	0	1,545	150	185	155	490
Elderly	4,745	1,165	275	6,185	2,400	1,145	555	4,100
Other	14,145	4,820	1,740	20,705	1,260	805	510	2,575
Total need by income	29,700	8,610	2,525	40,835	4,735	3,155	2,325	10,215

Table 10 – Cost Burden > 50%

Data 2009-2013 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,430	990	440	310	3,170	59	140	120	105	424
Multiple, unrelated family households	180	165	185	90	620	0	40	10	85	135

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	165	15	115	70	365	0	35	15	0	50
Total need by income	1,775	1,170	740	470	4,155	59	215	145	190	609

Table 11 – Crowding Information – 1/2

Data Source: 2009-2013 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source:
Comments:

Describe the number and type of single person households in need of housing assistance.

HUD did not provide data on the housing needs of single person households. We have compiled what data we could from the American Community Survey (ACS).

Over 37% of Boston’s households are single person households. Nearly 32% of Boston’s owner-occupied households and 40% of renter households are single person households. About 10% of both renter and owner-occupied households are single person households over age 65. A higher proportion of renters (23.7%) than homeowners (15.2%) are single person households in the 15-54 age bracket.

We also know that the median household income of single person households (\$36,284) is significantly lower than households with 2 or more persons.

Unfortunately, the ACS does not provide data on housing problems, or housing cost burden by household size. However, given that half or 48,051 of the 96,103 single person households make less than the \$36,284 median household income and that 45.9% of households earning less than \$35,000 are severely housing cost burdened, we estimate that approximately 22,000 single person households are severely cost burdened.

Table 8, the Crowding information table shows that single family households experience crowding significantly greater than other groups at 76% (3,170 out of 4,155).

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the Homeless Point In Time Count of Emergency Shelter taken 1/31/2018, there were 184 persons in emergency shelter as result of domestic violence and 150 adults in families in emergency shelter who reported a disability.

What are the most common housing problems?

The 50% Housing Cost Burden Table shows that the most significant housing problem is cost burden. There are 40,835 renter households and 10,215 homeowner households with incomes under 80% of the area median income with a severe housing cost burden (paying more than half of their household income for housing).

The 30% Housing Cost Burden Table, shows there are another 25,165 renter households and 7,230 homeowner households with incomes under 80% of the area median income with a moderate housing cost burden (paying more than 30% but less than half of their household income for housing). Boston is widely recognized as a high cost housing market. Based on HUD's indicators, overcrowding and substandard housing are minor problems compared with housing cost burden.

Are any populations/household types more affected than others by these problems?

Severe Housing Cost Burden by Income Category. Table 7 shows that extremely low income renter households (renter households with incomes under 30% of AMI) are the largest group (29,700 households) affected by severe housing cost burden, paying 50% or more of income toward housing. Such households are generally considered to have "worst case housing needs". There are an additional 8,610 renter households with incomes between 30 and 50% of AMI; and, another 2,525 with incomes between 50-80% of AMI with severe housing cost burden. There are also 4,735 extremely low income homeowner households with "worst case housing needs" and another 5,480 homeowner households with incomes between 30% and 80% of AMI who also have severe housing cost burden.

Severe Housing Cost Burden by Income Category and Household Type. Table 7 provides data on severe housing cost burden by household type. The largest household type with severe housing burden is extremely low income "other" renter households (14,145 households). This category includes single person non-elderly renter households and two plus person renter households whose members are not related. It would be helpful if HUD were able to provide a more detailed breakdown of this category. There are also 9,625 extremely low income and 2,265 very low-income small related (2 – 4 person) households with severe housing cost burden. Most of these are likely to be single parent renter households with one or more children. Extremely low-income elderly renter and homeowner households account for another 7,145 of the households with severe housing cost burden. Large related

households (households with 5+ members) generally do not have severe housing cost burden, most likely because most such households have two or more income earners.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

By the very nature of their financial situation, extremely low income households with a severe housing cost burden are at a high risk of becoming homeless. According to HUD's data in Table 7, there are 10,810 non-elderly large and small family renter households in this situation along with 4,745 elderly renter households and 14,145 other renter (mostly single-person) households. And although homeowners are generally considered to be less at risk than renters, there are also 4,735 extremely low income, severely cost-burdened owner households, over half of whom are elderly.

Metro Housing Boston (MHB) administers HomeBASE, the Commonwealth's re-housing benefit created to provide families who are in the emergency shelter assistance system an opportunity to overcome some of the financial barriers to ending their homelessness. HomeBASE can provide funds for first and last month's rent and security deposit in a new home, furniture, a monthly stipend to help pay rent for up to one year as well as utilities, travel costs, and many other expenses that would otherwise prevent a family from accessing a new home. According to the MHB report for FY18 (July-February), 1,001 Boston families (40% of caseload) were placed in shelters or motels. A total of 465 (21% of 2214 total) received HomeBase assistance to exit emergency shelter.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Boston does not provide estimates of the at-risk population.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Housing characteristics linked with instability and increased risk of homelessness would include severe housing cost burden and overcrowding. Many other non-housing characteristics also play a role such as chronic health issues, unemployment, mental health issues, substance abuse and criminal activity. Additional information is provided in the NA-40 Homeless Needs Assessment.

Discussion

The Domestic Violence unit of the Boston Police Department reported that in 2017 they received more than 14,000 domestic violence related 911 calls; made 1877 on-scene domestic violence-related arrests and sought charges for another 2,900 incidents.

Casa Myrna, Boston's largest provider of domestic violence awareness efforts and of shelter and supportive services to survivors, provided the following information on their website (<http://www.casamyrna.org/get-educated/>): "In Massachusetts, a one-day survey conducted by the National Network to End Domestic Violence on September 16, 2016 found that 742 adults and children found refuge in domestic violence emergency or transitional shelter programs. In addition, 1,228 adults and children received some form of non-residential supportive services to address the domestic violence in their lives. There were 322 unmet requests for services reported, of which 63% were for housing." We do not know how many of these cases were in Boston. 2016 is the most current data available.

Broadband: Nearly 85% of Boston's households have a broadband internet subscription. The percentage of households with broadband subscriptions varies greatly by household income, ranging from a low of just 60.5% for households with incomes under \$10,000 to nearly 97% for households with incomes of \$75,000 or more. Unfortunately, the data are not available for zip codes, census tracts or other smaller geographies so we are not able to provide an analysis by neighborhood at this time.

Boston residents are fortunate to have a choice of three cable internet providers (Comcast, Verizon and RCN), as well as satellite and wireless providers.

With respect to BHA residents, redeveloped sites are typically wired for internet, as are all the BHA developments. The older developments are connected via Comcast only that includes Internet Essentials a low-cost \$10 per month package for public housing residents that provides internet connections at home. The newer sites may have provider choices so that residents are able to purchase their own connectivity package. For example, Verizon is currently laying fiber throughout the city and is connecting to BHA sites, which will provide an additional option for residents for internet service.

In addition, the BHA has been a HUD ConnectHome pilot city with the City of Boston for the last three years.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

We did not find the tables in this section to be particularly helpful because they lump all of the major types of housing problems together whereas in Boston only housing cost burden is significant.

In addition, it is not possible to determine if any racial or ethnic group has a disproportionately greater need directly from the data presented in the tables in this section. You first need to calculate the total number of households in each income category by race and ethnicity and then compare the percentage with a problem for the jurisdiction as a whole with the percentage of each racial group experiencing that problem.

In general, only the very small Pacific Islander and American Indian/Native Alaskan groups had disproportionate needs as measured by the HUD standard. This indicates that low-income is a more important factor in explaining housing need than race or ethnicity. However, one should not lose sight of the fact that persons of color are disproportionately in the extremely low income and very low income categories.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	45,680	16,095	6,800
White	17,110	4,295	2,795
Black / African American	12,550	4,205	1,305
Asian	4,395	2,310	1,655
American Indian, Alaska Native	169	30	10
Pacific Islander	30	0	0
Hispanic	10,180	4,720	915

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	21,895	8,110	0
White	8,935	3,035	0
Black / African American	5,990	2,460	0
Asian	1,915	565	0
American Indian, Alaska Native	20	0	0
Pacific Islander	20	0	0
Hispanic	3,945	1,950	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,755	10,770	0
White	7,100	4,675	0
Black / African American	4,415	2,840	0
Asian	1,200	865	0
American Indian, Alaska Native	30	25	0
Pacific Islander	0	0	0
Hispanic	2,450	1,995	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,355	11,645	0
White	5,790	5,880	0
Black / African American	1,810	2,820	0
Asian	690	730	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	775	1,785	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

Extremely Low-Income : In the 0-30% of AMI income category, 45,680 or 66.6% of the all 68,575 households in the jurisdiction as a whole at this income level has one or more of the four housing problems. As defined by HUD, the disproportionate need threshold for this income category is 76.6% (66.6% plus 10%). 71% of Whites and 69% of Black/African Americans in this income category experience one or more problems, and 64% of Hispanics, 81% of American Indian/Alaskan Natives, 100% of Pacific Islanders and only 53% of Asians at this income level experience one or more of the four problems. Based on these figures, only Pacific Islanders and American Indian/Alaskan Natives have a disproportionate need. However, the absolute numbers are very small, making the statistical validity questionable. Basically, all racial and ethnic categories at this income can expect to experience one of these four needs based on their extremely low incomes.

Very Low-Income: In the 30-50% of AMI income category, 21,895 or 73% of the all 30,005 households in the jurisdiction as a whole has one or more of the four housing problems. The disproportionate need threshold for this income category is 83% (73% plus 10%). American Indian/Alaska Native (100%) and Pacific Islander (100%) exceed the 83% threshold for disproportionate need. Again, the absolute numbers are very small and may not be statistically valid.

Low-Income: In the 50-80% of AMI income category, 15,755 or 59.4% of the all 26,525 households in the jurisdiction as a whole has one or more of the four housing problems. The disproportionate need

threshold for this income category is 69.4% (59.4% plus 10%) None of the racial or ethnic groups exceed this disproportionate need threshold.

Middle-Income: In the 80-100% of AMI income category, 9,355 or 44.5% of the all 21,000 households in the jurisdiction as a whole has one or more of the four housing problems. The disproportionate need threshold for this income category is 54.5% (44.5% plus 10%). 100% (25 of 25) American Indian/Alaska Natives in this income category experienced one or more of the four housing problems. This does constitute a disproportionate need, but the absolute numbers are very small.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As with the tables in template NA-15, Housing Problems, the data in the Severe Housing Problems tables would have been more useful if HUD had separated the data for the four types of housing problems and provided the totals and percentages to make the calculations transparent.

In general, only the very small Pacific Islander and American Indian/Native Alaskan groups had disproportionate needs as measured by the HUD standard. This indicates that low-income is a more important factor in explaining severe housing need than race or ethnicity. However, one should not lose sight of the fact that persons of color are disproportionately in the extremely low income and very low income categories.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	36,000	25,780	6,800
White	14,450	6,955	2,795
Black / African American	9,560	7,190	1,305
Asian	3,520	3,190	1,655
American Indian, Alaska Native	144	60	10
Pacific Islander	30	0	0
Hispanic	7,290	7,615	915

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,185	16,820	0
White	5,895	6,070	0
Black / African American	3,230	5,225	0
Asian	1,210	1,270	0
American Indian, Alaska Native	10	10	0
Pacific Islander	20	0	0
Hispanic	2,170	3,725	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,710	20,815	0
White	2,685	9,095	0
Black / African American	1,415	5,845	0
Asian	540	1,525	0
American Indian, Alaska Native	10	45	0
Pacific Islander	0	0	0
Hispanic	935	3,510	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,295	18,705	0
White	1,170	10,505	0
Black / African American	480	4,150	0
Asian	215	1,200	0
American Indian, Alaska Native	10	15	0
Pacific Islander	0	0	0
Hispanic	335	2,220	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

Extremely Low-Income: With regard to severe housing problems, in the 0-30% of AMI income level, only Pacific Islanders (100%) and American Indian/Native Alaskans (67.3%) have a disproportionate need compared to the disparate need threshold of 62.5% (52.5% + 10%). Again, it is important not to lose sight of the fact that that over half (36,000) of all households at this income category face severe housing problems.

Very Low-Income: For households in the 30-50% of AMI income category, only Pacific Islanders had a disproportionate need at 100% compared with the disparate need threshold of 53.9% (43.9% + 10%).

Low Income: For households in the 50-80% of AMI income category, none of the racial or ethnic groups had a disproportionate need by the HUD standard.

Middle-Income: In the 80-100% AMI income category, only American Indian / Alaska Natives had a disproportionate need at 40% compared with the disparate need threshold of 20%.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

As with the earlier tables, the calculations would have been easier to follow and been more transparent if HUD had provided the required totals and percentages. Also, it would also been helpful to have had these tables broken out by tenure and income level as were the previous generation CHAS tables. We have provided tables showing the calculations in the Appendix.

Only the relatively small American Indian/Native Alaskan category exceeded the disproportionate need threshold and only for severe housing cost burden. Nonetheless, Black/African Americans, Asians and Hispanics all had higher percentages of their households experiencing moderate and severe housing cost burdens than Whites.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	138,160	49,695	54,515	7,040
White	82,295	23,300	24,730	2,930
Black / African American	24,475	12,180	13,590	1,335
Asian	10,245	4,150	4,925	1,710
American Indian, Alaska Native	140	90	190	10
Pacific Islander	15	0	50	0
Hispanic	17,365	8,380	9,260	945

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2009-2013 CHAS

Discussion:

Moderate Housing Cost Burden: Approximately 20% (49,695) of all Boston households experienced a moderate housing cost burden, paying 30-50% of household income for housing, but no racial or ethnic category experienced a disproportionate burden by the HUD standard. Black/African American households had the highest percentage (23.6%) of households experiencing moderate housing cost burden, followed by Hispanics (23.3%), American Indian/Alaskan Natives (20.9%), Asians (19.7%) and Whites (17.5%).

Severe Housing Cost Burden: An additional 22% (54,515) Boston household experienced a severe housing cost burden, paying 50% or more of household income for housing costs. The small American Indian/Native Alaskan population experienced a disproportionate burden at 44.2% (190 of their 430 households), followed by Black/African Americans (26.3%), Hispanics (25.8%), Asians (23.4%) and Whites (18.6%).

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As shown in the tables above, only Boston's very small Native American/Alaska Native population and Pacific Island population has disproportionately greater needs. And although not disproportionate by HUD's standards, higher percentages of Hispanics and Black/African Americans experience severe housing cost burden due to their lower than average incomes.

If they have needs not identified above, what are those needs?

There is a disparity in incomes between Blacks/African Americans, Hispanics and Native American/Alaskan Natives and Whites.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The map in the appendix shows the HUD identified Racially/Ethnically-Concentrated Areas of Poverty (R/ECAPs) in Boston by census tract. A R/ECAP is defined as having a racial/ethnic concentration threshold of a non-white population of 50 percent or more with a concentration of individuals living at or below 40 percent of the poverty line. There are 12 identified R/ECAPs in the City of Boston based on 2016 ACS 5-year estimates. The R/ECAPs are located in the South End, South Boston, Roxbury, Jamaica Plain, and Dorchester. The total population residing in the R/ECAPs is 42,917, 78% are non-white residents with an average 50% poverty rate.

Two protected classes disproportionately reside in these R/ECAPs in the City of Boston. More than 14,000 thousand (14,078) Blacks reside in the R/ECAPs as compared to 9,373 white non-Hispanic residents. More than thirteen thousand (13,466) Hispanics reside in R/ECAPs in the City of Boston. The respective percentages of total population residing in R/ECAPs for Blacks and Hispanics are 33% and 31% respectively.

NA-35 Public Housing – 91.205(b)

Introduction

Primary responsibility for public housing and public housing resident initiatives rests with the Boston Housing Authority (BHA) and is reported separately in the BHA’s annual plan to HUD. The BHA administers affordable housing to more than 56,000 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>

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	19	681	9,419	12,453	1,082	10,991	202	2	152

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	13,957	10,683	15,003	15,902	12,508	16,287	14,017	15,470
Average length of stay	2	5	10	7	2	8	0	8
Average Household size	3	1	1	2	1	2	1	4
# Homeless at admission	4	3	51	67	27	13	27	0
# of Elderly Program Participants (>62)	2	114	3,423	2,302	409	1,846	18	0
# of Disabled Families	4	320	2,343	3,935	427	3,278	99	1
# of Families requesting accessibility features	19	681	9,419	12,453	1,082	10,991	202	2
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	2	300	4,429	5,856	542	5,077	154	0	77
Black/African American	7	351	4,101	6,044	466	5,445	45	2	69
Asian	5	7	806	250	59	189	1	0	0
American Indian/Alaska Native	1	9	70	58	10	44	1	0	3
Pacific Islander	4	14	13	245	5	236	1	0	3
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	1	111	3,312	3,476	215	3,229	8	0	23
Not Hispanic	18	570	6,107	8,977	867	7,762	194	2	129

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The BHA has completed modifications needed in public housing (federal and state) based on its Section 504 Needs Assessment for Public Housing and is in compliance. BHA has 449 wheelchair accessible units in their portfolio. BHA must ensure that residents' needs for equal housing access are met so BHA has a Reasonable Accommodation process where public housing residents can make requests, for example for grab bars or a walk-in shower, so that they may remain in their existing apartment or if needed to transfer to a unit that meets their needs. According to the 2018 Annual Plan, approximately 23% of the Section 8 waiting list and 27% of the public housing waiting list identify as a family with a member who has a disability. Going forward, redevelopment efforts will affect the number of wheelchair accessible units under BHA. All redevelopment properties will meet the Uniform Federal Accessibility Standards compliance requirements and the wheelchair units will continue to serve residents who require those features.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

There are a total of 34,949 on the BHA's public housing waiting list and 1102 on the waiting list for Section 8 Housing Choice Vouchers. Over 90% of those on either list are extremely low income (household income under 30% of AMI). 39% of those on the public housing waiting list and the Section 8 waiting list are black non-Hispanics. About 17% on the public housing list and 13% of those on the Section 8 list are white non-Hispanics. About 25% on the public housing list and 31% of those on the Section 8 list are white Hispanics.

How do these needs compare to the housing needs of the population at large

The needs of the population on the BHA's waiting lists are comparable to the needs of the City's extremely low income residents. They are largely the same group of residents.

See attached table of REAC inspection scores. BHA's average score on the 2017 REAC inspections was 89.9. Nearly all of BHA public housing family developments were built before 1955 and are at or near obsolescence. The BHA estimates it has a capital backlog of between \$500 and \$750 million dollars and an equal or greater expenditure of funds would be necessary to restore all its public housing units to long-term viability.

For additional information on the characteristics of Boston's public housing stock, we refer interested citizens to the Boston Housing Authority's Five Year Capital Plan and Annual Plans which are posted on the BHA's website at www.bostonhousing.org

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Discussion

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The BHA has become a national leader in public housing revitalization through HUD's Mixed Finance program and has also begun to utilize the Rental Assistance Demonstration (RAD) program, which allows housing authorities to combine public housing funds with private funds in order to redevelop properties into new housing or to change the type of subsidy at the site so that the site can be preserved as affordable housing for future generations of low-income residents.

All of the BHA preservation activities are in support of the City's goals. In particular, BHA's initiative to create more public-private partnerships to preserve and in some cases add new affordable housing is an important part of the progress shown toward the City's housing goals. The BHA now has a pipeline of roughly 4000 redevelopment units, with another 4000 units of moderate and market housing being added as well. Physical assessments are conducted routinely with input from many sources: residents, managers, superintendents, capital staff, etc. Health and safety, security, operating efficiencies, and basic preservation of building stock are the highest concerns.

The BHA issued a major Request for Qualifications in 2015 to invite ideas and proposals from the non-profit and for-profit development community to preserve deeply affordable units at all of its federal sites, particularly those in high-market neighborhoods. The response was very strong (56 proposals across 32 sites). The BHA has moved forward with eight of these proposals (at Charlestown, Clippership, Lenox, Amory, West Newton, Eva White, Mary Ellen McCormack and Hailey Apartments), and is also working to identify appropriate RAD conversions in the elderly portfolio. The BHA was successful in securing a Choice Neighborhoods grant for the Whittier site in December of 2016. More details are available here:

<https://www.bostonhousing.org/en/Departments/Planning-and-Real-Estate-Development/Mixed-Finance-Development.aspx>

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NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The success of the City’s efforts to reduce homelessness over the longer term will require that placements into permanent housing are sustainable over time, providing the kind of support services necessary to stabilize tenancies. Without appropriate stabilization services, vulnerable individuals and families may lose their housing, making it more difficult to be housed again due to the unsuccessful tenancy / rental history.

The City recognizes that these services must in some cases go beyond those focused on tenancy preservation: some clients will require workforce skill development and job placement; some will require access to programs that help to maximize their income and mainstream benefits and others may need medically-based support services in order to stabilize a tenancy. The City’s efforts to end homelessness will include ensuring that appropriate support services are attached to as many homeless placements as possible, either as mobile client-linked services, or as development-based services. The City will work with HUD and technical assistance providers to ensure that clients served with CoC resources are linked to appropriate mainstream benefits to support their health and success in housing, such as those resources made available through Mass Health and Medicare.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	243	0	5,493	1,761	1,402	388
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	2,255	186	0	6,644	801	54
Chronically Homeless Individuals	488	38	504	455	250	654

City of Boston, Consolidated Plan: July 1, 2018 to June 30, 2023

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Families	243	0	104	100	100	751
Veterans	225	8	1,021	365	500	21
Unaccompanied Child	183	7	0	0	0	0
Persons with HIV	98	2	73	100	100	82

Table 26 - Homeless Needs Assessment

The Data above is from the Boston CoC HMIS Data Warehouse which produces all required HUD reports such as the APR and AHAR as well as additional City of Boston reports. These City of Boston reports produce Data Quality reports including Length of Stay by program as well as Unduplicated counts for specified time frames of newly homeless individuals and families, counts of chronic and veterans served, and counts of all populations placed into both permanent and transitional housing.

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Data provided.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Our best estimates are from the Sheltered Homeless Persons in Boston report submitted for HUD's 2017 Annual Homeless Assessment Report (AHAR). According to the report, there were a total of 1800 homeless families, including 1733 in Emergency Shelters, 67 in Transitional Housing and 693 in Permanent Supportive Housing during the year. Those in Emergency Shelters or Transitional housing would be considered in need of housing assistance. None of the persons in families in Emergency Shelter or Transitional Housing identified themselves as Veterans.

The families in Emergency Shelters are fairly evenly distributed across household sizes: 30% are 2 person households, 25% are 3 person households, 19% are 4 person households and 25% have 5 or more persons (may not add to 100% due to rounding). Homeless families in Transitional Housing tend to be smaller: 49% are 2 person households, 21% are 3 person households, 23% have 4 persons and 7% have 5 or more persons.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Our best estimates are from the Sheltered Homeless Persons in Boston report submitted for HUD's 2017 AHAR. The racial and ethnic composition differs for homeless families and individuals. For homeless families in emergency shelters or transitional housing 46-50% are black or African American; 10-11% are White non-Hispanic/non-Latino; 19% identified as multi-racial and race and ethnicity is unknown for about 20%. For Homeless individuals, 43%-49% are White, non-Hispanic/non-Latino; about 37% are Black/African American, 12% are multi-racial and 8% are other or unknown. About 45% of homeless families are Hispanic and 20% of homeless individuals are Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The street population represents 6% of all homeless individuals and 3% of all homeless persons. About 20% of all unsheltered homeless are chronic, 2% are veterans, 30% contend with mental illness, 30% contend with substance use disorder. The CoC does not contain any rural areas. The Sheltered population characteristics are shown above.

Discussion:

The City continues to work with a vendor to refine a customized Coordinated Access platform built over the last two years to streamline Boston's approach to efficiently linking homeless individuals to housing and services. This technology is a key deliverable on the Walsh Administration's ***Action Plan To End Chronic Homelessness Among Individuals in Boston.***

One component of Boston's Coordinated Entry System is CAS (Coordinated Access System) is using CAS to match its chronically homeless clients to Permanent Supportive Housing and Rapid Rehousing. CAS ranks chronic clients based on their cumulative days homeless over the last three years and then, using a matching algorithm, automatically refers them to vacancies in programs based on eligibility criteria – for example, veteran status, HIV status, etc. CAS works with shelter case managers, Housing Subsidy Administrators, Supportive Service Providers, and Housing Search Providers to ensure that each step of the client's referral is tracked in a way that is transparent and accessible to all parties involved in the referral. By prioritizing the clients with the largest number of cumulative days homeless, CAS targets clients with multiple vulnerabilities in an objective manner and connects them with the PSH that will most benefit them. For RRH resources, CAS ranks clients, prioritized for assessment based on their cumulative days homeless over the last three years, by an assessment score and then, using a matching algorithm, automatically refers them to programs reporting availability capacity based on eligibility criteria – for example, veteran status, HIV status, etc. CAS refers to the Housing Subsidy Administrators to track the referral through the client's acceptance or decline of the housing offer.

Privacy features are built in the system for those clients who wish to remain anonymous in CAS, HIV+ clients, and others in protected categories. CAS is constantly being refined to address emerging system and client concerns that arise with large scale system change efforts.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The City’s priorities for non-homeless special needs housing are providing permanent housing for low-income elderly persons and community-based supportive housing for persons with disabilities, especially persons with AIDS, persons who are chronically mentally ill and the developmentally disabled. Toward that end, the City provides support for applications to HUD under the Section 202 Supportive Housing for the Elderly and Section 811 Supportive Housing for Persons With Disabilities. The City also works with social service providers to establish set-asides of units for persons with disabilities within larger affordable housing developments.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	14,397
Area incidence of AIDS	8,428
Rate per population	10
Number of new cases prior year (3 years of data)	806
Rate per population (3 years of data)	11
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	8,428
Area Prevalence (PLWH per population)	318
Number of new HIV cases reported last year	241

Table 27 – HOPWA Data

Data Source Comments: 2017 Regional HIV/AIDS Epidemiologic Profile, County Level Data

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	0
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	0

Table 28 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

In addition to the population with HIV/AIDS described above, Boston has several categories of non-homeless persons with special needs.

Elderly

According to the CHAS data in Table 7, Boston has 11,790 elderly low/mod renters and 6,585 low/mod homeowners who are cost burdened (Incomes under 80% of AMI paying over 30% of their household income for housing costs). Table 8 shows that 6,185 of these elderly renters and 4,100 elderly homeowners are severely housing cost burdened (paying over 50% of their income for housing costs). 4,745 elderly renter households and 2,400 elderly homeowners have worst case housing needs (households with extremely low incomes and a severe housing cost burden). These cost burdened elderly households, especially those with worst case needs, would be candidates for elderly public housing or private subsidized elderly housing such as HUD’s Section 202 program. Many of these elderly homeowners may need financial and or technical assistance for needed repairs to their homes or to make home modifications to enable them to continue to live safely in their homes.

As shown in the **Disabilities Table** below, over 27% of the population over 65 years of age has an ambulatory disability.

Disability type	under age 5	%	5 to 17	%	18-64	%	Non-elderly	%	65 and older	%	Total	%
Total Pop	33,945		72,271		463,107		569,323		63,648		632,971	
hearing	283	0.8%	593	0.8%	6,556	1.4%	7,432	1.3%	9,311	14.6%	16,743	2.6%
vision	170	0.5%	800	1.1%	8,838	1.9%	9,808	1.7%	6,112	9.6%	15,920	2.5%
cognitive			3,668	5.1%	20,530	4.4%	24,198	4.3%	8,539	13.4%	32,737	5.2%
ambulatory			996	1.4%	21,307	4.6%	22,303	3.9%	17,552	27.6%	39,855	6.3%
Self-care			1,013	1.4%	7,080	1.5%	8,093	1.4%	7,068	11.1%	15,161	2.4%
independent living					15,321	3.3%	15,321	2.7%	13,016	20.4%	28,337	4.5%
Total with a disability *	393	1.2%	5,122	7.1%	42,865	9.3%	48,380	8.5%	26,751	42.0%	75,131	11.9%

* unduplicated count

Persons with Disabilities

Overall, about 12% of Boston’s population has a disability. While 6.3% of the population has an ambulatory disability, 27.6% of persons over age 65 have an ambulatory disability. Only 5.2% of the population has a cognitive disability but 13.4% of those over age 65 have a cognitive disability. Those over age 65 also have significantly higher percentages of persons with hearing, vision, self-care and independent living disabilities. Persons with ambulatory, vision and hearing disabilities may need

housing adaptations. Persons with cognitive, self-care and independent living disabilities may need specialized supportive housing or supportive services in their existing homes depending on the severity of their disability and the resources of their families or other caregivers.

What are the housing and supportive service needs of these populations and how are these needs determined?

The City of Boston procured technical assistance in 2017 to assist in planning its future investment of HOPWA resources. The TA provider created a Needs Assessment for the City of Boston's HOPWA catchment area (Suffolk, Norfolk, and Plymouth counties). The Needs Assessment relied upon input from CDC surveillance data, interviews with other public entities funding HIV services, such as the Massachusetts Department of Public Health and Boston Public Health Commission, as well as AIDS services organizations (ASOs) and consumer focus groups. The TA provider will continue to support the City to implement the recommendations resulting for the Needs Assessment and to focus HOPWA-funded resources to serve PLWHA most in need of secure housing.

The City of Boston was awarded \$2,588,781 for FY18, an increase of 13% or \$303,452 over FY17. A Needs Assessment of HOPWA resources will be completed for Program Year 17 and is considering the demographic profile of the general public in the Boston EMSA and its larger communities, impact data for HOPWA-funded housing resources in the Boston EMSA, existing barriers to housing stability, resources to support housing stability, connections between HIV/AIDS service providers and mainstream service providers; and unmet housing needs and priorities. Recommendations resulting from the Needs Assessment will be incorporated into the next procurement of HOPWA services. From preliminary review of the drafted Needs Assessment, the increase in HOPWA funding will likely increase the number of households served with project based or tenant based rental assistance.

The City of Boston anticipates serving approximately 900 eligible households annually with HOPWA funding. In Program Year 17, the City committed to provide tenant based rental assistance to 80 households; supportive services for up to 270 households receiving CoC rental assistance, HOPWA-funded rental assistance, or public housing subsidy; short-term emergency rental and utility assistance (STRMU) funds to prevent homelessness for 70 households; provide rental startup funds for 70 households; and provide housing search for 400 households. We will continue to serve similar number of households with HOPWA supportive services programming and will have modest increases in rental subsidies. Increases in rental subsidies are estimated to serve an additional 10 households.

Two of the most important housing resources for non-homeless persons with physical or mental disabilities are the HUD Section 202 Supportive Housing Program for the Elderly and the Section 811 Supportive Housing Program for Persons with Disabilities. Unfortunately, the City **is not** eligible to apply directly for funding under these programs – only non-profit project sponsors are eligible to apply.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the MA Department of Public Health, as of 12/31/2016, there were 8,265 persons living with HIV/AIDS in the three county (Suffolk, Norfolk, and Plymouth) Boston HOPWA EMSA. Approximately 41% of persons living with HIV/AIDS are White, non-Hispanic, 38% of PLWHA are Black, non-Hispanic, and 18% identified at Hispanic. Males comprise 75% of the population and females comprise 25% of the population of PLWHA. The primary mode of transmission is male to male sex (46%). Heterosexual sex and Injection Drug Use are the next most common known mode of transmission at 12% each. Note, 25% of cases have an undetermined exposure mode.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

In general, the City of Boston does not fund Public Facilities with its CDBG or other HUD funds. Large-scale public facilities are generally funded through the City's Capital Planning process.

The City of Boston does supports small scale capital improvements through the Partners with Non-Profits (PNP) program providing matching grants up to a maximum of \$20,000 per project for capital improvements. In order to be eligible for funding, a group must be a non-profit organization that operates a public facility, i.e. the facility must be open to members of the general public. Examples include facilities for public recreation, public education, emergency shelter, social services, arts and cultural purposes.

How were these needs determined? Large-scale projects are identified through the City's annual capital planning process. Small scale projects are solicited through the Partners With Non-Profits program on an annual basis through a Request for Proposal (RFP) process.

Describe the jurisdiction's need for Public Improvements:

As with Public Facilities projects, HUD funds are generally not used for public improvements. Public Improvements are identified through the Capital Planning Process and are funded with City Capital funds and other resources.

How were these needs determined? Through the City's capital planning process.

Describe the jurisdiction's need for Public Services:

Every two years, the Office of Workforce Development (OWD) (formerly Jobs and Community Services (JCS), a division of the Boston Planning and Development Agency/ Economic Development and Industrial Corporation (BPDA/EDIC) conducts a planning process and issues a request for proposals for a wide range of public service programs to address some of the economic barriers faced by Boston's low and moderate income families and individuals, with a goal of moving them towards economic security. Community Development Block Grants (CDBG) Public Services funds are made available to provide funding support for high-impact programs that also help grantees leverage additional funding from other public and private funders.

City fiscal year 2019 / federal 2018 program year is the second year of a two-year funding cycle for these programs. Before Fiscal Year 2018, OWD conducted a broad-based planning process to determine funding priorities (see the next section). As a result of a broad-based planning process, OWD is using Public Services funds to focus its priorities on programs and services aimed at placing low-income Boston residents on a continuum of quality education, training, workforce development, and economic

security programs in an integrated approach, where individuals can take advantage of multiple services to help them become economically self-sufficient. Employment programs, when combined with post-secondary education/training and critical economic security services, are capable of promoting sustained, significant change in the lives of low-income individuals. For certain populations, like seniors and individuals with disabilities, emphasis will be placed on economic security programs that allow them to retain their current employment and/or allow them to lead stable, economically self-sufficient lives, including income maximization programs that allow individuals to access public and private benefits. OWD also prioritizes partnerships that focus on seamless integration of service delivery to ensure that there are no gaps in the continuum of programs and services – including employers, institution of higher education, one-stop career centers, adult basic education providers, and community-based organizations. Together, our goal with Public Services is to be part of a collective impact strategy that tackles income inequality for Bostonians.

OWD also works closely with other City departments to achieve better coordination and integration of services for Boston residents. Funded services include job training, adult basic education including English as a Second Language (ESL), youth employment and career exploration programs, HiSET (a Massachusetts-accepted High School equivalency test) / GED programs, and economic security services for seniors and persons with disabilities.

How were these needs determined?

Priorities for funding are developed through a comprehensive and ongoing planning process in an attempt to assess the needs of Boston residents and identify gaps in services in order to ensure limited funds have maximum impact. The priorities identified through this process reflect the demographic changes in Boston over the past few years, specifically in the numbers of recent immigrants and the numbers of families with young children living below the poverty level.

OWD staff conducted nine months of listening sessions to a wide range of stakeholders, an analysis of best practices locally and nationally, and an analysis of strategic investments in workforce development programs around the country to develop priorities for CDBG-PS. As a result, a draft statement of priorities was published on OWD's website and was also presented to Boston residents in a public hearing held in January 2017 and attended by a number of Boston residents and service providers. They provided valuable feedback and input, which helped to further refine these priorities. In addition to its annual internal planning process, OWD works closely with other City departments to achieve better coordination and integration of services for Boston residents.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Boston's housing market is a very strong, extremely high cost market, both for rental housing and for ownership housing. The citywide median sales price increased for the seventh year in a row, rising 4% above last year's record high, from \$575,000 in 2016 to \$600,000 in 2017. At the same time, sales volume decreased by 6% (from 8,156 to 7,647) for the first time since 2010-2011. Rents have skyrocketed to a median rent of \$2,037 in 2016. While this is good news for homeowners and the housing industry as a whole, this is bad news for low-income renters and prospective homebuyers.

Boston maintains the highest rate of affordable housing in Massachusetts and one of the highest rates in the country--over 53,313 units of subsidized affordable housing, or 19% of the entire housing stock. Still, to keep up with a growing population and increasing demand for both rental and ownership housing, the City is dedicated to producing more housing, as outlined in the Walsh Administration's "Housing a Changing City: Boston 2030." The plan sets a goal of producing new 53,000 housing units by 2030, 8000 of which will be affordable to low-income residents, including 1,700 units for extremely low income households and 1,500 units for low-income seniors.

The tables in the next few pages provide some additional data mostly provided by HUD from the American Community Survey on the cost and other characteristics of Boston's housing stock. These data underestimate the cost of Boston's housing and overestimate the affordability of Boston's housing because asking rents for units currently on the market are generally much higher than rents of occupied units, and many unsubsidized units with "affordable" rents are not necessarily available to lower income households because they are already occupied by higher income households.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Single-Family Housing (1-4 units): Boston's iconic housing type is the Triple-Decker. It consists of three stacked, stick-built, wood construction housing units with a flat roof. Traditionally, one unit was owner-occupied and the remaining two units were rented, often to relatives of the owner-occupant. The rental units in these "Mom and Pop" owned Triple-Deckers have historically accounted for a substantial portion of Boston's unsubsidized but affordable rental housing. More recently, many Triple-Deckers were converted into three separate condominium units, increasing homeownership opportunities but often resulting in the displacement of long-term tenants. The data provided by HUD shows that nearly 40% of Boston's total housing stock is in 2-4 unit structures. In addition, 1-unit structures make up about 18% of Boston's housing stock.

Multi-Family Housing (5+ units): About 43% of Boston's housing stock is located in multi-family buildings with about 20% in smaller buildings (5-19 units) and 23% in larger buildings (20+ units).

Unit Sizes: Overall, about 84,000 of Boston's Housing units have 3 or more bedrooms, 86,000 have 2 bedrooms, 63,500 have 1 bedroom and 15,400 are 0-BR units. On average, owner-occupied units tend to be larger than renter-occupied units. 40% of the renter-occupied units are small (1-BR or 0-BR) units while 52% of owner-occupied units have 3 or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	32,658	12%
1-unit, attached structure	16,445	6%
2-4 units	106,125	39%
5-19 units	54,665	20%
20 or more units	62,910	23%
Mobile Home, boat, RV, van, etc	315	0%
Total	273,118	100%

Table 29 – Residential Properties by Unit Number

Data Source: 2009-2013 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,525	2%	13,920	8%
1 bedroom	10,632	12%	52,876	32%
2 bedrooms	28,940	34%	57,408	35%
3 or more bedrooms	44,041	52%	40,072	24%
Total	85,138	100%	164,276	99%

Table 30 – Unit Size by Tenure

Data Source: 2009-2013 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

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 already far exceeds that target; affordable housing represents nearly 20 percent of our existing stock and 30 percent of all new housing production since 2000. With 53,313 affordable units, Boston has more than 20 percent of the state’s affordable housing, even though the city hosts 9.8 percent of the state’s population and 9.5 percent of the housing units. Here is a link to the State’s Subsidized Housing Inventory:

<http://www.mass.gov/hed/docs/dhcd/hd/shi/shiinventory.pdf>

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

In March of 2018 the Community Economic Development Assistance Corporation (CEDAC) issued a list of subsidized properties in Massachusetts with units at risk through 2022. According to CEDAC’s report, there are 39 properties in Boston with a total of 2,833 assisted units at risk of being lost to the affordable housing inventory through 2022. Preventing the loss of these units is a high priority for the City of Boston.

Does the availability of housing units meet the needs of the population?

Despite Boston’s extensive stock of subsidized housing units, there are still significant shortages of rental and homeownership units that are affordable to extremely low, low, middle and even moderate income households. As discussed in the Needs Assessment, there are 25,165 renter and 4,920 homeowner households (at or below 80% of area median income) with severe housing cost burden (paying over 50% of household income for housing).

Describe the need for specific types of housing:

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 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](http://dnd.cityofboston.gov/#page/Boston_2030)

Discussion

The City issues quarterly progress reports on its progress in implementing **Boston 2030**; these quarterly reports complement and expand on the city's broader housing accomplishments. As of the quarter ending 3/31/18, 26,125 new housing units (rental and ownership) have been permitted; many of these units are completed or in construction resulting in 22,800 jobs in the construction sector. Of these new permitted units, 2034 are targeted to low-income households. The plan and reports are accessible here: [Boston 2030](#)

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Boston is a high cost housing market. Median sales prices, rents and housing construction costs are all among the highest in the nation. HUD's data on median home value is significantly lower at \$371,000 than current Assessing Department data is 29% higher at \$478,000. Our data shows a median sales price of about \$600,000 for calendar year 2017.

The data on rent paid underestimates the rents tenants currently seeking housing and likely to encounter. Median advertised rent in Boston is about \$2,050/month (2016 data). The HUD Fair Market Rents are significantly behind actual market rents, making it very difficult for a Section 8 Housing Choice Voucher holder to find and obtain a rental unit. The Rent Paid table is not particularly helpful because many of the units with rents that are affordable to lower income households are already occupied and not necessarily by a low-income household. There is no requirement that a low-rent unit be rented to a low-income household. Many if not most of these units are rented to long-term tenants who probably could afford a more expensive unit.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	210,100	371,000	77%
Median Contract Rent	722	1,152	60%

Table 31 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	36,721	22.4%
\$500-999	30,814	18.8%
\$1,000-1,499	49,078	29.9%
\$1,500-1,999	27,354	16.7%
\$2,000 or more	20,309	12.4%
Total	164,276	100.0%

Table 32 - Rent Paid

Data Source: 2009-2013 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	30,635	No Data
50% HAMFI	48,795	1,650
80% HAMFI	79,395	5,745
100% HAMFI	No Data	12,675
Total	158,825	20,070

Table 33 – Housing Affordability

Data Source: 2009-2013 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,194	1,372	1,691	2,116	2,331
High HOME Rent	1,194	1,344	1,614	1,857	2,051
Low HOME Rent	905	970	1,163	1,344	1,500

Table 34 – Monthly Rent

Data Source: HUD FMR and HOME Rents

2017 Home Sales Data			
Neighborhood	2017 Median Sale Price	Income needed	Down payment Amount
Allston-Brighton	\$480,000	\$107,000	\$25,000
Back-Bay/Beacon Hill	\$1,075,000	\$241,500	\$25,000
Central	\$925,000	\$208,000	\$25,000
Charlestown	\$725,000	\$162,000	\$25,000
Dorchester	\$500,000	\$111,000	\$25,000
East Boston	\$528,000	\$118,000	\$25,000
Fenway/Kenmore	\$622,500	\$110,000	\$25,000
Hyde Park	\$390,000	\$84,000	\$25,000
Jamaica Plain	\$570,000	\$127,000	\$25,000
Mattapan	\$400,000	\$87,000	\$25,000
Roslindale	\$495,000	\$110,500	\$25,000
Roxbury	\$500,000	\$111,000	\$25,000
South Boston	\$699,000	\$156,000	\$25,000
South End	\$950,000	\$214,000	\$25,000
West Roxbury	\$508,500	\$114,000	\$25,000
Citywide	\$600,000	\$134,000	\$25,000

Source: Warren Group 2017 sales data, Income needed, Zillow Calculator.

We are currently working with a group of lenders and affordable housing advocates to improve our homebuyer financial assistance program to enable us to serve more households, including a wider range of lower-income households.

2017 Home Sales Data

Is there sufficient housing for households at all income levels?

No; there is a shortage of housing at all income levels in the City of Boston. Boston is growing. From 2000 to 2010, the city gained more than 13,000 residents, continuing the population recovery that has been underway since approximately 1980. More recent population estimates from the US Census Bureau indicate that the city’s growth is accelerating -- Boston is now gaining population twice as fast as the rest of the state. The Metropolitan Area Planning Council (MAPC) projects that by the year 2030, Boston will have a population of 709,000 people. We will gain more than 91,000 people, who will make up 49,100 households. The City of Boston believes that accommodating growth and stabilizing the

market will require the creation of 53,000 new units of housing by 2030, a 20 percent increase in housing stock.

How is affordability of housing likely to change considering changes to home values and/or rents?

Boston has maintained a 75+-year tradition of creating housing for its low-income residents. The result is a city that now has a greater share of its housing stock set aside as affordable housing than any other major city in the country. Boston currently has 53,313 units of affordable housing, comprising 19 percent of its housing stock. Given Boston's growing population and desirability as a place to live combined with the high cost of new construction and the drastic reduction in the amount of funding available for subsidized housing development, we can only expect housing affordability to get worse over the next five years.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME Rents and Section 8 Fair Market rents are substantially lower than actual area rents. This makes it very important to preserve the existing stock of subsidized housing. Persons displaced from existing subsidized housing are unlikely to be able to find and obtain suitable replacement housing with a Section 8 housing Choice Voucher. It is also decidedly more cost-effective to preserve existing affordable housing than it is to build new replacement housing in the current market in Boston.

Discussion

Boston is working to close the digital divide by 1) expanding access to affordable and high quality broadband options, 2) increasing the availability of digital skills training resources, and 3) helping constituents to access low-cost and up to date digital tools.

- Expanding Access to affordable and high quality broadband options
- Comcast Internet Essentials is available to all residents of HUD assisted housing as well as all households of children enrolled in Boston Public Schools. This program offers home internet for \$9.95/month.

- Approximately 27% of households in Boston qualify for the federal Lifeline program. This program offers a \$9.25 subsidy that can be applied to phone or broadband service. Verizon is presently the only Lifeline Broadband provider option in Boston.
- The City of Boston is working to expand choice and competition in the local broadband market so that each household and business can choose from 2 or more broadband options. The City is doing this by creating the conditions that enable private investment in broadband infrastructure.

Increasing the availability of digital skills training resources and digital tools

- The City uses cable franchise revenue and other resources to support organizations like Tech Goes Home (TGH). TGH participants engage in a 15 hour digital skills training course and may purchase a Chromebook for \$50. Approximately 3,500 people participate in TGH programming annually.
- In 2017 the City launched the Digital Equity Fund to support additional programs that advance digital equity in Boston.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	28,584	34%	76,343	46%
With two selected Conditions	752	1%	3,012	2%
With three selected Conditions	67	0%	433	0%
With four selected Conditions	0	0%	16	0%
No selected Conditions	55,735	65%	84,472	51%
Total	85,138	100%	164,276	99%

Table 35 - Condition of Units

Data Source: 2009-2013 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,046	7%	11,266	7%
1980-1999	6,742	8%	17,524	11%
1950-1979	14,249	17%	42,845	26%
Before 1950	58,101	68%	92,641	56%
Total	85,138	100%	164,276	100%

Table 36 – Year Unit Built

Data Source: 2009-2013 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	72,350	85%	135,486	82%
Housing Units build before 1980 with children present	5,680	7%	1,925	1%

Table 37 – Risk of Lead-Based Paint

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Need for Owner and Rental Rehabilitation

Boston’s housing stock is among the oldest in the country. Over half of the City’s housing was built before 1940 and many of these units are in need of significant repairs or updating. Many of Boston’s owner-occupied housing units are occupied by low-income or retired seniors who cannot afford to make needed repairs or who need to make accessibility improvements to enable them to stay in their homes. With rents skyrocketing, owners of most investor-owned rental housing are able to obtain

private financing to make the needed repairs without financial assistance. For older subsidized housing projects or a small investor-owned rental property charging below market rent, additional financial assistance may be needed.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The HUD supplied data in Table 37 indicates that there are approximately 7,600 housing units occupied by families with children that were built prior to 1980. Unfortunately, the data is not provided by family income level.

private financing to make the needed repairs without financial assistance. For older subsidized housing projects or a small investor-owned rental property charging below market rent, additional financial assistance may be needed.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The HUD supplied data in Table 34 indicates that there are approximately 7,600 housing units occupied by families with children that were built prior to 1980. Unfortunately, the data is not provided by family income level.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction The data in this template is provided by HUD and only covers the Boston Housing Authority's (BHAs) HUD-assisted public housing. It does not include data for the BHA's state-assisted public housing. Unfortunately, HUD has not provided any data on the HUD-assisted, privately owned housing stock which accounts for most of the City's subsidized affordable housing. In order to provide a more complete picture, we would request and encourage HUD to provide data on the Section 202, Section 811, Low Income Housing Tax Credit and 221(d))(3) and other HUD multifamily mortgage-financed projects.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	14	690	10,325	13,447	632	12,815	1,642	1,770	3,668
# of accessible units			12						

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 38 – Total Number of Units by Program Type

Data PIC (PIH Information Center)
Source:

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Boston Housing Authority has 63 developments: 36 are designated as elderly/disabled developments and 27 are designated as family developments. The BHA currently owns approximately 12,500 units of housing in Boston and houses about 25,000 people under the public housing program. Nearly all of BHA public housing family developments were built before 1955 and are at or near obsolescence.

Public Housing Condition - In Appendix

Public Housing Development	Average Inspection Score

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The BHA estimates it has a capital backlog of between \$500 and \$750 million dollars and an equal or greater expenditure of funds would be necessary to restore all its public housing units to long-term viability. Public housing accounts for about 4.6% of Boston’s 273,118 year round housing units and about 23% of Boston’s affordable housing units. In addition to public housing units, the BHA administers approximately 14,000 rental assistance vouchers that allow families to rent in the private market and apply a subsidy to their rent. With this assistance, residents are able to pay approximately 30-40 percent of their income toward rent and the BHA pays the remainder. The BHA helps provide housing to approximately 29,000 people under this program.

<http://portal.hud.gov/hudportal/documents/huddoc?id=FY12CNPlangGrantSummaries.pdf>

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The BHA has become a national leader in public housing revitalization through HUD’s Mixed Finance program and has also begun to utilize the Rental Assistance Demonstration (RAD) program, which allows housing authorities to combine public housing funds with private funds in order to redevelop properties into new housing or to change the type of subsidy at the site so that the site can be preserved as affordable housing for future generations of low-income residents.

Capital Fund Program: The CFP provides about \$16 million annually to help address the physical needs of the portfolio. Of that allocation, approximately \$6.7 million annually is committed to repayment of a capital bond issuance until the year 2028. The CFP is the critical cornerstone of the overall plan to preserve the BHA’s public housing stock, but it is not sufficient to address the comprehensive needs of the federal portfolio, estimated at between \$500 to \$750 million. Hence the other strategies highlighted above/below. The listing of all CFP projects is included in the BHA’s Five-Year Capital Plan, which are reviewed by residents and made available for public comment each year. A summary of the plans is available in the BHA Planning Library or on the BHA web site at www.bostonhousing.org.

In addition, BHA seeks out additional federal, state, and local funds in areas such as education, energy, health, jobs, and public safety, as well as to establish partnerships with service providers who can improve the living environment of families residing in public housing.

Discussion:

The Boston Housing Authority is a public agency that provides subsidized housing to low and moderate income individuals and families. Public housing serves households with incomes at or below 80% of area median while Section 8 Housing Choice Voucher Program serves households with up to 50% of area median for initial eligibility. At least 75% of Section 8 vouchers go to households that have incomes less than 30% of area median. The Authority receives federal and state assistance in order to operate its programs and, as such, is governed by any applicable housing regulations issued by the U.S. Department of Housing and Urban Development and the Massachusetts Department of Housing and Community Development. The Boston Housing Authority's programs and policies are consistent with the City of Boston's Consolidated Plan. For more information regarding the BHA's current programs and policies consult the BHA Annual and Five Year Plans available at www.bostonhousing.org or contact the BHA Planning Department, 52 Chauncy Street, Boston, MA 02111.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Boston has an extensive system of homeless facilities and services. We are proud of the fact that we have one of the highest sheltering rates of the homeless in the nation. Our homeless services and housing providers are among the best in the country. Boston’s network of providers serves 1,860 homeless individuals in shelter on a single night and shelters 11,557 homeless individuals over the course of the year. Together, our dedicated efforts have resulted in one of the lowest rates of urban street homelessness in the United States. In 2014, we launched ***Boston’s Way Home*** the Walsh Administration’s plan to end veteran and chronic homelessness. A guide to the Plan is available here: <https://www.boston.gov/departments/neighborhood-development#boston-039-s-way-home>

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	2,502	1,253	181	714	238
Households with Only Adults	1,603	301	382	4,146	0
Chronically Homeless Households	0	0	0	3,705	26
Veterans	23	0	149	760	0
Unaccompanied Youth	218	0	11	0	28

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: The data is from Boston's housing Inventory Count (HIC) which is submitted to HUD's web portal.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The City of Boston Continuum of Care providers utilize all available mainstream services to complement services specifically targeted to homeless persons. Mental health services are generally provided via referral to one of the Mass. Department of Mental Health's clinics such as the Eric Lindermann Mental Health Center. Health care services are provided by Boston Health Care for the Homeless as well as by Boston's many community health centers and major medical centers such as Boston Medical Center, Mass General Hospital and others. The City has worked closely with shelter providers to identify the small number of clients who are heavy users of emergency room services and prioritized these clients for permanent housing placement in order to stabilize their living situation and link them up with primary care services. Homeless persons, like other low-income individuals, are also referred to the many job training and placement services administered through the City's Office of Workforce Development and the Private Industry Council, Boston's Workforce Investment Board. Additionally, in the summer of 2017, the Boston Private Industry Council and the City of Boston approved the designation of St. Francis House as a One-Stop Career Center. St. Francis House is the largest day shelter in Boston and the co-location of a One-Stop Career Center on site allows seamless access to workforce development and job search for homeless and at-risk populations with the support of shelter staff that have a unique perspective on the needs of this population when seeking these services.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

According to the most recent AHAR (2017), the CoC has 1,733 families in emergency shelter, consisting of 5,317 people with 3,130 children. 50% of the family households include a child/children under the age of 12. 77% of the families have a female head of household and 20% of these are headed by a female aged 18-30. Household size varies: 2 person household = 30%; 3 person household = 25%; 4 person household = 19% and 5 person or greater = 25%. The most recent Point in Time (PIT) count found the following household characteristics: 82% of households reported Female head of household, with 46% of those headed by female aged 21-25 years of age. 28% of adults reported mental health concerns, 24% are impacted by substance use disorder and 13% are impacted by domestic abuse. Due to the large number, we did not list services and facilities on screen SP-40 Institutional Delivery Structure or MA-35 Special Needs Facilities and Services. Details are available in the City's Housing Inventory Count (HIC) which is part of the City's annual Continuum of Care application.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Boston is the grantee for the Housing Opportunities for Persons With AIDS (HOPWA) allocation for the three-county (Suffolk, Norfolk, Plymouth) Boston Eligible Metropolitan Statistical Area (EMSA). In addition to administering the HOPWA program, the City has historically provided financial and other support for Boston-based non-profit applicants under HUD's Supportive Housing for the Elderly Program (aka Section 202) and the Supportive Housing for Persons With Disabilities Program (aka Section 811). Due to changes in the Section 811 program, non-profits no longer apply directly to HUD for funding. State housing agencies now apply in conjunction with their human services agencies for programs for rental assistance to be used in conjunction with state resources to provide additional housing for persons with disabilities. HUD has not issued a funding notice (NOFA) for funding under the revised Section 202 program. The Commonwealth of Massachusetts has the primary responsibility for provision of community-based housing and services for the mentally-ill and developmentally disabled.

The Boston Housing Authority is a major provider of housing for low-income elderly and persons with disabilities. The BHA manages 63 public housing developments. Of the 63 developments, 36 are designated as elderly/disabled developments and 27 are designated as family developments. Two of the 27 family developments have elderly/disabled housing on site and one of the elderly developments has designated units for families.

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	32
PH in facilities	0
STRMU	52
ST or TH facilities	0
PH placement	53

Table 41– HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Upon retirement, many lower-income elderly persons will often need subsidized housing that is accessible due to decreased mobility as they age. Frail elderly may need a unit with an extra room for a

personal care attendant or may need additional services. Persons with disabilities may need a group home with room for live-in service providers. Persons with HIV/AIDS may need a subsidized housing unit near their health care providers and may need access to treatment for drug addiction (depending on the mode of transmission of HIV/AIDS).

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

As a matter of policy, the Commonwealth is not supposed to allow clients to be discharged from institutions, including mental health, drug and alcohol treatment and prisons without a clear post-discharge housing plan. Clients are supposed to receive counseling and have a clear discharge plan prior to being released. However, the experience of shelter and service providers is that despite best efforts on the part of the institutions and their staffs, some of their clients often have nowhere else to go and end up on the streets, in shelters or in temporary arrangements with friends or relatives. This is particularly true of ex-offenders who may be barred from public or subsidized housing due to the CORI problems. The City and State fund a number of prisoner re-entry programs designed to help smooth the way for ex-offenders to successfully re-integrate into the community.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City plans to continue to provide tenant-based rental assistance, supportive services, housing search and short term rental assistance for persons with AIDS through the HOPWA program.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Does not apply

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

High Land Costs and Lack of Available Land: Among the most significant barrier to the development of affordable housing in the City of Boston and throughout the Boston metro area is the high cost of land. For example, according to the Lincoln Land Institute's most recent data from 2016 , (<http://www.lincolninst.edu/subcenters/land-values/metro-area-land-prices.asp>) land costs account for 60.2% of the cost of building housing in Metro Boston compared to just 35.5% in nearby Providence, Rhode Island and 14.7% in Hartford, Connecticut. One of the ways the City of Boston has addressed the high cost of land is by providing city-owned (tax foreclosed) land and buildings at nominal costs for the development of affordable housing. This helps to address both the supply and cost of buildable land.

High Construction Costs: The high cost of labor and materials are another significant barrier to the production of affordable housing in Boston. This obstacle has proven more intractable in part due to state prevailing wage and Federal Davis-Bacon Act requirements that apply to most housing developments assisted with either CDBG or HOME funds. The City does require construction contracts to be competitively bid and expects costs to be within a reasonable range based on the costs for comparable projects. On larger development projects, construction bids are often currently coming in above estimated costs due to the approximately two years that elapses between the predevelopment period and the actual bidding of a project.

Chapter 40-B: One of the most significant tools for encouraging affordable housing development in Massachusetts is the state law known as Chapter 40-B. Chapter 40B is a state statute that enables local Zoning Boards of Appeals (ZBAs) to approve affordable housing developments under flexible rules if at least 20-25% of the units have long-term affordability restrictions. Also known as the Comprehensive Permit Law, Chapter 40B was enacted in 1969 to help address the shortage of affordable housing statewide by reducing unnecessary barriers created by local approval processes, local zoning, and other restrictions.

The goal of Chapter 40B is to encourage the production of affordable housing in all cities and towns throughout the Commonwealth and many communities have used it to negotiate the approval of quality affordable housing developments. The program is controversial, however, because the developer (a public agency, nonprofit organization or limited-dividend company) has the right to appeal an adverse local decision to the State in communities with little affordable housing (less than 10% of its year-round housing or 1.5% of its land area). Boston is one of only 43 municipalities (out of the 351) in the Commonwealth that have met or exceeded this 10% threshold. Approximately Over 18% of Boston's housing stock meets the Chapter 40-B definition of affordable housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The tables and graphs in this section provide some basic data on Boston's workforce, its economy and education. Boston has among the highest percentage of its workforce with college or advanced degrees in the US. This is not surprising given the number of colleges and universities in the Greater Boston area. However, Boston also has a fairly large number of young working age residents who are unemployed and have only marginal if any skills. Nearly 30,000 young workers did not finish high school and do not have a high school diploma or GED. Many of them will be left behind in Boston's increasingly competitive job market, unless they upgrade their skills, competencies and credentials.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	189	0	0	0	0
Arts, Entertainment, Accommodations	35,710	0	14	0	-14
Construction	5,821	0	2	0	-2
Education and Health Care Services	79,105	0	32	0	-32
Finance, Insurance, and Real Estate	25,874	0	10	0	-10
Information	8,191	0	3	0	-3
Manufacturing	9,286	0	4	0	-4
Other Services	12,274	0	5	0	-5
Professional, Scientific, Management Services	36,638	0	15	0	-15
Public Administration	0	0	0	0	0
Retail Trade	24,416	0	10	0	-10
Transportation and Warehousing	5,937	0	2	0	-2
Wholesale Trade	6,945	0	3	0	-3
Total	250,386	0	--	--	--

Table 42 - Business Activity

Data 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	368,856
Civilian Employed Population 16 years and over	329,714
Unemployment Rate	10.61
Unemployment Rate for Ages 16-24	29.42
Unemployment Rate for Ages 25-65	7.42

Table 43 - Labor Force

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	100,739
Farming, fisheries and forestry occupations	14,435
Service	38,668
Sales and office	72,378
Construction, extraction, maintenance and repair	12,939
Production, transportation and material moving	9,129

Table 44 – Occupations by Sector

Data Source: 2009-2013 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	158,211	51%
30-59 Minutes	122,676	39%
60 or More Minutes	29,853	10%
Total	310,740	100%

Table 45 - Travel Time

Data Source: 2009-2013 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	22,590	4,572	14,990
High school graduate (includes equivalency)	46,023	8,200	17,253

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Some college or Associate's degree	47,652	6,872	12,507
Bachelor's degree or higher	140,405	5,951	17,891

Table 46 - Educational Attainment by Employment Status

Data Source: 2009-2013 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,150	2,938	4,381	12,789	12,246
9th to 12th grade, no diploma	7,643	5,547	5,772	10,725	7,143
High school graduate, GED, or alternative	20,358	18,337	18,547	34,592	20,435
Some college, no degree	59,525	18,545	11,387	20,326	7,439
Associate's degree	1,960	5,143	4,503	7,213	2,078
Bachelor's degree	21,586	51,745	18,083	23,300	6,637
Graduate or professional degree	2,128	33,250	16,526	21,436	8,984

Table 47 - Educational Attainment by Age

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,973
High school graduate (includes equivalency)	29,726
Some college or Associate's degree	34,803
Bachelor's degree	53,830
Graduate or professional degree	66,518

Table 48 – Median Earnings in the Past 12 Months

Data Source: 2009-2013 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Education and health care services are by far the largest employment sectors in Boston, employing nearly a third (30%) of all workers who live in Boston. This is followed by Professional, Scientific and Management Services (15%), Arts, Entertainment and Accommodations (11%), and Finance, Insurance and Real Estate (10%). Together, these four sectors employ two-thirds of all of Boston’s workers.

Describe the workforce and infrastructure needs of the business community:

Boston's business community is seeking an educated, well-trained and largely professional workforce. As noted above, growth areas for Boston include education and health care services, financial services and professional, scientific and management services. Boston also has a large retail trade and service industry (restaurants and hotels) sector that is largely lower-wage and unskilled.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

There are at least two major activities that are expected to have a major impact on Boston's economy. First, Boston is adjacent to the site of a large new casino in Everett that may bring hundreds of new jobs for East Boston and City residents. It has required and will continue to require substantial new infrastructure investment. Second, the City is continuing to support development in the new "Innovation District" in South Boston's waterfront.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

If you look at the Educational Attainment by Age table you see that although Boston has a very high number of working-age people with some college or an advanced degree, there are also a troubling number (10,500) of 18-24 year olds who didn't finish high school along with another 22,000 25-44 year olds. Median earnings of those without a high school degree are only \$21,000. These young workers are going to be left behind in Boston's increasingly competitive job market. This is reflected in the unemployment rate for youth. Unemployment for 16-24 year olds is 23.8%, nearly triple the average unemployment rate.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

DND provides CDBG funds to support the adult education and job training programs administered by the Mayor's Office of Workforce Development (OWD). OWD in turn works closely with the Boston Private Industry Council (PIC), Boston's Workforce Development Board and is responsible for organizing the employers who oversee a range of workforce development activities for the youth and adult populations.

American Job Centers: Our goal in Boston is to establish an integrated workforce system that includes One-Stop Career Centers, Access Points, Financial Empowerment Centers, and federally funded agencies

to connect Boston residents with resources that move them toward careers and economic self-sufficiency, prioritizing services to individuals with barriers to employment. The US Department of Labor's Workforce Innovation and Opportunity Act (WIOA) approach to a common customer is the first move toward an integrated service delivery system. The City's Office of Workforce Development, and the Boston Private Industry Council, the city's local workforce development board are implementing this vision.

Sectoral Strategies: Boston has been a leader in developing sector strategies to better align education and training with the current and future employment needs of business.

The Healthcare Careers Consortium is led by the Boston Private Industry Council, established in 2010, and is nationally recognized for its successful employer-led model. The consortium brings together Boston's largest hospitals, other healthcare employers, community colleges, career centers, and nonprofit organizations and facilitates discussions on labor market demand, education and training capacity, workforce diversity, and advancement strategies for current employees. Conversations often lead to action-oriented research projects, such as supporting 150 Bunker Hill and Roxbury community college students enrolled in allied health certificate programs and tracking employment outcomes. The vision of the Consortium is for Greater Boston to create an efficient and effective system where:

- job seekers and employees are successfully connecting to positions at the end of training, and
- employers are finding and developing the skilled workforce that they need to meet their vacancies and to adapt to industry demands.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Boston is involved in several planning efforts that contribute to its overall economic development strategy. Boston participates in a CEDS for the Boston Metropolitan Area that is administered by the Metropolitan and Planning Council (MAPC). Boston is part of the Boston Workforce Development Area Greater Boston Region WIOA Local planning process along with the Metro North and Metro Southwest Workforce Development Areas.

In addition, the City is developing its own *Imagine Boston 2030* plan to define goals and strategies for the major aspects of residents' lives, including jobs and economic development, involving diverse stakeholders from throughout the city. These three processes, while differing in their particular

composition of participants and viewpoints, share many common concerns and plans. As outlined in *Imagine Boston 2030*.

Discussion

Workforce training initiatives continued: Building on our success in health care and life sciences, in December, Boston was designated a TechHire site through Opportunity@Work. As a TechHire site, Boston is part of a network of 70 plus communities focused on filling the tech talent gap with applicants typically overlooked or underrepresented in the IT field. Our proposed regional strategy to 1) deepen the pool of IT/tech talent, 2) work to ensure that job seekers are prepared with career navigation skills, as well as critical thinking and problem solving skills, and 3) diversify those who work in tech by gender/race/age/educational background. Without introducing new compelling sources of talent and mitigating employers' risk, it will be difficult to expand the talent pool and diversify those working in tech roles.

OWD oversees a broad range of program models and options for adults 18 years and older in 1) Adult Basic Education (ABE) and 2) occupational skills training to meet the needs of the unemployed, low-wage workers as well as a number of special target groups including: immigrants, homeless individuals, TANF recipients, dislocated workers, older workers, etc. OWD works closely with Boston's one-stop career centers, a wide array of community based organizations and higher education institutions including local community colleges in its role as an intermediary or "broker" of services. Eligibility requirements vary depending on the source of funds.

- **Skills Training:** OWD administers public funding to sponsor programs offering occupational skills training leading towards career pathway jobs that provide a least Boston's living wage and opportunities for advancement. These programs have strong partnerships with Boston's employers needing skilled workers. Services typically include assessment, classroom or work-site instruction, various supports including counseling/case management, career coaching, job placement, and post-placement services. Skills training options are available for low-wage workers, unemployed and displaced workers. Training programs are offered in sectors that are experiencing shortages of skilled workers and have included: healthcare, hotel/hospitality, business/computerized office support, human services, and culinary arts. Individuals looking to explore skills training can access information through Boston's one-stop career centers or directly through the training provider.
- **Adult Basic Education:** Boston offers an array of twenty-five Adult Basic Education programs located throughout the City's neighborhoods and in several central downtown locations. These programs are supported by multiple public and private funders so that immigrants who lack sufficient English language proficiency and residents who have not completed high school and seek a diploma can achieve their career goals and compete for family-supporting wages. ABE

services include classroom instruction, one-to-one tutoring, computer-assisted instruction and distance learning. In addition, the **Boston Adult Literacy Initiative (ALI)** is a coalition led by the Office of Workforce Development of twenty-five adult education and literacy programs located in 15 of the neighborhoods that comprise the city of Boston. The ALI is a coalition that shares best practices and resources to ensure that as a collective system, we are providing a comprehensive ABE services in Boston.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Yes. The map in the appendix shows the HUD identified Racially/Ethnically-Concentrated Areas of Poverty (R/ECAPs) in Boston by census tract. A R/ECAP is defined as having a racial/ethnic concentration threshold of a non-white population of 50 percent or more with a concentration of individuals living at or below 40 percent of the poverty line. There are 12 identified R/ECAPs in the City of Boston based on 2016 ACS 5-year estimates. The R/ECAPs are located in the South End, South Boston, Roxbury, Jamaica Plain, and Dorchester. The population residing in the R/ECAPs is 38,719, 88% (30,201) non-white residents with an average 50% poverty rate.

The Boston Low-Mod Block Groups shows the distribution across the City where 51% or higher have incomes up to 80% of the area median.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Yes, see R/ECAP discussion above and the map in the appendix

What are the characteristics of the market in these areas/neighborhoods?

Median sales prices and rents are generally significantly lower than the citywide median. These areas were also generally the hardest hit by the foreclosure crisis.

Are there any community assets in these areas/neighborhoods?

Yes. Despite significant decline in property values and the impact of the foreclosure crisis, these areas all still generally have significant community assets, including rapid transit or subway and bus service, community centers, grocery stores, community organizations, Main Streets business districts and other services.

Are there other strategic opportunities in any of these areas?

Yes. The City owns significant numbers of parcels of tax foreclosed property in many of these neighborhoods. Smaller non-buildable parcels have often been converted into small pocket parks or community gardens. After consultation with the local community, larger parcels are generally made available for redevelopment through a Request for Proposals process for affordable or market rate housing, economic development or other community-supported purposes.