

CITY OF BOSTON
Action Plan
Program Year 2016
July 1, 2016 – June 30, 2017

Issued April 12th for Public Comment



Martin J. Walsh, Mayor

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

City of Boston
Program Year 2016 Action Plan
Table of Contents

Page	Section
1-3	AP-05 Executive Summary
4	PR-05 Lead & Responsible Agencies
5-8	AP-10 Consultation
9	AP-12 Participation
10-11	AP-15 Expected Resources
12-15	A-20 Annual Goals & Objectives
16-17	AP-35 Projects + Project Summaries in Appendix
18-19	AP-50 Geographic Distribution (Project Maps in Appendix)
20	AP-55 Affordable Housing
21-22	AP-60 Public Housing
23-25	AP-65 Homeless & Other Special Needs Activities
26	AP-70 HOPWA Goals
27-28	AP-75 Barriers to Affordable Housing
29-34	AP-85 Other Actions
35-41	AP-90 Program Specific Requirement: CDBG, HOME & ESG & HOPWA

Executive Summary

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

1. Introduction

Boston receives an annual formula allocation of funds from the Department of Housing and Urban Development (HUD) that varies from year to year due to the amount of funds appropriated by Congress, and changes in the census data used to compute the formula allocations. As a condition of receiving the four funding allocations: 1) Community Development Block Grant (CDBG), 2) HOME Investment Partnership (HOME), 3) Housing Opportunities for Persons With AIDS (HOPWA) and 4) Emergency Solutions Grant (ESG) funds, HUD requires Boston to submit an annual Action Plan (budget) that details how the funds will be used to address priority housing and community development needs for the upcoming year (7/1/16 to 6/30/17).

HUD has a template for producing the Plan directly within HUD's Integrated Disbursement and Information System (IDIS). Once approved, this Program Year 2016 Action Plan will be downloaded from the information entered to IDIS and posted on DND's webpage.

This Action Plan document contains an overall budget by funding source, a budget by program allocation and is organized by goals and objectives by program: Housing, Homeless, Community Development and Non-Homeless Special Needs. The PY16 Action Plan is the fourth budget year in our 5-Year Consolidated Plan (July 1, 2013 to June 30, 2017).

A note about the Program Year 2016 budget, while the grant amounts from the four allocations are final, the **program income** amount is estimates of the repayment of prior years' grant funds by recipients for the upcoming year. And, the **prior year funds** amount is also an **estimate** of the amount of grant funds that remain uncommitted (as of 5/10/16) from prior budget year/s. These estimates will be adjusted from time to time as final amounts are known.

2. Summarize the objectives and outcomes identified in the Plan

The primary focus of each of Boston's Annual Action Plans (and associated 5-Year Consolidated Plan) has been affordable housing. This is both because affordable housing is one of the most important challenges facing the City and its residents and because the HUD resources covered by the Plan are primarily resources for affordable housing. The housing element of the Plans is in turn a part of the City's broader housing strategy.

In October 2014, Mayor Martin J. Walsh released “Housing a Changing City: Boston 2030”, the Administration’s plan to help Boston meeting the housing needs of its rapidly expanding population in a thoughtful, planned manner. This data-driven policy set specific goals, strategies for reaching these goals, and metrics by which the City would measure its progress, including creating 53,000 units of housing by the year 2030.

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

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: <http://dnd.cityofboston.gov/#page/CAPER>

Among the deliverables of the **Boston 2030** housing plan was regular reporting -- the release of quarterly and annual updates on the City’s progress. To that end, the first annual progress report on “Housing a Changing City: Boston 2030”, is complete. The report outlines the City’s accomplishments, the key issues that have emerged in the first year of the plan, and the challenges that the City continues to face.

Year One Report: Boston 2030 Year One Report

The 2015 year one report provides highlights for key strategies outlined in the 2030 Plan. To emphasize a few highlights from 2015: over 3,800 new units of housing were completed and another almost 5,000 permitted. The City approved for funding 4,140 new units, of which 1,449 will be affordable. The Boston Housing Authority will redevelop almost 2500 units of distressed or obsolete public housing and create more than 2000 new units of mixed income housing.

Recently, the Walsh Administration changed the name of Office of Jobs and Community Services (JCS) to the Office of Workforce Development (OWD) to reflect the office’s renewed focus on actively promoting meaningful educational and employment opportunities for Boston residents. OWD has made it a priority to advocate for innovative workforce development policy and programming that provides career ladders for upward mobility for our city’s most economically vulnerable populations. HUD allows cities to use up to 15% of CDBG funding for human service programming. DND subcontracts with the OWD to manage the human service portion of the CDBG allocation.

<http://owd.boston.gov/> Many of OWD’s accomplishments are detailed in this report. A number of the programs described are funded with CDBG public service.

Boston About Results (BAR) is the City’s performance management program that uses performance measurement and data analytics to develop strategies and programs that evaluate city performance,

reduce costs, and ultimately deliver better services to Boston's residents, businesses, and visitors. BAR - Neighborhood Development

4. Summary of Citizen Participation Process and consultation process

DND held a public hearing (March 23rd) to solicit input on developing the Plan. A total of 42 people attended the hearing and 16 provided oral testimony. On April 12th, the draft Action Plan was issued for a 30-day public comment period as described in the City's Citizen Participation Plan:

http://www.cityofboston.gov/images_documents/Citizen_Participation_Plan_140206_tcm3-25324.pdf

On April 19th, the Boston City Council Committee on Housing and Economic Development held a public hearing on the City's Action Plan budget for PY2016. On April 27th, the Council approved the Action Plan. A third public hearing was held May 3rd to receive comments of the draft Action Plan. A total of 24 people attended the hearing and 16 provided oral testimony.

As part of management of the HOPWA program, the Senior Development Officer for Supportive Housing consulted with HOPWA project sponsors on program and funding priorities for PY 16. The main priority will be continued investment in direct housing assistance, including HOPWA Tenant Based Rental Assistance (TBRA) and homeless prevention activities funded through Short Term Rental, Mortgage and Utilities Assistance (STRMU). This prioritization of assistance for direct housing expenses is in response to consumer feedback, as well as feedback from project sponsors.

5. Summary of public comments

Please see attachment in the Appendix.

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

Please see attachment in the Appendix

7. Summary

Please see attachment in the Appendix

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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 Regional Housing Opportunity Clearing Center (MetroList) is administered by the Office of Fair Housing and Equity.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

DND's Policy Development and Research (PD&R) Division is responsible for the development of the Annual Action Plan. Prior to beginning to prepare the plan, PD&R conducts a citywide public hearing to solicit resident input regarding needs and priorities for this year's Action Plan. Following the hearing, PD&R works in conjunction with DND's Administration and Finance Division, DND's five program divisions (Neighborhood Housing Development, Supportive Housing, Office of Business Development, Boston Home Center and Real Estate Management and Sales) and the City's two sub recipient agencies (Mayor's Office of Workforce Development and the Office of Fair Housing and Equity), to develop a draft Action Plan, including proposed funding allocations and accomplishments for each program.

HUD allows cities to use up to 15% of CDBG funding for human service programming and DND subcontracts with OWD to manage that portion of the CDBG allocation. OWD issues competitive Requests for Proposals in order to make awards to non-profits across the city for programming to serve youth and adults. Because this is a renewal year for the CDBG funded programs, consultations were not scheduled. <http://owd.boston.gov/>

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))

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.

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. Agencies consulted include city agencies such as the Office of Workforce Development, the Boston Public Health Commission, the Boston Housing Authority, the Office of Fair Housing and Equity and the Emergency Shelter Commission.

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 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. All ESG sub-grantees are members of the CoC and as such, they are encouraged to attend all CoC meetings and trainings. In addition, DND is the recipient of HOME, CDBG, and HOPWA funds. The Supportive Housing (SH) Division at DND includes staff that administers these funds (CoC, HOPWA and ESG) and is responsible for the implementation of the many aspects of the Consolidated Plan and the Mayor's Housing Plan for the City of Boston; the Mayor's Task Force on Individual Homelessness and the 25 Cities Initiative to End Veterans Homelessness. Therefore, the Supportive Housing Programs and the Mainstream HUD programs work hand-in-hand to develop and implement the Consolidated Plan and the Plan. 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 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 key 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.

DND requires that all sub-grantees demonstrate consistency with the overall goals of the CoC. DND with guidance from the Leadership Council has developed a number of priorities that are included in the City of Boston Homeless Plan (Bringing Boston Home). These priorities are:

- ❖ Street Outreach and the reduction of the number of the most vulnerable individuals on the street. Provide the services these individuals need to move them off the street to transitional or permanent housing
- ❖ Rapid Re-Housing programs that move individuals out of shelter into permanent housing to avoid long term homelessness and decrease the average length of stay in shelter.
- ❖ Prevent families from becoming homeless by working with those facing eviction in housing court, partnering with owners of subsidized developments to avoid eviction and partnering with community based organizations (schools, health centers) to identify families at risk of losing their housing.

In order to effectively evaluate the performance of the ESG funded projects and activities, DND requires sub-grantees to submit quarterly reporting. In addition to these reports, DND staff conduct monitoring site visits yearly.

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

The City of Boston’s Department of Neighborhood Development (DND) is the chief architect of **“Bringing Boston Home: An Action Plan to House Boston’s Homeless”**. Bringing Boston Home (BBH) has measurable goals related to addressing the housing and service needs of specific homeless sub-populations, including the chronically homeless (Long Term Stayers), street homeless, veterans and high utilizers of emergency services (HUES). As convener for the Boston CoC, DND actively leads BBH sub-committees to ensure that the chronic and other sub-populations are linked to the CoC and mainstream resources necessary to acquire permanent housing.

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

1	Agency/Group/Organization	Allston Village Main Streets, Inc.
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Testimony by Allston Village Main Streets and seven other Main Streets organizations at Action Plan public hearings.
2	Agency/Group/Organization	URBAN EDGE
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Foreclosure Prevention
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Testimony by Urban Edge and other CDC's encouraged the City to continue to provide CDBG funding for foreclosure counseling.
3	Agency/Group/Organization	Pine Street Inn, Inc.
	Agency/Group/Organization Type	Services-homeless

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Pine Street Inn submitted extensive written comments on the draft action plan, We greatly appreciate their input and suggestions.</p>

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable.

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 Department of Neighborhood Development	They are very closely aligned. The City of Boston is the applicant for both the Continuum of Care and Action Plan funds. The Continuum of Care is an integral part of each year's Action Plan

Table 2 – Other local / regional / federal planning efforts

Narrative

The organizations listed here are a representative sample of the organizations participating in this year's citizen participation and consultation process. A complete list of the 44 organizations and individuals providing testimony is provided in the Appendix.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

DND held a public hearing (March 23rd) to solicit input on developing the Plan. A total of 42 people attended the hearing and 16 provided oral testimony. On April 12th, the draft Action Plan was issued for a 30-day public comment period as described in the City's Citizen Participation Plan:

http://www.cityofboston.gov/images_documents/Citizen_Participation_Plan_140206_tcm3-25324.pdf

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Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

A note about the Program Year 2016 budget/resources, while the grant amounts from the four allocations are final, the **program income** amount estimates the repayment of prior years' grant funds by recipients of the upcoming year. And, the **roll forward** amount is the amount of grant funds that remain unused (as of 6/30/16) from prior budget year/s budget.

City of Boston, Neighborhood Development PY16 Budget - All Sources (6/30/16)	\$ Amount	% of total
Community Development Block Grant (CDBG)	\$29,228,068	32.31%
PY16 grant	\$15,958,081	17.64%
Program Income (estimate)	\$4,000,000	4.42%
Prior Year Funds (estimate)	\$9,269,987	10.25%
Home Investment Partnerships Program (HOME)	\$5,579,387	6.17%
PY16 grant	\$ 4,153,113	4.59%
Program Income (estimate)	\$426,274	0.47%
Prior Year Funds (estimate)	\$1,000,000	1.11%
Housing Opportunities for Persons With AIDS (HOPWA)	\$2,005,609	2.22%
PY16 grant	\$2,005,609	2.22%
Prior Year Funds	\$0	0.00%
Emergency Solutions Grant (ESG)	\$1,449,423	1.60%
PY16 grant	\$1,449,423	1.60%
HUD/CPD FORMULA GRANT SUBTOTAL	\$38,262,487	42.29%
Boston Invests Section 108 Loan Guarantee	\$0	0.00%
Economic Development Initiative (EDI)	\$50,334	0.06%
Subtotal Section 108 Loan Guarantees & EDI Grants	\$50,334	0.06%
HUD Lead Hazard Control (partial FY15 3-year grant)	\$1,374,880	1.52%
Program Income (estimate)	\$0	0.00%
McKinney-Vento Continuum of Care Homeless Assistance Programs	\$24,618,081	27.21%
Choice Neighborhood Initiative (Partial of FY10 7-year grant)	\$1,761,370	1.95%
EPA Brownfields	\$133,333	0.15%
Subtotal HUD & EPA Competitive Grants	\$27,887,664	30.82%
City Operating Budget	\$4,714,446	5.21%
Community Improvement & Innovation Fund	\$317,500	0.35%
Housing 2030 Fund (special appropriation from Operating Budget)	\$8,550,000	9.45%
Inclusionary Development Fund	\$10,689,679	11.82%
Subtotal City Funds	\$24,271,625	26.83%
SUBTOTAL OTHER FUNDS (All Funds Except for HUD/CPD Formula Grants)	\$52,209,623	57.71%
GRAND TOTAL ALL FUNDS	\$90,472,110	100.00%

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The HOME match is documented every year in Boston's annual performance report (CAPER) and is met by a combination of State rental assistance and non-Federal funds such as Inclusionary Development, Neighborhood Development Fund, etc. We leverage \$13.65 in additional financing for every dollar in HOME assistance the City provides earning Boston a leverage ranking in the 100th percentile nationally based on HUD's HOME Program Performance Snapshot (3/31/16).

The ESG program requires that grantees match the funding received from HUD. The City meets this requirement by requiring that its non-profit sub-recipients identify eligible sources of matching funds as part of their application to the City for ESG funds. They are required to provide documentation of the availability of the matching funds as part of DND's routine sub-recipient monitoring.

LEVERAGE: Several of the programs included in this Action Plan are directly linked to the implementation of the City's housing production goals. The City allocates substantial amounts of its HUD funds as well as City funds towards these goals.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

This website: <http://dnd.cityofboston.gov/#page/DNDPropertyForSale> has been developed to make it easy for the public to be more fully informed about all active real estate disposition projects undertaken by the Department of Neighborhood Development. It also provides an online mechanism for residents to offer their opinions about any of DND's active real estate disposition projects.

Boston strives to expand affordable housing opportunities and employment opportunities providing assistance for strategic land acquisition, site assembly and disposition. City owned tax foreclosed property is available for larger scale development, two recent projects – the **Indigo Block** and **Quincy Heights** are examples. **Grassroots** is another example where vacant city-owned land supports the development of community gardens by neighborhood groups and non-profits.

The **Neighborhood Homes Initiative (NHI)** uses city-owned land to create affordable homeownership opportunities for a range of middle-class homebuyers. DND will be selling approximately 250 parcels of City-owned land for these homes and will provide subsidies to developers to ensure that these homes are priced affordably. The affordable homes produced through NHI will have a 50-year resale restriction to provide affordability for future generations of homebuyers. For more information, visit: <http://dnd.cityofboston.gov/#page/NeighborhoodHomesInitiative>

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goal Name	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Improve the quality of owner housing.	Affordable Housing		Affordable Housing - Rehab of Existing Units	CDBG: \$4,579,883 Boston 2030: \$3,015,000 City Operating Funds: \$230,928	Homeowner Housing Rehabilitated: 1960 Household Housing Unit
Improve quality existing affordable rental housing	Affordable Housing Homeless	Quincy Corridor; Whittier Street	Affordable Housing - Rehab of Existing Units	CDBG: \$918,652	Rental units rehabilitated: 279 Household Housing Unit
Increase the supply of affordable housing	Affordable Housing	Quincy Corridor; Fairmount Smart Growth Corridor	Affordable Housing - Rental & ownership	CDBG: \$6,130,724 HOME: \$4,925,878 Boston 2030: \$3,145,000 City Operating Funds: \$121,060 Inclusionary Development: \$10,644,212	Rental units constructed: 578 Household Housing Unit Homeowner Housing Added: 54 Household Housing Unit
Provide Housing-Related Services to Homeless	Affordable Housing Homeless		Housing-Related Services to Homeless	CDBG: \$987,819 ESG: \$1,449,423 Continuum of Care: \$22,664,525 Boston 2030: \$1,710,000 City Operating Funds: \$626,594	Tenant-based rental assistance / Rapid Rehousing: 214 Households Assisted Homelessness Prevention: 2200 Persons Assisted
Increase Housing Options for Persons with HIV/AIDS	Affordable Housing Non-Homeless Special Needs		Supportive Housing for Persons with AIDS	HOPWA: \$2,505,609	HIV/AIDS Housing Operations: 1025 Household Housing Unit
Support development of community gardens	Non-Housing Community Development		Community Development - Public Services Redevelop city-owned vacant land and buildings	CDBG: \$534,891	Other: 4 Other

City of Boston, Program Year 2016 Action Plan: July 1, 2016 to June 30, 2017

Goal Name	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Abate Brownfield Sites for Redevelopment	suitable living environment	Fairmount Smart Growth Corridor	Brownfield Sites	CDBG: \$545,172 City Operating Funds: \$73,449 EPA: \$183,667	Brownfield acres remediated: 100 Acre
Increase the Self-Sufficiency of Low-Income People	Social services	Quincy Corridor	Community Development - Public Services	CDBG: \$2,709,918 FY10/11 Choice Neighborhood: \$883,100	Public service activities other than Low/Moderate Income Housing Benefit: 3676 Persons Assisted
Improve the Quality of Neighborhood Facilities	Public and neighborhood facility improvement	Quincy Corridor	Community Development - Public Facilities	CDBG: \$770,397 FY10/11 Choice Neighborhood: \$60,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted
Revitalize Business Districts	Non-Housing Community Development	Quincy Corridor; 20 Boston Main Streets; Whittier Street	Employment Opportunities Revitalize Neighborhood Business Districts	CDBG: \$1,533,097 Improve & Innovation Fund: \$172,500	Jobs created/retained: 500 Jobs Businesses assisted: 150 Businesses Assisted
Increase Employment Opportunities	Non-Housing Community Development	Quincy Corridor; Whittier Street	Employment Opportunities	CDBG: \$502,228 FY10/11 Choice Neighborhood: \$293,000	Jobs created/retained: 900 Jobs
Increase rate of successful low-income homebuyers	Affordable Housing		Affordable Housing - Rental & Homeownership	CDBG: \$1,209,235 Boston 2030: \$500,000 City Operating Funds: \$214,095	Direct Financial Assistance to Homebuyers: 150 Households Assisted
Increase the supply of lead safe housing	Affordable Housing		Affordable Housing - Rehab of Existing Units	CDBG: \$459,552 Lead Paint Abatement: \$1,231,364	Homeowner Housing Rehabilitated: 90 Household Housing Unit

City of Boston, Program Year 2016 Action Plan: July 1, 2016 to June 30, 2017

Goal Name	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Support Community Housing Development Org (CHDO)	Affordable Housing		Affordable Housing - Rental & Homeownership	HOME: \$212,501	Other: 11 Other
Housing counseling to vulnerable populations	Affordable Housing	Quincy Corridor	Affordable Housing - Rental & Homeownership	CDBG: \$362,523	Public service activities for Low/Moderate Income Housing Benefit: 1440 Households Assisted
Prevent loss of subsidized housing stock	Affordable Housing		Affordable Housing - Rental & Homeownership	CDBG: \$165,146 Boston 2030: \$180,000	Other: 30 Other
Improve Neighborhood Storefronts	Non-Housing Community Development	Quincy Corridor Whittier Street	Revitalize Neighborhood Business Districts	CDBG: \$1,102,357 FY10/11 Choice Neighborhood: \$60,000 Improve & Innovation Fund: \$60,000	Facade treatment/business building rehabilitation: 120 Business
Provide Business Technical Assistance	Non-Housing Community Development		Employment Opportunities Revitalize Neighborhood Business Districts	CDBG: \$875,597 Improve & Innovation Fund: \$27,500	Businesses assisted: 3900 Businesses Assisted
Reduce City's Inventory of Vacant Buildings & Land	Non-Housing Community Development	Quincy Corridor Fairmount Smart Growth Corridor Whittier Street	Redevelop city-owned vacant land and buildings	CDBG: \$64,000 City Operating Funds: \$324,807	Other: 26 Other

City of Boston, Program Year 2016 Action Plan: July 1, 2016 to June 30, 2017

Goal Name	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Maintain City-Owned Buildings & Lots		Quincy Corridor Fairmount Smart Growth Corridor Whittier Street	Redevelop city-owned vacant land and buildings	CDBG: \$167,500 City Operating Funds: \$1,155,971	
Demolish Blighted Buildings	Clearance and Demolition		Redevelop city-owned vacant land and buildings	CDBG: \$440,507	Buildings Demolished: 2 Buildings
Expand Fair Housing Choice and Access	Affordable Housing		Community Development - Public Services	CDBG: \$531,472	Public service activities for Low/Moderate Income Housing Benefit: 3000 Households Assisted
Provide Research & Reports	Planning and Admin	Quincy Corridor Whittier Street		CDBG: \$437,410 City Operating Funds: \$111,505 FY10/11 Choice Neighborhood: \$112,100	
Administration	Admin			CDBG: \$3,583,403 HOME: \$445,021 City Operating Funds: \$1,509,175 FY10/11 Choice Neighborhood: \$101,000 Improve & Innovation Fund: \$57,500 Inclusionary Development: \$45,467 Lead Paint Abatement: \$143,516	

Table 3 – Goals Summary

AP-35 Projects – 91.220(d)

Introduction

Our CDBG, HOME, HOPWA and ESG funds will be used to continue the same important programs we funded last year. 66% of our CPD funds will be used for housing and homeless programs. In total, CDBG and HOME funds support 13 housing and homeless programs. In addition, CDBG funds support our economic development, public service and property management programs. There is an overall cut of 3% or almost \$730,000 compared to last year's allocations. Boston's HOME allocation increased by \$140,408 and the other three programs all decreased compared to last year: CDBG (-\$143,040), HOPWA (-\$709,606) and ESG (-\$11,566).

A Substantial Amendment proposed in PY15 and under review at HUD, will carry forward to PY16 when approved. The Department received \$8 million more in CDBG revenue than planned at the start of the program year. The source of the additional funds is a combination of program income from loan repayments and grant funds remaining from PY14. \$6.74 million in this revenue will establish a new **Acquisition Loan Fund** to be administered by DND's Neighborhood Housing Development division. The fund will assist community based organizations to acquire land, industrial property or vacant residential property for redevelopment to low or moderate income housing.

In March 2016, Mayor Walsh announced the City of Boston's first ever small business plan; a five year strategic document with three aims: to make the small business economy thrive, to enhance neighborhood vibrancy, and to foster economic and social inclusion and equity. The plan reflects the Walsh Administration's commitment to understanding the needs of Boston's small business community and streamlining small business services. The creation of the plan is the result of a year-long effort, co- led by the Department of Neighborhood Development and the Mayor's Office of Economic Development.

The Office of Housing Stability will be launched early in the PY16 program year. The new office will develop resources for tenants, incentives for landlords who do the right thing, and partnerships with developers to keep more of our housing stock affordable.

Also of note in PY16, the Boston Housing Authority and the Department of Neighborhood Development are working together to submit an application under HUD's FY16 Choice Neighborhoods Implementation Grant Program to support the redevelopment of the Whittier Public Housing Development along with making other improvements in the surrounding neighborhood. Further details about this project are included in AP-60 Public Housing section of this Action Plan.

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

For the most part, our CDBG, HOME, HOPWA and ESG funds will be used to continue the same programs we funded last year. In total, CDBG and HOME funds support 12 housing and homeless programs. In addition, CDBG funds support our economic development, public service and property management programs. The HOPWA allocation increased 20.9%. The ESG program allocation was also increased (6.8%).

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Unless otherwise specified, all of Boston's HUD-funded housing and community development programs are generally available to eligible low and moderate-income persons citywide. Certain programs have funding restrictions associated with a particular funding source that impose geographic restrictions. Also, CDBG-funded projects or programs such as Grassroots that rely on the Low-Mod Area (LMA) National Objective must be located within a primarily residential area in which more than 51% of residents have incomes below 80% of the Boston metropolitan area median income.

We do not set aside a percentage of funding for target areas; we have no value to enter to the table "Geographic Distribution by Percentage of Funds".

Rationale for the priorities for allocating investments geographically

The Main Streets program is targeted to 20 neighborhood commercial business districts. CDBG funds (\$1.6 million in PY16) are used for the 16 Main Street Districts that are located in qualified LMA areas. These are designated as Local Target Areas in the Consolidated Plan. The remaining 4 districts are funded with other (non-Federal) resources.

Choice Neighborhoods (CN) funds, including the Public Safety Enhancement (PSE) grant, and the associated CDBG and Section 108 matching funds, are restricted to the Quincy Corridor Choice Neighborhood area. The funds were competitively awarded by HUD specifically for this area. The Quincy Corridor Choice Neighborhoods area was designated as a CDBG Neighborhood Revitalization Strategy Area (NRSA) in Program Year 2011. HUD approved continuing the NRSA designation for the entire 5-year period covered by the current Consolidated Plan. In total over the period of the grant period (August 2011 to September 2017), DND committed \$525,000 in CDBG funds and \$750,000 in Section 108 Loan Guarantee funds to the Choice Neighborhood NRSA area.

The City will commit up to \$1.6 million in CDBG funds (\$250,000 in PY16) to the Boston Housing Authority's Whittier Choice Implementation Plan and plans to designate the area as an NRSA. A new program is added to this Action Plan with a CDBG commitment of \$250,000 for Whittier Choice.

Lead Hazard Control Grant funds are available citywide, but are prioritized for areas with high numbers and percentages of children with elevated blood lead levels.

HOPWA funds are available to service providers throughout the three-County (Suffolk, Norfolk, Plymouth) Eligible Metropolitan Service Area, but as most of the persons living-with HIV/AIDS are within the City of Boston, most of the funded programs are located there as well.

Maps of these geographic target areas are included in the Appendix.

Discussion

All of the HUD funded programs are either targeted directly to low and moderate-income persons or to geographic areas with a majority of low and moderate-income persons.

HOPWA funding allocations are prioritized to ensure that the resources are targeted to communities with the greatest need based on the number and incidence rate of cases of persons living with HIV/AIDS, the availability of affordable housing and supportive services, and the number and percentage of eligible low and moderate income persons with HIV/AIDS.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The primary focus of each of Boston’s Annual Action Plan (and associated 5-Year Consolidated Plan) has been affordable housing. This is both because affordable housing is one of the most important challenges facing the City and its residents and because the HUD resources covered by the Plan are primarily resources for affordable housing. The housing element of the Plans is in turn a part of the City’s broader housing strategy. In October 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 reach more than 700,000 residents, a number the city has not seen since the 1950’s. Housing 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

As required by HUD, the City calculates affordable rents and income limits. See the charts in the Appendix section of this Plan.

One Year Goals for the Number of Households to be Supported	
Homeless	60
Non-Homeless	710
Special-Needs	132
Total	902

Table 4 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	192
The Production of New Units	272
Rehab of Existing Units	340
Acquisition of Existing Units	98
Total	902

Table 5 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

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

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

The BHA and DND are working together to submit an application due June 28th under HUD's FY16 Choice Neighborhoods Implementation Grant Program to support the redevelopment of the Whittier Public Housing Development along with making other improvements in the surrounding neighborhood. DND will commit \$1.6 million in Community Development Block Grant funds to assist with the Neighborhood component of the Plan. DND will also work with the BHA to obtain HUD approval to designate the neighborhood as a Neighborhood Revitalization Strategy Area (NRSA) under Boston's CDBG program.

The Planning and Real Estate Development Department of the Boston Housing Authority (BHA) is responsible for redevelopment and leveraged financing programs, including HOPE VI projects, as well as several strategic planning and policy functions within the Authority. The link above provides access to the Plans and other documents.

The BHA has a \$2 billion redevelopment pipeline, one of the most ambitious development initiatives in its 75-year history. The BHA has designated developer partners for one-to-one replacement of 2,453 units of distressed public housing, as well as for the creation of more than 2,000 new units of mixed income housing. In 2015, the BHA's designated redevelopments included:

- Orient Heights in East Boston: Trinity Financial will redevelop the housing development, creating 330 brand new units of deeply subsidized housing while adding 69 market units.
- Charlestown: Corcoran Sun-Cal will develop 2,700 new units of mixed income housing, including 1,100 deeply-subsidized replacement units.
- Jamaica Plain: The Community Builders, Jamaica Plain NDC, and Urban Edge will renovate the 225- unit elderly/disabled Amory Street development, while adding up to 300 new units of mixed-income housing on vacant land at the site.

- South End: Inquilinos Boricuas en Accion will renovate and preserve 145 units of deeply subsidized low-income housing at West Newton Apartments.

Other key roles of the department are 1) to enhance the BHA's outreach and links to residents and the larger community, 2) to administer the BHA's Agency Plan process, and 3) to run the BHA's Energy and Water Conservation Program.

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

The City also provides CDBG, HOME or other funding to BHA redevelopment projects through the Rental Housing Preservation or the Rental Housing Production programs. The City will support and work closely with the BHA on the Whittier Street Development project that received a Choice Neighborhood Planning Grant award. The BHA was a finalist in the FY14 competition for a Choice Neighborhoods Implementation (CNI) grant. The FY15 CNI funding applications are due to HUD 6/28/16. Details available <http://www.bostonhousing.org/en/News/Boston-Housing-Authority-Competes-for-30-Million.aspx>

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

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

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

Not Applicable.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The success of the City's efforts to reduce homelessness over the longer term will require that all placements into permanent housing are sustainable over time, providing the kind of support services that aid clients in addressing the root problems that led to their homelessness. Without these services, some recently re-housed people will drift back toward homelessness, only to repeat the cycle.

The City also recognizes that these services must reflect the diversity of issues that lead to homelessness: some clients will require workforce skill development and job placement; others may need medically-based support services; and still others will need services to gain access to the right income support programs. 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 service 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 the Affordable Care Act.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City is working with a vendor to create a new Coordinated Access platform to streamline Boston's approach to helping homeless individuals' access housing and services. This technology is a key deliverable on the Walsh Administration's Action Plan To End Chronic Homelessness Among Individuals in Boston. The federal government defines a person experiencing chronic homelessness as an individual with a disabling condition who has been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years.

Currently, subsidized housing resources and data about Boston's homeless individuals are scattered across many different agencies and systems, and the process to access this information can be difficult to navigate. The new system will be designed to be simple to use, and will integrate these disparate data sources and resources. The Coordinated Access System (CAS) will provide an easy-to-use interface for housing providers and staff to input information about available housing units and assistance programs. By streamlining information in a way that accounts for the unique needs and vulnerabilities of homeless individuals, the new system will make it possible for people with the highest barriers to stability to find housing with the appropriate supports much more efficiently.

The CAS will include a tool for housing navigators to match at-risk and chronically homeless people with well-matched housing options. In addition, the platform will have a mechanism to notify caseworkers, providers, and clients which options have been suggested and a simple means for those offers to be accepted or rejected. A pilot iteration of the application is expected to launch before the start of the new plan year on July 1st, with continued refinements to the tool to follow.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency Shelter: Boston currently has 4429 year-round emergency shelter beds. At this time, the City does not have any unmet need for additional emergency shelter beds. The City will use its Emergency Solutions Grant and City operating budget funds to continue to support Boston's Emergency Shelter Network.

Transitional Housing (TH): Boston currently has 1709 year-round transitional housing units/beds. At this time, the City does not have any unmet need for additional transitional housing units/beds. The Boston CoC is encouraging existing TH programs to reallocate CoC funding towards the creation of Rapid Re-housing (RR) programs for homeless families. In the 2014 CoC competition, the CoC successfully worked with 2 TH providers to reallocate funding to Rapid Rehousing for homeless families; it is expected that the number of TH beds will decrease as a result of this effort.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Rapid Re-Housing and Diversion: Currently, the CoC assists 935 Adults, 427 children for total 1362 persons served in Rapid Rehousing (RR) programs. The CoC has a RR Demo Project but this is not counted as it is categorized as Transitional Housing.

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

Boston's shelters should be the housing option of last resort but they're often used as a housing solution for institutions or communities without housing solutions of their own. These feeder systems need to be better managed and coordinated with Boston and its shelters to prevent as many unnecessary shelter placements as possible.

The State's criminal justice and social service systems can generate demand for emergency shelter in Boston, especially when people are released from institutional settings without sufficient housing support. The City, the provider community, and State and Federal agencies must work together to better manage discharges from these institutional settings.

The goal for this population is to develop and execute shelter diversion agreements with key Federal and State institutions, prioritizing veterans, the mentally ill, ex-offenders, and youth in order to reduce the number of discharges directly from institutions to emergency shelter. To achieve this goal, the City will undertake an analysis of which State / Federal systems are generating the greatest number of shelter placements, particularly extended stay placements, including quantification of the number of discharges from institutions of care to emergency shelter. Engagement with those systems that are the biggest sources of new entry or re-entry into the City's homeless shelter system and the execution of formal agreements regarding outplacements of their clients so as to divert discharges directly to shelter is critical to lowering unnecessary shelter placements.

Homeless Prevention: In 2014, 36% of the ESG budget was spent on Homelessness Prevention (HP). In ESG funding for HP Programs increased to support the key initiatives outlined in the CoC Strategic Plan and has focused on two key areas; eviction prevention for subsidized tenants and property management/owner involvement in homelessness prevention planning and programming. In addition, the City of Boston has dedicated \$162,000 of City funds for this initiative.

AP-70 HOPWA Goals – 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	60
Tenant-based rental assistance	65
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	7
Total	132

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

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 (<http://www.lincolninst.edu/subcenters/land-values/metro-area-land-prices.asp>) most recent data , land costs account for 60.7% of the cost of building housing in Metro Boston compared to just 36.7% in nearby Providence, Rhode Island and 19.2% in Hartford, Connecticut.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

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.

Discussion

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. Over 18% of Boston's housing stock meets the Chapter 40-B definition of affordable housing.

AP-85 Other Actions – 91.220(k)

Actions planned to address obstacles to meeting underserved needs

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

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

During the coming year, Boston will continue to advocate for additional funding for federal programs such as CDBG, HOME, Section 202, rental assistance programs such as HOPWA, Shelter Plus Care and Section 8, and for State programs such as the Affordable Housing Trust, the Housing Stabilization Program and the Mass. Rental Voucher Program. The Department of Neighborhood Development will aggressively pursue all available resources for housing and community development.

Actions planned to foster and maintain affordable housing

In order to ensure the continued coordination of the City's housing efforts, Mayor Walsh created a Housing Task Force charged with creating a response and operation plan to meet Boston's housing challenges, including increasing the supply of housing, increasing the supply of housing for elderly and low-income households and incentivizing developers to build quality affordable housing. **Boston 2030** Housing Plan is the result of the Task Force work.

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 more than 52,000 affordable units, Boston has more than 20 percent of the state's affordable housing, even though the city hosts just over nine percent of the state's population.

Actions planned to reduce lead-based paint hazards

The City of Boston has made great strides in its efforts to eliminate childhood lead poisoning in Boston. While the number of children under age 6 with elevated Blood Lead Levels (EBLLs) has been reduced by 95% in the past 15 years, there is still work to be done. The abatement of lead in existing

housing units is an important part of the City's strategy for addressing an impediment to fair housing faced by low-income families with children.

The City developed a four-pronged strategy for reducing the number of housing units containing lead-based paint and increasing the inventory of lead-safe housing especially for low and moderate income families:

1. Housing Production - requiring lead safe units in City supported development plans.

2. Enforcement - The City's Inspectional Services Department, Office of Fair Housing and Equity, and the Boston Public Health Commission's Childhood Lead Poisoning Prevention Program conduct housing inspections and investigations, identify units that are non-compliant with Massachusetts Lead Laws and take enforcement actions as needed.

3. Abatement - DND's Home Center Division administers Boston's nationally recognized **Lead Safe Boston** program. The program utilizes HUD and state funds to assist the abatement of lead hazards in existing housing. Boston was awarded \$3.325 million under HUD's FY15 Lead Hazard Control Grant competition. The funds will be used over a 36-month period.

4. Outreach & Education - Outreach and education is necessary to increase awareness that lead remains an issue that is linked by reputable studies to health inequities, educational achievement gaps, violence, and housing discrimination. This awareness can make our housing stock healthier and safer by motivating owners to de-lead privately, seek out de-leading resources, take advantage of "do-it-yourself" de-leading trainings offered by the Boston Public Health Commission, thereby reducing discriminations and increasing housing access.

Actions planned to reduce the number of poverty-level families

Action for Boston Community Development (ABCD) is Boston's antipoverty agency providing innovative programs that help empower individuals, families, and communities in Boston to overcome poverty, live with dignity, and achieve their full potential. ABCD served more than 95,000 low-income Greater Boston residents last year through its city-wide network of neighborhood-based organizations. ABCD's neighborhood network of Area Planning and Action Councils, Neighborhood Service Centers, and Head Start sites allow the agency to reach residents of every Boston neighborhood, offering a front door to the wide array of services available.

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

The City provides extensive funding for anti-poverty activities through the **Mayor's Office of Workforce Development (OWD)**. The primary focus of OWD is to enable competitive workforce development initiatives and policies to put Boston's youth and adults on career paths toward economic security.

While OWD continues to support adult basic education, ESOL and Hi-set related programs, OWD stresses the importance of collaboration with the city's workforce development and education initiatives, with an overall emphasis on empowering Bostonians to fulfill their educational and employment aspirations.

Approximately \$2.8 million in CDBG funds for PY16 will support programs and services that support OWD's mission.

For more information visit: <http://owd.boston.gov/>

In addition, every winter the City runs a volunteer-staffed program to assist low-income families take advantage of the Earned Income Tax Credit (EITC). For more information on the Boston Tax Help Coalition, visit: <http://www.bostontaxhelp.org/>

Actions planned to develop institutional structure

Community Development Corporations/Community Housing Development Organizations

(CDCs/CHDOs): Some of the nation's strongest and most experienced community development corporations are based here in Boston. The City of Boston provides financial support for this network by using 5% of its HOME funds to provide operating assistance to 11 CDCs and other Community Housing Development Organizations (CHDOs). The operating assistance is administered through the Neighborhood Development Support Collaborative, a program of the Local Initiatives Support Corporation (LISC) and several Boston-area foundations.

The Boston Main Streets Foundation (BMSF) was established to support the very important work of the individual Main Street organizations. Each Main Street organization is a small independent non-profit with one or one and a half paid staff people. The Boston Main Streets Foundation provides the opportunity for the Main Street organizations to apply for grant support twice per year. These "Innovation and Impact Grants" spark new, innovative and scalable outcomes in Boston's Main Streets neighborhoods, empowering Main Streets organizations to produce new & improved results and leveraging funders' contributions to maximize resources & impact. Also, in partnership with funders and the City of Boston, the BMSF issues "Challenge Grants" to the local BMS districts seeking their individual or collaborative proposals to receive funding to address a specific need or opportunity. In addition, the Foundation provides a vehicle to pursue creative joint fundraising opportunities.

The Boston Home Center is a one-stop shop offering information on a range of programs and services available in Boston such as:

- Information and registration for homebuyer education classes and counseling.
- Information on credit counseling and repair.

- Information on and referral to the various loan/grant programs offered to purchase or repair a home.
- Applications for various properties being marketed by the City to income-eligible, first-time homebuyers.
- General education pamphlets on technical and financial issues surrounding the purchase, deleading or repair of a home.
- Information on and referral to foreclosure prevention services.
- Information on lending and home repair programs including deleading
- Information on predatory mortgage lending practices.

Actions planned to enhance coordination between public and private housing and social service agencies

The Boston CoC's governing body is the CoC Leadership Council (LC). The LC was formed in 2008 as part of a statewide effort to prevent and end homelessness. The Mayor appointed LC members after conferring with leaders from the provider, business, consumer, philanthropic and faith communities. The LC directs CoC and Network activities including HMIS implementation and has responsibility for developing and implementing Boston's plan to prevent and end homelessness. The LC has adopted a Conflict of Interest policy and makes decisions through consensus or vote-taking when consensus cannot be reached.

Boston has long been a national leader in the area of housing. Today, Boston is a rapidly shifting city, which required a new plan to ensure that all Bostonians have access to the right kind of housing. More families are living downtown; more workers are choosing to avoid suburban commutes by living closer to their jobs in Boston; and we have a rapidly growing workforce that is young and well-educated that can drive the city's innovation-based economy forward. At the same time, Boston will also see a rising number of seniors in the coming years, particularly because so few Bostonians (only 20%) move away when they retire. Boston is a city that is getting both younger and older at the same time. In response to these trends, **Boston 2030** targets are to help create 53,000 new units of housing at a variety of income levels across the city:

- 44,000 units of housing for the workforce
- 5,000 units of housing for our senior citizens
- 4,000 units to stabilize the market and bring rents and housing prices under control.

Monitoring Procedures and Standards:

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

Jobs Monitoring:

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

URA Compliance:

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

Rent, Income & Housing Quality Monitoring:

The Compliance Unit in DND's Policy Development & Research Division is undertaking a thorough review and clean-up of its affordable housing database which will assist in meeting the requirements of the rent and income certification and housing quality standards under the HOME regulations and City policies. New procedures and technology (Salesforce) are in place to insure on-going compliance. The Boston Housing Authority and DND have been operating under a draft agreement for conducting HQS for units both agencies monitor. The agreement should be finalized during the 2015 HUD program year.

HUD CAPER:

As part of its preparation of the narratives of its annual Consolidated Annual Performance and Evaluation Report (CAPER), the Department of Neighborhood Development conducts an assessment of its progress in meeting the goals and objectives outlined in the Consolidated Plan and its progress in meeting the proposed accomplishments in the annual Action Plan. A draft report is issued for a 15-day public comment period each year in mid-September.

Certification: Many HUD Notice of Funding Availability (NOFA) applications require an organization to obtain a certification from the local government in which the proposed project is located that verifies that the application is consistent with the community's HUD approved Plans. More information is posted here : <http://dnd.cityofboston.gov/#page/NoticesForHUDApplicants> For the current program year we have provided certifications for these applications:

Organization / HUD Applicant	HUD Program
Consolidated Plan Certification	
Bickford Street Elderly Housing Corp	Supportive Services Demonstration for Elderly Households
Jewish Community Housing for the Elderly	
Sustainable Communities	
Allston Brighton Community Development Corp.	Comprehensive Housing Counseling Grant
Ecumenical Social Action Committee	
Homeowner Options for Massachusetts Elders	

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	4,000,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	9,550,368
5. The amount of income from float-funded activities	0
Total Program Income:	13,550,368

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

Discussion

- a) the CDBG origin year grant; **current award**
- b) any program income expected to be received during the program year; **yes; project a lump sum amount based on past year's repayments.**
- c) any program income amounts not included in a prior action plan; **yes, through roll-forward amount**

- d) any program income previously generated under a lump sum drawdown agreement for which a new agreement will be executed during the program year pursuant to 24 CFR 570.513(b); **Not applicable**
- e) g. reimbursements other than program income, made to the local account; or **Not applicable**

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not plan to use any forms of investment other than those described in 24 CFR Sec. 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City will enforce the resale requirements through an Affordable Housing Covenant that will constitute deed restrictions and covenants running with the land for a period of 30 years (“Deed Restrictions”) for assisted housing units. The Deed Restrictions includes a formula to determine maximum resale price, an option to purchase on the part of the City and financial penalties if the property is not sold in compliance with the requirements of the covenant.

The document is under review by HUD's Boston office.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Maximum Resale Price

The “Maximum Resale Price” for the HOME-assisted units shall be determined according to the following formula:

1. The consideration paid for the HOME Units as specified in the Deed to the Owner of the unit increased by three percent (3%) per annum, compound annually, plus
2. The actual cost of other capital improvements made to the HOME-assisted unit, not to exceed one percent (1%) per year of the consideration paid for the HOME-assisted unit; plus;
3. The amount of the real estate agent fee, up to an amount not to exceed three percent (3%) of the sum of (I) and (II) above and provided that such expense is documented.

This formula will ensure that the original HOME-assisted unit owner receives a fair return on their investment. The Seller is not guaranteed the maximum resale price. The Maximum Resale Price is the highest sale price allowed in accordance with the Affordable Housing Covenant. Actual market

conditions may restrict the sale price to less than the allowed Maximum Resale Price.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not anticipate using any HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds. In the event that it becomes necessary to refinance such existing debt, the City will seek HUD's prior approval as needed on a case-by-case basis. In any case, the primary activity must be rehabilitation.

Soliciting HOME funded applications

DND's Neighborhood Housing Development Division solicits funding request proposals for HOME assistance, as well as other available resources, from Developers through a Request for Proposals (RFP) competitive process. The Funding RFP details criteria for funding that aligns with program requirements and identified housing needs for the City of Boston. Funding decisions are made in advance of the States consolidated funding round for HOME, HSF, HIF, LIHTC, and other resources that assist with the development of affordable housing for families, individuals, the elderly.

The City of Boston, has established Funding Priorities, based on the goals outlined in Housing A Changing City Boston 2030. Proposals are expected to fall under at least one of the priority criteria:

- Affordable housing developments that utilize City owned land.
- Affordable housing developments targeting a mix of incomes: from units for homeless households, to units targeted and restricted to incomes representative of Boston's workforce.
- Projects creating new affordable units in high-cost neighborhoods
- Affordable housing developments that provide units that serve the chronically homeless, disabled community, vulnerable or special needs populations, elders, veterans, artists, aging out youth, etc., (information on appropriate services or amenities must be provided).
- Affordable housing developments that have reduced costs below the per unit limits and may move into development/construction more quickly.
- Acquisition of unrestricted housing developments in order to stabilize the tenancies, and provide long term affordability for a mix of incomes (i.e. unrestricted properties).
- Developments that are at risk of losing their affordability within 5 Years. Proposals must score in accordance with the states matrix as very high risk (Preservation Projects Only).

Proposals that target the homeless or other targeted populations, such as homeless veterans or elders, may also be considered for funding on a rolling basis.

Consistent with our plans to reduce the number of homeless families and individuals, these are the priorities for funding:

- a) Street Outreach and the reduction of the number of the most vulnerable individuals on the street. Provide the services these individuals need to move them off the street to transitional or permanent housing.
- b) Programs that move individuals out of shelter into permanent housing so they do not become the long term homeless. Provide individuals with the support services needed to reduce their length of stay in shelter. Provide a safety net for families who are homeless but are not eligible for state-funded emergency shelter. Provide families with housing search and stabilization services.
- c) Prevent families from becoming homeless by working with those facing eviction in housing court, partnering with owners of subsidized developments to avoid eviction and partnering with community based organizations (schools, health centers) to identify families at risk of losing their housing.
- d) Work in collaboration with our Federal and non-profit partners to ensure an end to veterans' homelessness.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

ESG written standards are attached.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The City currently utilizes its HMIS as a coordinated assessment. As part of Boston's participation in the USICH – sponsored 25 Cities Initiative, the CoC has convened a Leadership Team that is working in conjunction with Community Solutions to develop and adopt a Coordinated Assessment and Housing Placement (CAHP) tool to allow for matching functionality. Boston may modify Community Solution's existing PMCP tool for use in the initial pilot of the coordinated assessment system, which will focus on housing homeless individual veterans. The City is also considering building its own CAHP for the initiative that will allow for population of data from its existing HMIS system. The Leadership Team anticipates a final decision on which CAHP system to adopt within the next two weeks, allowing for a community launch of system framework by early July. The second phase of implementation will encompass the customization of the CAHP system for inclusion of all CoC-funded programs.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

DND issues a request for proposals (RFP) that includes a set of ranking criteria that carry a point value. These criteria include:

- a) Project Description (which includes a description of the outreach, referral and intake process, of the population to be served and their needs, and the participation selection process
- b) Organization Experience and Capacity
- c) Coordination and Collaboratio
- d) Outcomes
- e) Data Collection
- f) Program Budget (including verification of match requirements)A panel of DND staff rate and rank each proposal according to the criteria and then make funding recommendations to the DND Director and the Leadership Council of the Boston CoC (the lead agency for the Boston CoC).

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

We meet this requirement.

5. Describe performance standards for evaluating ESG.

DND utilizes four types of performance standards for evaluating ESG activities.

1. The first is the executed contract between DND and the sub-recipient. The contract includes the ESG regulations, a scope of services that describes the program, the provision of services, the process for the distribution of cash assistance (if applicable), and the program budget and outcome measures. If the sub recipient is out of compliance with any of the provisions of the contract, DND can terminate the funding.
2. The second is the monthly or quarterly payment request process. Through this process we make sure that the funds are being spent in a timely manner, are being used for a eligible activities (including activities that were described in the scope of work), and the proper back-up documentation is being submitted to support the costs as requested.
3. The third way is through semi-annual reports that include the number served, spending and progress on outcomes.
4. The fourth way is through monitoring site visits. DND has an existing monitoring tool that is used for the Emergency Shelter Grant Program that will be adapted for the Emergency Solutions Grant Program. It is our intention to conduct our initial monitoring visit after the program has been operational for at least 3 months.

HOPWA - Selection Project Sponsors

DND follows a publicly available Request for Proposals (RFP) procurement process for all new funding at the Agency. This opportunity is available to all non-profit organizations. Advertisements are placed in the Boston Herald, the City Record, the Goods and Services Bulletin and are posted on the City's website. Outreach is conducted via an email list serve to all current CoC members, HOPWA recipients and Aid Service Organizations (ASOs). This is the second year of a 2-year contract for HOPWA providers.

HOPWA applicants are graded on the strength of their proposals, with preference given to existing providers so as not to disrupt continuity of service delivery to HOPWA-eligible clients.