

CITY OF BOSTON

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

FOR PROGRAM YEAR 2018: 7/1/18 to 6/30/19



Olmstead Green, 41 mixed-income ownership units in Mattapan

**City of Boston
Martin J. Walsh, Mayor**

**Department of Neighborhood Development
Sheila A. Dillon, Director**



CITY OF BOSTON
Program Year 2018 CAPER

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Introduction

Boston receives four annual formula funding allocations from the Department of Housing and Urban Development (HUD) that vary 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 each year of our 5-Year Consolidated Plan. At the end of each plan year, HUD requires a Consolidated Annual Performance and Evaluation (CAPER) report detailing actual accomplishments.

This PY18 CAPER report is for year 1 of the current 5-year Consolidated Plan. HUD provides a required template for producing the report directly within HUD's Integrated Disbursement and Information System (IDIS). Once approved, this Program Year 2018 CAPER will be downloaded from the information entered to IDIS and posted on DND's webpage ([CAPER Reports](#)). The report contains general accomplishments, program specific reporting and an appendix of information detailing activities.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The accomplishments detailed in Tables 1 reflect the completed projects and activities entered in to HUD's Integrated Disbursement and Information System (IDIS) system. The completed projects in IDIS are a subset of all DND activity because the CAPER does not report on projects for which funds have been budgeted but that have not yet been set up in IDIS or projects that remain "active" at the end of the program year on June 30. This is often the case for larger scale housing development projects that often span 2-3 program years from commitment of funds to final completion and closeout in IDIS.

Table 1 summarizes the accomplishments during the PY18 plan year compared with the proposed accomplishments as listed in the Action Plan for PY18. The "proposed accomplishments" represent the number of units of output (housing units, jobs, etc.) expected to result from funding commitments made during the reporting period. These proposed accomplishments often include projects or programs assisted with CDBG, HOME, HOPWA, ESG or other funding sources. Many projects are funded with more than one funding source, so it is generally not meaningful to report accomplishments separately for each funding source. For example, in addition to the HUD formula allocations (36% of budget), DND's budget for PY2018 included \$28.5 million (27% of budget) in HUD and EPA competitive grant funds and \$39 million (37%) in City funds to allocate to programs and

activities. 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.

The “Actual” accomplishments in Table 2 are the same as Table 1 as PY18 is year 1 of our 5-year Consolidated Plan. The 5-year goals are rough estimates of commitments we can achieve in 5 years based on current funding levels and market conditions. They will need to be adjusted as conditions and funding changes. Also, some programs operate on two or three year funding cycles and may change priorities and goals significantly with each funding cycle. These changes and adjustments will be outlined in each successive Action Plan.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives.

91.520(g) Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete
Abate Brownfields Sites for Redevelopment	Test and remediate brownfield sites	CDBG: \$ 556,845	Other	Other	100	6	6.00%
Demolish Blighted Buildings	Demolition	CDBG: \$ 324,061	Buildings Demolished	Buildings	2	0	0.00%
Essential Services to Unsheltered Homeless	Homeless	ESG: \$ 803,721	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	160	101	63.13%
Expand Fair Housing Choice	Public Service - fair housing access	CDBG: \$ 486,976	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	3360	168.00%
Housing Related Services to Homeless	Homeless	CDBG: \$ 334,620	Housing for Homeless added	Household Housing Unit	400	509	127.25%

City of Boston, Program Year 2018 CAPER: July 1, 2018 to June 30, 2019

Improve Access to Affordable Owner Housing	Affordable Housing	CDBG: \$ 702,886	Direct Financial Assistance to Homebuyers	Households Assisted	105	23	21.90%
Improve Neighborhood Storefronts	Non-Housing Community Development	CDBG: \$ 1,105,809	Facade treatment/business building rehabilitation	Business	80	21	26.25%
Improve quality existing affordable rental housing	Affordable Housing	CDBG: \$ 2,957,831	Rental units rehabilitated	Household Housing Unit	257	39	15.18%
Improve quality of neighborhood facilities	Non-Housing Community Development	CDBG: \$ 647,639	Other	Other	30	0	0.00%
Improve the quality of owner housing	Affordable Housing	CDBG: \$ 4,519,724	Homeowner Housing Rehabilitated	Household Housing Unit	1600	56	3.50%
Increase Housing Options for HIV/AIDS	Non-Homeless Special Needs	HOPWA: \$ 2,852,364	Housing for People with HIV/AIDS added	Household Housing Unit	140	129	92.14%
Increase self-sufficiency low-income residents	Public Service	CDBG: \$ 2,677,399	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	3869	128.97%
Increase supply of affordable housing	Affordable Housing	CDBG: \$ 1,245,993; HOME \$ 6,058,345	Rental units constructed	Household Housing Unit	681	100	14.68%

City of Boston, Program Year 2018 CAPER: July 1, 2018 to June 30, 2019

Increase supply of lead safe housing	Affordable Housing	CDBG: \$ 366,234	Homeowner Housing Rehabilitated	Household Housing Unit	90	3	3.33%
Maintain City-owned building and lots	property management	CDBG: \$ 189,500	Other	Other	1	0	0.00%
Prevent Loss Subsidized Housing Stock	Affordable Housing	CDBG: \$ 160,573	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2000	3022	151.10%
Provide business technical assistance	Non-Housing Community Development	CDBG: \$ 811,318	Businesses assisted	Businesses Assisted	700	2690	384.29%
Provide Housing Stabilization Services	Housing Stability Services	CDBG: \$ 945,195	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	225	446	198.22%
Provide technical assistance to owners and renters	Affordable Housing	CDBG: \$ 748,931	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	4000	4042	101.05%
Reduce City's inventory buildings and land	Sell surplus building and land	CDBG: \$ 73,000	Other	Other	26	55	211.54%
Revitalize Business Districts	Non-Housing Community Development	CDBG: \$ 1,551,157	Jobs created/retained	Jobs	500	316	63.20%
Support CHDOs	Operating Support	HOME: \$ 305,465	Other	Other	6	0	0.00%

Support Development Community Gardens	Public Facilities	CDBG: \$ 1,031,569	Other	Other	4	2	50.00%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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

The primary uses of the CDBG funds are affordable housing development and rehabilitation (58%), public services (11%), economic development (10%) and public facilities (13%). There were no significant changes in program objectives this year.

The overall low-mod benefit for the CDBG program for PY18 is **97.52%** as shown in the CDBG Financial Summary (IDIS PR-26) in the appendix section of this CAPER exceeding the overall 70% low-mod benefit requirement.

The Brownfields program (3023) completed abatement work on 6 projects, comprised of 33 parcels with CDBG funds. All other work completed during the program year was funded with other sources such as EPA or operating funds. Will no longer report Phase I environmental assessments under this project. Direct financial assistance to homebuyer program (3003) completed 85 projects, 23 were funded with CDBG. The ReStore program (3016) completed 65 projects, 44 are funded with CDBG but only 21 had been closed out in IDIS at the

time this report. There are 17 active partners with nonprofits projects (3020) in IDIS, a shortfall of the 30 planned; another 6 are pending to be added to IDIS. The homeowner rehab program (3001) has 56 projects completed in IDIS, we will adjust the expected goal (currently at 1600 for 1-year) as that includes senior minor repair projects completed by partner organizations and those projects are not entered in IDIS.

In PY 18 the Neighborhood Business Loan Program (3017) loaned \$355,000 dollars to 7 small local businesses. All of the loans went to minority, women, or immigrant owned businesses. At submission of this report, only one loan is shown as completed in IDIS. The Lead Paint abatement program (3007) is completing a 3-year \$3.2 million HUD grant. A total of 75 units were completed during the program year, 3 projects received CDBG funds. Of the 20 Boston Main Streets Districts, 16 are funded with CDBG. In PY18, more than 2,400 businesses received assistance, 85 new businesses opened and 316 local jobs were created. The average storefront occupancy rate in the Main Street districts is 95%.

The Community Gardens Program (3014) had a productive year with 9 new garden projects, 2 are completed in IDIS. Our affordable housing preservation and production program projected completing and/or committing funds to about 940 units in our preservation and productions programs. We completed 11 projects (538 units), another 9 projects (525 units) are in construction. There are 1063 total units in the 20 projects; 918 (86%) are income-restricted. Another 435 units (26 ownership and 409 rental units) are in our development pipeline; of these, 418 (96%) are income-restricted.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME	HOPWA	ESG
	Households		Persons	
White	101	8	268	
Black or African American	170	20	431	
Asian	161	1	11	
American Indian or American Native	2		7	
Other multi-racial	36	10	20	
Total	470	39	737	
Hispanic	74	14	157	
Not Hispanic	396	25	580	

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

Narrative

The auto-populated data of families assisted (CDBG & HOME) is captured in IDIS report PR23 included in the Appendix section of this report. CDBG funds served 470 households: 21% White, 36% Black or African American, 34% Asian, with 16% of Hispanic origin. The HOME program served 39 households: 21% White, 51% Black or African American, 26% multi-racial with 36% of Hispanic origin.

The total number of persons assisted during program year 2018 using **ESG** funding is detailed in the Sage reporting system, not in IDIS.

The total number of persons living with HIV/AIDS assisted during program year 2018 using HOPWA funding is 737: 36% White, 58% Black, 2% Asian, 1% American Indian or American Native, and 3% Other Multi-Racial. 21% identified as of Hispanic origin. This data is collected from the HOPWA funded providers including Housing Information Services (HIS) and Housing Related Supportive Services (HRSS) providers which do not contribute to the Race and Ethnicity table in the HOPWA CAPER.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	26,765,378	16,203,140
HOME	public - federal	7,063,642	9,283,587
HOPWA	public - federal	2,852,364	4,551,775
ESG	public - federal	1,608,872	2,656,240
Competitive McKinney-Vento Homeless Assistance Act	public - federal	26,000,000	24,831,716

Table 3 - Resources Made Available

Narrative

The table above summarizes the PY18 HUD resources that were available to the City for the year. At the outset of PY18, we projected \$38.3 million to be available in CPD funds. This total includes the allocation for the program year, funds remaining from earlier program years and any program income (loan repayments) expected. Based on the IDIS PR06 *Summary of Consolidated Plan Projects* report in the appendix, we committed a total of \$25.3 million in CPD funds in PY18. The PY18 dollar amounts committed for projects are significantly higher than the PY18 amounts spent; any remaining funds from the 4 HUD sources (CDBG, HOME, HOPWA and ESG) will be drawn as projects progress from start to finish. For example, larger scale housing development projects often span more than one program year and budget cycle.

The total amount of HUD resources expended during the program year is shown above from IDIS report PR-05. Because HUD allows grantees more than one year to spend funding, the bulk of funds spent during one 12-month program year are often from grant monies awarded from 3 or more prior program years.

Identify the geographic distribution and location of investments

Narrative

Most of the City's housing and community development programs are available city-wide, except for programs such as Main Streets, which serve designated neighborhood business districts, Housing Opportunities for Persons with AIDS (HOPWA) program which is available throughout a wider three-county service area (Suffolk, Plymouth and Norfolk Counties). Lead Hazard Control Grant funds are available citywide, but are prioritized for areas with high numbers and percentages of children with elevated blood lead levels. All of the HUD funded programs are either targeted directly to low and moderate-income persons or to geographic areas with a majority of low and moderate-income persons.

The Main Streets program was targeted to 20 neighborhood commercial business districts in PY18. CDBG funds (\$57,500 each district) are used for the 16 Main Street Districts that are located in qualified LMA areas. The total PY18 CDBG program budget for Main Streets is \$1.55 million. The remaining 4 districts are funded with non-federal resources.

CDBG Neighborhood Revitalization Strategy Area (NRSA): We had one designation during PY18: The Boston Housing Authority's Whittier Choice target area is

designated as an NRSA through the end of the grant period, 9/30/2023. The City committed a total of \$1.6 million in CDBG funds to BHA's Whittier Choice project. See section CR-30 of this report for more details on Whittier.

The maps in the appendix show the geographic distribution and locations of the projects assisted under each of our major housing and community development programs during this first year of our 5-year Consolidated Plan. Note that newly constructed projects and projects that combined multiple parcels may not show on the map if they have not yet been assigned a parcel identification. These maps will be used throughout the 5-year Consolidated Plan.

Map 1: Homeowner Rehabilitation & Lead Paint Abatement

Map 2: Homebuyer Financial Assistance

Map 3: Affordable Housing Production and Preservation

Map 4: Economic Development Programs

Map 5: PNP & Grassroots

Map 6: Opportunities Zones and Whittier Choice Target Area

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

The ESG program requires that grantees match the funding received from HUD and is documented in their application for ESG funds.

Housing Development: During PY18, DND completed 11 multi-family housing projects with 538 units of housing. DND provided \$21.2 million in funding including CDBG and HOME funds, and leveraged \$224.3 million in additional private, state, and other federal financing. HUD's most recent HOME Program Performance Snapshot (6/30/19) ranks Boston in the 100th percentile nationally on leveraging; leveraging \$14.08 for every \$1 of HOME funds.

Homebuyer Assistance: leverages substantial amounts of private mortgage financing with its down payment and closing cost assistance program. The City used a combination of CDBG and local funding sources to help 83 buyers (average assistance \$9,425). The City's assistance in PY18 totaled \$782,250 leveraging \$25.2 million in private (bank) financing. Every \$1 in financial assistance leveraged \$31 in private investment.

Business Assistance: The City's **ReStore Boston** program commits CDBG funds and other resources to help neighborhood business and property owners with storefront improvements, professional design services, signage, security measures, and general repairs - leveraged \$856,000 in private financing last year. The ReStore program completed 63 projects and the design services program completed 32 projects. Reports are included in the appendix.

Public Land: Boston strives to expand affordable housing opportunities and employment opportunities utilizing strategic land acquisition, site assembly and

disposition. DND sold 94 parcels in PY18 generating just over \$1 million in sales revenue and \$275,000 in future annual real estate tax collection. The Neighborhood Homes Initiative (NHI) closed on 25 parcels, with 43 total units of housing. Grassroots is another example where vacant city-owned land supports the development of community gardens by neighborhood groups and non-profits. In PY18 nine new gardens were completed with a total investment of \$1.5 million. Grassroots leveraged \$550,000 in private funds.

HOME: The table below collects information regarding Boston's compliance with match requirements. Boston satisfies the HOME match requirement through affordable housing rental vouchers issued by the Commonwealth of Massachusetts. There is a table of projects included in the Appendix of this report.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	14,390,431
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	14,390,431
4. Match liability for current Federal fiscal year	1,072,299
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	13,318,132

Table 4 – Fiscal Year Summary - HOME Match Report

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
3,976,142	1,243,676	1,625,060	0	3,594,758

Table 5 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	27,104,752	0	0	0	0	27,104,752
Number	5	0	0	0	0	5
Sub-Contracts						
Number	167	1	3	13	13	137
Dollar Amount	78,861,961	199,000	1,112,500	5,122,046	4,803,299	67,625,116
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	27,101,752	0	27,101,752			
Number	5	0	5			
Sub-Contracts						
Number	145	13	132			
Dollar Amount	78,861,961	3,507,862	75,354,099			

Table 6 - Minority Business and Women Business Enterprises

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	160	25
Number of Non-Homeless households to be provided affordable housing units	1,219	114
Number of Special-Needs households to be provided affordable housing units	70	0
Total	1,449	139

Table 7 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	230	0
Number of households supported through The Production of New Units	683	39
Number of households supported through Rehab of Existing Units	431	100
Number of households supported through Acquisition of Existing Units	105	0
Total	1,449	139

Table 8 – Number of Households Supported

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

The “One-Year Goal” counts in the table above are from the Affordable Housing (AP-55) section of the PY18 Action Plan. The “Actual” counts are from the CDBG and HOME accomplishment reports (PR-23) that capture activities by HUD matrix code, by household income and by racial/ethnic category. It is important to note that the one-year goal reflects commitments to an estimated number of housing units. The majority of these housing units are produced over multiple program

years as planned developments secure funding and proceed to construction and eventually completion. Further, the HUD funding sources used for housing activities (CDBG and HOME) are combined with local resources such as Inclusionary Development and Housing Boston 2030 to make a project financially possible. Below are details about the type of household to be supported and the type of assistance provided to each household.

Number of **homeless households** to be supported: 25 units of housing designated for the homeless were completed. DND's Neighborhood Housing Division has almost 150 units for the homeless in their pipeline that will be funded by multiple sources and captured in future program year reports.

Number of **non-homeless households** to be provided affordable housing units: 114 units (98 CDBG and 16 HOME funded) were completed. Through our Neighborhood Housing Development (NHD) division, another 525 units will start construction during the coming program year, 500 are rental units and 25 are ownership, 87% of the units are income-restricted. The CDBG and HOME funded units in this pipeline will be captured in future reports

Number of **special-needs households** to be provided affordable housing units: The housing units for special needs households are reported in the HOPWA (Housing Options for Person with AIDS) CAPER, 84 households were provided housing subsidy assistance and 42 households received short term rental, mortgage or utility assistance.

Number of households supported through The **Production of New Units**: 39 HOME funded units were completed in PY18.

Number of households supported through **Rehab of Existing Units**: CDBG funds supported the rehab of 100 units. All are affordable to households at or below 89% AMI.

Number of households supported through **Acquisition of Existing Units**: The homebuyer programs provided financial assistance to 87 households to purchase existing homes. 28 of the households were funded with CDBG resources. The top three neighborhoods purchased are Roxbury Hyde Park and Mattapan.

Discuss how these outcomes will impact future annual action plans.

The primary focus of each of Boston's Annual Action Plans (and associated 5-Year Consolidated Plan) 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 element of the Plans is in turn a part of the City's broader housing strategy **Housing a Changing City: Boston 2030**. By the year 2030, Boston's population will exceed 700,000 residents. **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: [Boston 2030](#)

In November 2018, the City released the first ever inventory of Boston's affordable housing which documents and analyzes the type and location of the 54,247 units of income-restricted housing in the city. This is a comprehensive inventory of nearly 1,300 projects that show one in five housing units in Boston is income restricted. The neighborhoods with the highest percentages of income-restricted housing stock are the South End/Lower Roxbury with 48 percent, Roxbury with 45 percent, and Charlestown and Jamaica Plain with 25 percent each. The inventory is posted here: https://docs.google.com/document/d/15gKQAmtirddx6JqiAZIECsSG_RwneYbA8cdrZif8_ms/edit

The Walsh Administration's 5-year plan to support the 40,000 small businesses in the City of Boston includes a rotating Small Business Center with increased workshop offerings in three low mod neighborhoods. The Center allows the City to engage with new businesses and helps to promote CDBG programs such as Restore, BusinessTechnical Assistance, Main Streets and the Small Business Loan program. For more information: **Boston's 2016 Citywide Small Business Plan and Imagine Boston 2030**.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2	23
Low-income	64	9
Moderate-income	34	7
Total	100	39

Table 9 – Number of Households Served

Narrative Information

The overall low-mod benefit for the CDBG program for PY18 is **97.52%** as shown in the CDBG Financial Summary (IDIS PR-26) in the appendix section of this CAPER exceeding the overall 70% low-mod benefit requirement.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As part of the development of its Coordinated Entry System, in the last year, the Boston CoC has continued to incorporate new housing resources into its Coordinated Access System. CAS, a matching engine that interacts with the CoC's Homeless Management Information System (HMIS), pairs chronically homeless clients to vacancies in CoC-funded Permanent Supportive Housing programs and refers prioritized homeless clients to Rapid Rehousing opportunities. CAS matches homeless clients to housing resources, based on an assessment of their vulnerability. Street outreach teams continue to conduct individualized needs assessments of those on the street and make recommendations to the CoC and housers to match them to appropriate housing through CAS.

The CoC has also begun planning for a scaled-up Front Door Triage system, to increase capacity to provide an immediate housing-problem-solving conversation with new guests entering emergency shelters. Currently, the City continues to fund workers at its two largest emergency shelter provider agencies, Pine Street Inn and Boston Public Health Commission, to implement Front Door Triage. Front Door Triage uses a uniform assessment tool to identify, engage and assist individuals based on specific needs, including connecting to available Rapid Rehousing and Permanent Supportive Housing programs. Chronic individuals, including those on the street, are matched to PSH vacancies through Boston's by-name list and CAS based on vulnerability and length of time homeless. The prioritization rules for this matching engine align with guidance from HUD Notice CPD-16-11. Families are assessed for Emergency Assistance (EA) using a common assessment tool at coordinated points of entry managed by the state. As part of that assessment families are offered up to \$8,000 in RRH funds that can be used for move in costs or rental assistance for up to 12 months. Alternatively, all EA

eligible families are entitled to enter State – funded emergency shelter.

Addressing the emergency shelter and transitional housing needs of homeless persons

Permanent Housing: As part of *Boston's Way Home: An Action Plan to End Veterans and Chronic Homelessness*, the city has created a Chronic Leadership Team and Working Group to focus resources on providing permanent housing to Boston's most vulnerable residents.

Currently, the City of Boston coordinates Rapid Re-Housing (RRH) projects through CoC, ESG, and City of Boston funding. RRH projects are projected to serve annually 854 households, of which 551 are individuals, 193 are families with children, 40 are youth, and 70 are veterans and their families. From 2017–2019, the City of Boston committed a total of \$3,075,000 to a RRH system serving individuals experiencing homelessness. From 7/1/18–6/30/19, 101 individuals were housed with an average of 84 days from enrollment to placement. The RRH system put in place a partnership structure with the City of Boston's two largest shelters and three additional homeless services providers. The partnership allows for improved access for homeless individuals to RRH resources throughout the City of Boston, increased capacity for housing search, and increased earned income potential through employment services.

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

As part of its Front Door Triage program, the City is assessing clients that present at shelter to determine if viable alternatives exist that would prevent the client from entering shelter. The City recognizes the enormous cost that unnecessary

evictions of low-income households places on systems of care, not to mention the trauma it inflicts on households. In 2016 the City created the Office of Housing Stability (OHS) to focus on homelessness prevention. In the past year, OHS has intervened in 257 homeless prevention cases. The Boston CoC continues its partnership with non-profit providers and the Boston Housing Court, in working to prevent the eviction of low-income tenants from subsidized units.

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

The Boston CoC continues to make substantial investments in the build out of its Rapid Re-Housing system, including \$900k annually in local funds to sustain this intervention and target this resource to chronically homeless, long-term shelter stayers, families and unaccompanied youth. The CoC's 2018 CoC grant application requested funding for 3 new permanent housing programs that will provide housing to 79 additional households. The City also continues a highly collaborative and successful partnership with the Boston Housing Authority, including 175 new Housing Choice Vouchers dedicated to chronically homeless individuals and homeless veterans this year. The City is also working with its partners at the State level to investigate the prioritization of resources for people experiencing homelessness.

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

Actions taken to address the needs of public housing

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: BHA 5 Year Plan Progress Report. The BHA is the largest public housing authority in New England and the sixth largest in the nation. In total, BHA currently owns and/or oversees approximately 12,623 rental units of public housing in Boston and houses more than 25,000 people under the public housing program. BHA owns 63 housing developments. Of the 63 developments, 36 are designated as elderly/disabled developments and 27 are designated as family developments. Three of the 27 family developments have elderly/disabled housing on site and one of the elderly developments has designated units for families.

In addition to housing developments, BHA administers approximately 11,469 rental assistance vouchers, otherwise known as Tenant-Based Section 8 vouchers, that allow families to rent in the private market and apply a subsidy to their rent. A similar state program assists an additional 700 households. With this assistance, residents are able to pay approximately 30-40 percent of their income toward rent and BHA pays the remainder. BHA helps provide housing to approximately 29,000 people under these programs. In addition, BHA provides subsidy to more than 2,100 households under its Section 8 Project-Based Voucher and Moderate Rehabilitation programs as well.

The BHA also administers Housing Choice Vouchers (Section 8 or Leased Housing) to over 13,000 families that lease apartments from private landlords. The Leased Housing Waiting List includes about 2,000 applicants at this time; however it has been closed to all new applicants except the highest priority emergencies since 2008. In April 2019, Mayor Walsh announced the release of 1,000 new rental housing vouchers for chronically homeless residents and families in Boston.

New in the upcoming Program Year 2019 that starts July 1, 2019, the BHA will implement a Small Area Fair Market Rent (SAMFR) policy, allowing more than 12,000 residents with federal Housing Choice Vouchers greater access to Boston

area neighborhoods and towns. The BHA, along with the Cambridge Housing Authority, are the first housing authorities in the Nation to voluntarily adopt the SAFMR standards.

Historically, housing authorities have been limited by the US Department of Housing and Urban Development (HUD) to one payment standard, known as Fair Market Rent (FMR), for each metropolitan area. However, under new HUD regulations, BHA can now adjust its payment standards for each zip code, more precisely matching the actual rental costs. As a result, families will now have the choice to rent in areas that have historically been unaffordable with a voucher. This change affirmatively furthers fair housing goals and takes steps towards deconcentrating voucher families by providing expanded housing choices in Boston and the surrounding areas. A chart of the new 2019 payment standards by zip code can be found [here](#).

In December 2016, HUD awarded the BHA \$30 million in Choice Neighborhood Implementation grant funds for the Whittier Transformation Plan. DND committed \$1.6 million in CDBG funds to assist with the Neighborhood component of Whittier and designated the neighborhood as a Neighborhood Revitalization Strategy Area (NRSA). The NRSA designation provides some additional flexibility in the use of CDBG funds in the designated area. The \$30 million grant is leveraging an additional \$260 million in private and public funds to transform the Whittier Street public housing site and the surrounding community by providing educational and economic opportunities for low income residents and by investing in community amenities that will improve the quality of life for all residents in the lower Roxbury neighborhood. To date the Whittier Choice program has created 106 new mixed-income apartments (including 39 deeply subsidized replacement units for apartments being demolished at the Whittier site) in the Whittier neighborhood, and 92 new apartments (43 of which are replacement units) are nearing construction completion at the original Whittier site. DND awarded Phase 2 of the Whittier redevelopment \$3.5 million in February 2019, including up to \$2.5 million in HOME or CDBG funds. Beyond

housing, Whittier Choice includes a Critical Community Improvements Plan which was approved by HUD in March 2018. The thirteen projects in the Plan will promote economic development in the target area (see map in appendix) as well as support and enhance housing and neighborhood initiatives. It is expected that the \$4.5 million investment in Choice grant funds will leverage \$38 million in other investments. The City provides support to selected programs serving public housing residents through its CDBG-funded human service programs; and provides CDBG, HOME or other funding to BHA redevelopment projects through the Rental Housing Preservation or the Rental Housing Production programs. Public housing residents participating in the BHA's Section 8 Homeownership Voucher program are encouraged to enroll in DND's homebuyer education and counseling programs and, upon completion of the program, are eligible to receive downpayment and closing cost assistance from DND if they are purchasing a home in Boston. More information on the BHA's Section 8 Homeownership program is available in Chapter 16 of the BHA's Section 8 Administrative Plan: <http://www.bostonhousing.org/en/Policies/Section-8-Admin-Plan-Ch-16.aspx>

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

BHA activities to increase resident involvement include 1) 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; 2) 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; 3) 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 4) 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).

Actions taken to provide assistance to troubled PHAs - Not applicable

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The 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 far exceeds that target; affordable housing represents nearly 20 percent of our existing stock and 24 percent of all new housing production since 2000. Despite these efforts, the cost of housing remains a huge challenge for many Bostonians; more than 40,000 renters and 10,000 homeowners pay more than 50% of their monthly income for rent or a mortgage.

Addressing these high housing cost burdens has been at the center of every Boston housing plan since the repeal of rent control in the mid-1990s deregulated 22 thousand apartments occupied by low income and elderly tenants. In 2014 Mayor Martin J. Walsh released **Housing a Changing City: Boston 2030**, the administration's plan to meet Boston's housing challenges that include increasing the supply of housing, increasing the supply of housing for elderly and low-income households and incentivizing developers to build quality affordable housing. The complete plan is available here: <https://www.boston.gov/finance/housing-changing-city-boston-2030>

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

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

- a. the high prices of homes offered for sale are beyond the reach of most low and moderate income residents and even many middle-income residents;

- b. market rents are not affordable for lower-income residents, especially those with extremely low incomes;
- c. lack of operating subsidies make it difficult to finance the development of housing that is affordable to very low and extremely low-income households and
- d. state and federal resources previously available to address these needs continues to be cut.

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

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. Both HOME and CDBG-funded housing activities provide significant benefits to the lowest income levels. The HOME program reaches a lower-income population because the program is primarily used for development of new housing in conjunction with Low Income Housing Tax Credits and Section 8 subsidies. The overall low-mod benefit for the CDBG program for PY18 is **97.52%** as shown in the CDBG Financial Summary (IDIS PR-26) in the appendix section of this CAPER exceeding the overall 70% low-mod benefit requirement.

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

DND's Boston Home Center (BHC) administers Boston's nationally recognized Lead Safe Boston (LSB) program. The program utilizes federal, state and homeowner funds to assist the abatement of lead hazards in existing housing. DND was awarded a \$4.3 million dollar grant from HUD's Office of Lead

Hazard Controls and Healthy Homes to abate 200 privately owned units over 42-months. A total of 75 units were completed during this program year and another 20 units are in the pipeline to be deleaded. In partnership with HUD since its' inception of the lead hazard programs in 1994, LSB has been directly responsible for the abatement of 2985 housing units in Boston.

A significant development in 2018 was the Massachusetts Department of Public Health's Childhood Lead Poisoning Prevention Program (CLPPP) amended its Lead Poisoning Prevention and Control Regulation. Major changes include reducing blood lead levels that constitute poisoning from 25 to 10 µg/dL. Second is to that deleading standards have changed so fewer intact surfaces are considered lead hazards. These regulation changes increased demand for DND's services to address lead paint while reducing abatement costs by about 15%. Lead Safe Boston resources are available citywide, but assistance is prioritized:

1. First priority is given to addressing lead hazards in properties citywide where a child under age 6 has been found to have an actionable blood lead level under Massachusetts law (EBLL \geq 10 ug/dL) and the property owner has been ordered by the court to abate the lead hazards.
2. Second priority is given to abating lead hazards in properties with a child under age 6 that is located in those neighborhoods where the numbers and incidence rate of elevated blood lead levels is higher than the citywide average.
3. In addition, DND works closely with the Boston Housing Authority's Leased Housing Division and Metropolitan Boston Housing Partnership to abate units being leased by tenant-based Section 8 certificate holders.

The abatement of lead in existing housing units is an important part of the City's three-pronged plan for addressing an impediment to fair housing faced by low-income families with children.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City provides extensive funding for anti-poverty activities such as job training and education initiatives through its Office of Workforce Development (OWD), a division of the Economic Development Industrial Corporation doing business as the Boston Planning and Development Agency. Approximately \$2.2 million funded 52 organizations serving over 4091 people. These funds include funds to programs targeting populations who have the most barriers to employment and among the poorest in the city.

A major accomplishment during this program year is continued implementation of an extensive revision of our Policies and Principles for CDBG-PS to better align the services with the goal of helping participants move toward economic self-sufficiency by each program prioritizing a goal of having each participant pursuing at least one of these steps to increase their financial stability:

1. Enrolling in post-secondary education leading to a well-paying job enabling family self-sufficiency;
2. Placement in a job either having, or on a career pathway towards family-sustaining wages or completing a job training program that would result in such a job; or
3. Maximizing financial stability through education and information about public and private benefits available to participants, and financial literacy training to manage and save finances to move toward economic self-sufficiency.

Program year 2018 is the second year of a two year funding cycle for CDBG-PS. Programs were awarded funding based upon their proposal submissions in response to an open and competitive Request for Proposal (RFP) procurement process.

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).

Despite these many actions Boston has taken to address poverty, the number of poverty level families continues to rise, largely due to the growing number of very low-income Hispanic families. According to the most recent American Community Survey data, Boston has a total of 126,885 family households in 2017, an increase of 10,512 or 8.3% since 2012. Of these, 20,302 (16%) have incomes below the poverty level, an increase of 2,031 or 10% since 2012.

	2013-2017	2008-2012	# Change	% change
# families HHs	126,885	116,373	10,512	8.3%
% below poverty level	16.0%	15.7%		0.3%
# below poverty	20,302	18,271	2,031	10.0%

While Hispanic families account for 44% of the increase in the number of family households during this period, they make up 67% of the increase in family households living below the poverty level (1,369 out of 2,031 families.) About 30% of Hispanic families live in poverty, nearly double the city-wide rate of 16%.

	2013-2017	2008-2012	# Change	% change
Hispanic family HHs	27,052	22,428	4,624	17.1%
% below poverty level	30.1%	30.2%		-0.1%
# below poverty	8,143	6,773	1,369	16.8%

Boston will need to take additional targeted actions to address the poverty of Hispanic families if we are to make progress towards reducing the overall number of families living in poverty.

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

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 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. CHDO funds are available on a rolling basis throughout the program year; eligible CDCs apply for funds when they have an eligible project. Currently, we are reviewing four projects.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Over the last several years, DND has developed extensive email lists that includes all homeless and at-risk agencies, mainstream service and housing agencies, community development organizations, civic leaders, etc. We use these email lists regularly to inform these agencies of planning efforts, funding opportunities, changes in policy and practice or any other information that these agencies find useful. Often, other agencies including state agencies will solicit our assistance to get the word out on a variety of topics and opportunities.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In July 2015 HUD issued a new Rule replacing the Analysis of Impediments to Fair Housing Choice (AI) with a new process called an Assessment of Fair Housing (AFH). The Rule required consultation and community participation in the analysis of fair housing data, an assessment of fair housing issues and contributing factors, and an identification of fair housing priorities and goals. The AFH planning process was designed to help communities analyze challenges to fair housing choice and establish their own goals and priorities to address the fair housing barriers in their community.

Starting in January 2017 through May 2018, the Boston Housing Authority (BHA), the Department of Neighborhood Development (DND), the City's Office of Fair Housing and Equity (OFHE) and Boston Planning and Development Agency (BPDA), formerly the Boston Redevelopment Agency, worked collaboratively on a draft 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. The goal of this work was to complete an

Assessment of Fair Housing (AFH) that would replace the Analysis of Impediments to Fair Housing as directed by HUD's new AFFH Rule.

However, on May 18th of 2018 HUD announced that it was withdrawing its AFH Tool for Local Governments and directed grantees that they were not to submit their AFHs for HUD review until further notice. Despite HUD's decision, DND and the BHA remain committed to completing a locally tailored fair housing plan and we are in the process of completing that work in conjunction with our community partners. The Plan will reflect the information and feedback received through the 16-month community engagement process and will make use of much of the data provided by HUD for the AFH. However, it is our goal to produce a document that is streamlined, more readable and more useful than HUD's original AFH. The document must also satisfy HUD's requirement that in lieu of the AFH, grantees must conduct an analysis of impediments of fair housing choice and update their Analysis of Impediments.

In the meantime, the City continues to take actions to overcome the effects of impediments identified in the City's Analysis of Impediments to Fair Housing Choice. Actions taken in past program year include:

- DND provided the Office of Fair Housing and Equity with \$486,976 in CDBG funds to support the OFHE's review of affirmative marketing plans to ensure compliance with Fair Housing requirements and OFHE's work investigating fair housing discrimination complaints.
- Through its Lead Safe Boston program DND provided funding to 23 homeowners to abate lead hazards in 56 units of housing, reducing barriers to housing for families with children.
- The Boston Home Center provided \$555,600 in financial assistance to 51 households of color to enable them to purchase their first home, reducing the barriers to homeownership for households of color.
- In December of 2017, mayors of 15 Boston-area communities joined together to establish housing targets, including targets for affordable housing, and to agree on a set of 10 principles to guide future housing development and preservation. In October of 2018 they announced a housing production goal of adding 185,000 new housing units in their 15 communities units by 2030. This will help expand housing opportunities, including opportunities for households of color, in communities of opportunity outside the City of Boston.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

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

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

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

Rent, Income & Housing Quality Monitoring: The Compliance Unit in DND's Policy Development & Research Division has undertaken a thorough review of its affordable housing database which will assist in meeting the requirements of the rent and income certification and housing quality standards under the HOME regulations and City policies. Procedures and electronic workflows are in place to insure on-going compliance. The Boston Housing Authority and DND are operating under an agreement for conducting HQS inspections for units that both agencies monitor.

Boston Resident's Jobs Policy: The City has an Equity and Inclusion Unit in

Economic Development which reviews all projects to ensure compliance with the City's jobs ordinances and with the requirements of Section 3, Davis-Bacon and other employment related requirements.

Fair Housing: The City's Fair Housing Commission reviews affirmative marketing plans to ensure compliance with Fair Housing requirements and with the terms of the Consent Decree. <https://www.boston.gov/departments/fair-housing-and-equity>

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

Citizen Participation Plan 91.105(d); 91.115(d). Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Department of Neighborhood Development (DND) took several steps to notify the public of the release of the draft Program Year 2018 CAPER and the opportunity to comment. This draft Program Year 2018 CAPER was issued for the required 15-day comment period on September 6. DND placed a notice and request for comments in the Boston Globe September 6. An email of the same notice was sent out to 450+ individuals and organizations subscribed to DND's Policy News list encouraging comments and feedback on the report. The draft CAPER was posted on the Department's website at: http://www.cityofboston.gov/dnd/pdr/HUD_Plans_Reports.asp and paper copies were available at the Department of Neighborhood Development, 26 Court Street, Boston.

On September 17, a reminder notice was sent to DND's Policy News subscribers to encourage comments and advising that the deadline to comment was September

23. Two comments were received. The Pine Street Inn wrote a letter commending the City on our accomplishments during the program year. No response is necessary.

The second comment was from the Boys and Girls Club in Dorchester expressing praise for the reports' informative content and for the volume of work being done to assist low-income families. No response is necessary.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There were no substantial changes during Program Year 2018.

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

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

DND has one open BEDI grant for the Boston Executive Municipal Plaza project. The BEDI grant is used to make the interest payment of the Section 108 loan. The principal payments are repaid by City of Boston capital funds.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

A total of 591 units in 112 projects were inspected during the program year. A table in the appendix of this report shows the HQS inspections completed from July 2018 to June 2019. No major issues were detected during the inspection and all projects were inspected on schedule.

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

The Office of Fair Housing and Equity, Boston Fair Housing Commission continues to administer the Affirmative Marketing Program, which fosters equitable access to government-assisted housing, and inclusionary developments, by providing technical assistance to developers/managers in the preparation of affirmative marketing and tenant/buyer selection plans; and by monitoring the implementation of plans approved by the Commission. During the program year, 56 marketing plans were approved and 45 lotteries were held for affordable units.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

IDIS Report PR23 "*HOME Summary of Accomplishments*" shows that 39 units were completed during the program year. Of the 39, 59% (23 units) served extremely low income (up to 30% of area median income); the other 16 units (41%) served households between 31% to 60% of area median income. With respect to race of the households served, 54% of the HOME units are occupied by minorities household and 20% by white households and 26% multi-racial.

A total of \$1,243,676 in HOME Program Income was committed to housing activities during PY18.

Describe other actions taken to foster and maintain affordable housing.
91.220(k)

Boston is fortunate to have a well-developed institutional infrastructure for affordable housing development. Some of the nation's strongest and most experienced community development corporations (CDCs) are based in Boston. The City of Boston, through DND, provides financial support for this network by using up to 5% of its HOME funds to provide operating assistance to CDCs and other Community Housing Development Organizations (CHDOs). Presently, we have not officially made CHDO awards for PY18. DND has a rolling and open request for funding from CHDOs who will apply when they have an eligible project.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	70	45
Tenant-based rental assistance	70	84
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

Table 10 – HOPWA Number of Households Served

Narrative

There continues to be a need for permanent affordable housing. To directly address this need, the City increased funding for its HOPWA Tenant Based Rental Assistance program, allowing for the release of additional permanent housing vouchers for People Living with HIV/AIDS.

Moreover, the limited supply of affordable housing highlights the need for People Living with HIV/AIDS to maintain current housing situations or swiftly secure new

housing when needed. Therefore, funding for financial assistance or supportive services affecting housing stability has continued in PY18. Financial assistance impacting housing stability includes funds for short-term rent, mortgage, and utility assistance, which 45 households were able to access and an additional 41 households were able to secure new units with final assistance for rental startup costs. Providing supportive services with PSH has assisted 265 households to maintain their housing and have access to care and supports.

For those searching for housing (including clients with a housing voucher), the competitive rental market has necessitated resources to be directed to housing information and search services; 296 households were assisted in PY18.

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

ESG Supplement to the CAPER in e-snaps

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	BOSTON
Organizational DUNS Number	138479543
EIN/TIN Number	046001380
Identify the Field Office	BOSTON
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Boston CoC

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2018
Program Year End Date	06/30/2019

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

Subrecipient or Contractor Name: BOSTON

City: Boston

State: MA

Zip Code: 02201, 0001

DUNS Number: 138479543

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 0

Subrecipient or Contractor Name: NEIGHBORHOOD OF AFFORDABLE HOUSING

City: East Boston

State: MA

Zip Code: 02128, 1903

DUNS Number:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$600,000

Subrecipient or Contractor Name: PINE STREET INN INC

City: Boston

State: MA

Zip Code: 02118, 2404

DUNS Number: 079506366

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$56,936

Subrecipient or Contractor Name: HOMESTART

City: Cambridge

State: MA

Zip Code: 02138,

DUNS Number: 048534130

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$49,574

Subrecipient or Contractor Name: Hearth Inc.

City: Boston

State: MA

Zip Code: 02118, 3380

DUNS Number: 780192949

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$32,429

Subrecipient or Contractor Name: Boston Medical Center Corporation

City: Boston

State: MA

Zip Code: 02118, 2908

DUNS Number: 005492160

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: \$112,365

Subrecipient or Contractor Name: New England Center and Home for Veterans

City: Boston

State: MA

Zip Code: 02108, 2601

DUNS Number: 609372248

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$35,407

Subrecipient or Contractor Name: Asian American Civic Association

City: Boston

State: MA

Zip Code: 02111, 1833

DUNS Number: 150772585

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$17,673

Subrecipient or Contractor Name: Metropolitan Boston Housing Partnership

City: Boston

State: MA

Zip Code: 02120, 3401

DUNS Number: 616685855

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$243,272

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

10. Shelter Utilization

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

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s) We do not use our ESG funds for shelter units.

All contracts with agencies that are funded with McKinney-Vento resources, including ESG, are required to participate in Boston's Homeless Management Information System (HMIS). Programs are required to collect the HUD prescribed Universal Data Elements and Program Specific Data Elements for their clients and provide data for the Annual Homeless Assessment Report and the annual McKinney-Vento funding application to HUD. Program Specific Data Elements are required to be captured at program entry and program exit. HUD also requires McKinney-Vento recipients to collect data regarding a client's homeless status in regards to HUD's definition and the number of chronically homeless served.

ESG Recipients are required to submit their HMIS data in the Sage HMIS Reporting Repository.

CR-75 – Expenditures. 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	515,732	951,432	500,353
Subtotal Homelessness Prevention	515,732	951,432	500,353

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	565,657	245,720	112,365
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	565,657	245,720	112,365

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services	19,107	0	0
Operations	0	0	0
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	19,107	0	0

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Street Outreach	190,221	615,975	600,000
HMIS	50,000	50,000	50,000
Administration	108,706	151,078	106,415

11e. Total ESG Grant Funds

Total ESG Funds Expended	2016	2017	2018
	1,449,423	2,014,205	1,369,133

11f. Match Source

	2018
Other Non-ESG HUD Funds	0
Other Federal Funds	760,000
State Government	438,885
Local Government	0
Private Funds	122,403
Other	0
Fees	0
Program Income	0
Total Match Amount	1,321,288

11g. Total

Total Amount of Funds Expended on ESG Activities	2016	2017	2018
	1,449,423	2,014,205	2,690,421