

**CITY OF BOSTON
Draft Action Plan
Program Year 2020
July 1, 2020 – June 30, 2021**

**Available July 2
for 30-Day Public Comment Period**



Martin J. Walsh, Mayor

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

City of Boston Program Year 2020 – Action Plan DRAFT Table of Contents	
Page	Section
2-4	AP-05 Executive Summary
5	PR-05 Lead & Responsible Agencies
6-9	AP-10 Consultation
9	AP-12 Participation
10-13	AP-15 Expected Resources
14-16	AP-20 Annual Goals & Objectives
16-33	AP-35 Projects + AP-38 Project Summary
34-35	AP-50 Geographic Distribution (Project Maps in Appendix)
36-37	AP-55 Affordable Housing
38-39	AP-60 Public Housing
40-43	AP-65 Homeless & Other Special Needs Activities
44	AP-70 HOPWA Goals
45-46	AP-75 Barriers to Affordable Housing
47-51	AP-85 Other Actions
52-56	AP-90 Program Specific Requirement: CDBG, HOME & ESG

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 (7/1/20 to 6/30/21).

HUD has a template for producing the Plan directly within HUD's Integrated Disbursement and Information System (IDIS). Once approved, this Program Year 2020 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 PY20 Action Plan is the third year under our 5-Year Consolidated Plan (July 1, 2018 to June 30, 2023).

DND's HUD-funded housing programs are a part of the City's broader housing strategy, "**Housing a Changing City: Boston 2030**" (**HB2030**), the Administration's 15-year plan to help Boston meet the housing needs of its rapidly expanding population in a thoughtful, planned manner. The 2018 update of **HB2030** plan sets increased goals for housing production, including income-restricted housing designed to be affordable to a range of incomes, plans for strategic growth that preserve and enhance existing neighborhoods, and new focus areas on preventing displacement, increasing homeownership, and promoting fair and equitable access to housing. The overall housing production goal is 69,000 new units of housing at a variety of income levels across the City, including nearly 16,000 new units of income-restricted housing that will bring Boston's total number of income-restricted units to 70,000 by 2030. The complete plan is available here: <https://www.boston.gov/departments/neighborhood-development#plans-reports-and-notices>

A few noteworthy updates:

The Federal Coronavirus Aid, Relief, and Economic Security Act (CARES Act), signed on March 27, 2020, made direct allocations to the City of Boston through three grant programs: Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and Housing Options for Persons With AIDS (HOPWA) programs. These funds, totaling **\$39.3 million** are to be used to prevent, prepare for, and respond to the coronavirus pandemic. The \$39.3M in CARES Act funds are shown in the program year (PY19) ending on June 30, 2020 so are not included in the development of this PY20 Action Plan. For more information on how the CARES Act funds will be used, visit:

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

Boston's CDBG public service providers continue to expand access to employment, education, and financial empowerment to Boston residents. CDBG Public Service ("CDBG-PS") funds have increased the City's workforce development capacity through innovative local ideas and solutions that reflect local realities and priorities. Although the pandemic and subsequent shutdowns have created significant obstacles for the City's nonprofits, CDBG-PS providers have demonstrated remarkable flexibility and resilience. Most training programs have transitioned some or all program components to online delivery. Several organizations will formally shift PY20 program activities to one of the five pandemic response activities authorized by HUD for CDBG public service. Many providers have nimbly adapted to this unprecedented situation by expanding their scope of program services to include emergency assistance to CDBG clients.

West End House, an independent Boys and Girls Club, serves youth residing in Boston's most underserved neighborhoods. Over the past year, the CDBG-funded program has been providing approximately 40 youth with academic support, career readiness skills, work experiences, and college transition services. In response to the COVID-19 pandemic, West End House is distributing grocery packages for families experiencing food insecurity, delivering up to 9,000-10,000 pounds of food every week.

The Youth Homeless Demonstration Grant Program (YHDP): awarded \$4.92 million by HUD in July 2018, supports a wide range of housing programs including rapid rehousing, permanent supportive housing, transitional housing and host homes. Through YHDP, Boston added 157 new housing opportunities dedicated to youth and young adults. The housing interventions are innovative, flexible and responsive to the needs of young adults -- who participated in drafting the program and reviewing applications.

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) the 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.

DND's Housing Development and Services programs support a wide range of housing creation and support activities that strive to make Boston the most livable city in the nation. This is accomplished through the work of the Boston Home Center (BHC), Neighborhood Housing Development (NHD), the Supportive Housing (SH) division and the Office of Housing Stability (OHS). BHC's mission is to help Boston residents obtain, retain, and improve their homes. NHD works with nonprofit and for-profit partners to develop and preserve affordable housing. SH provides funding for housing and supportive services for Boston's homeless and those at risk of homelessness. OHS helps Boston residents find and maintain stable, safe and affordable housing.

3. Evaluation of past performance

As required by HUD, every year the City of Boston prepares a detailed annual performance report on its HUD funded programs, the Consolidated Annual Performance and Evaluation Report (CAPER). The report is submitted to HUD and posted after it is reviewed and approved by HUD. The CAPER reports are available here: <https://www.boston.gov/departments/neighborhood-development#plans-reports-and-notice> The CAPER for program year 2019 (7/1/19 to 6/30/20) is year 2 of the current 5-year Consolidated Plan and will be posted for public review and comment on or about 9/30/20.

Among the deliverables of the **Boston 2030** housing plan was regular reporting -- the release of quarterly and annual updates on the City's progress. Through September 2019, more than 30,000 new housing units have been permitted with 20% of the total (6,000) income-restricted units set aside for residents with qualifying incomes. Reports are available here: <https://www.boston.gov/departments/neighborhood-development/housing-changing-city-boston-2030>

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 nonprofits across the City for programming to serve youth and adults. The CDBG-PS program runs on a two-year funding cycle, where PY19 was an open and

competitive funding year, and PY20 is the re-funding year, open only to currently funded programs. More about the CDBG funded programs is available here: <http://owd.boston.gov/>

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

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

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

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

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.

Consolidated Plan Public Contact Information Tim Davis, Deputy Director, Policy Development & Research Division, Department of Neighborhood Development, 26 Court Street, 11th Floor, Boston, MA 02108 Phone: 617-635-0242, E-mail: tim.davis2@boston.gov

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 program divisions (Neighborhood Housing Development, Supportive Housing, Office of Housing Stability, Boston Home Center and Real Estate Management and Sales) and the City's three sub recipient agencies

- Mayor's Office of Workforce Development (OWD)
- Office of Fair Housing and Equity
- Mayor's Office of Economic Development (OED)

to develop the annual Action Plan, including proposed funding allocations and accomplishments for each program. PD&R held a public hearing (March 11) to solicit input on developing the Plan. A virtual public hearing to obtain community input on this draft Plan is scheduled for July 15 from 6:00 pm to 8:00 pm. The hearing notices and the draft Plan are posted are here:

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

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 nonprofits across the city for programming to serve youth and adults. PY20 is a re-funding year, open for PY19 CDBG-PS providers only. OWD participated in a DND-hosted public hearing on 3/11/2020 to announce the re-funding cycle and solicit questions and feedback on existing CDBG-PS funded programs. The re-funding application was released on 5/1/2020. OWD finalized the PY20 funding recommendations and grantees have been sent contracts.

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 Mayor's 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 Department of Neighborhood Development (DND) is the lead agency for the Boston Continuum of Care and is the main architect of **Boston's Way Home – An Action Plan to End Veteran and Chronic Homelessness**. Since 2014, when Mayor Walsh answered First Lady Michelle Obama's Mayors Challenge to End Veteran Homelessness and joined the US Department of Veterans Affairs' 25 Cities Initiative, DND and its CoC partners have placed over 1,275 veterans in permanent housing and the CoC has been certified by the United States Interagency Council on Homelessness (USICH) for ending chronic veterans homelessness. Since the release of the Plan, DND and its CoC partners have placed more than 1,029 chronically homeless individuals in housing, representing over 6,500 years of homelessness ended.

DND and HUD resources work together to create a system of Coordinated Entry and rapid exit from shelter in order for the experience of homelessness to be rare, brief and non-recurring. In order to achieve these goals HUD's System Performance Measures are tracked, including: length of time (LOT) persons remain homeless; whether persons who exit homelessness for permanent housing return to homelessness (recidivism); the change in the number of homeless persons through the annual Point In Time Count; the growth in employment and income for homeless persons in CoC-funded programs; the number of persons who become homeless for the first time and successful placement from Street Outreach to permanent housing.

During the current public health emergency, DND has reconstituted its CoC Leadership council to better respond to the challenges presented by COVID-19 and the potentially devastating impact on people experiencing homelessness. With the support of this council, the CoC changed its Coordinated Entry prioritization to target resources to those in congregate shelter or on the street that are most susceptible to COVID-19 (as defined by the CDC) and are willing to engage in creating a housing plan to rapidly exit shelter. The CoC will continue to support shelter providers throughout the duration of the

public health emergency with resources that allow housing navigator staff to continue the work of exiting people from shelter. Providers have had to redeploy some of these staff to more operational roles within the shelter, in order to ensure recommended social distancing measures and these reassignments have impacted their ability to focus on housing navigation to move people quickly from shelter. By providing additional resources for staffing, providers can shift those repositioned staff back to the task of housing navigation. It is anticipated that this work will continue well into PY 20.

To better serve youth and young adults experiencing homelessness in the Boston CoC, DND issued a Request for Proposals in the fall of 2017 to hire a vendor to assist the City in the creation of a Plan to Prevent and End Youth and Young Adult Homelessness. Over the course of the contract, the vendor assisted the CoC in its application for the Youth Housing Demonstration Program (YHDP) and in creating a planning structure and community action plan for addressing youth homelessness. As a result of these efforts, Boston was selected by HUD for an award of \$4.92 million in the second round of YHDP funding. Boston's Plan to Prevent and End Youth and Young Adult Homelessness was approved as Boston's Coordinated Community Plan by HUD in March 2019. Through YHDP, Boston added 157 new housing opportunities dedicated to youth and young adults. The housing interventions are innovative, flexible and responsive to the needs of young adults -- who participated in drafting the program and reviewing applications.

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

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards 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 convening entity for the City of Boston's Continuum of Care (CoC) and is also the ESG grantee. Within DND, ESG funds are administered by two divisions, the Office of Housing Stability (OHS) and Supportive Housing (SH). OHS and SH collaborate on procurement of ESG funds to ensure CoC priorities and needs for homelessness prevention, rapid re-housing and street outreach are reflected in vendor selection and funding recommendations. All ESG sub-grantees are members of the CoC and as such, they are required to attend all CoC meetings and training and must participate in the CoC's Homeless Management Information System (HMIS).

In addition, DND is the recipient of HOME, CDBG, and HOPWA funds, which allows for strategic targeting of resources that aligns with overall CoC goals for housing creation, homelessness prevention and rapid rehousing. The Supportive Housing (SH) Division at DND includes staff that administers these funds (CoC, HOPWA and ESG) and is responsible for the implementation of many aspects of the Consolidated Plan and the Mayor's Housing Plan (Boston 2030) for the City of Boston and is the convening entity for "Boston's Way Home", the Mayor's strategic plan to end chronic and veterans homelessness. Therefore, the Supportive Housing Programs and the mainstream HUD programs work in tandem to develop and implement the Consolidated Plan and the annual Action Plans.

DND will utilize ESG funding for homelessness prevention programs offered through the Office of Housing Stability and the Supportive Housing Division will use ESG to fund Street Outreach services to engage those living on the streets and in places not meant for human habitation and connect them with immediate shelter and safety services.

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 citywide hearing on March 11 in the Winter Chambers at 26 Court Street to solicit citizen input prior to preparing the draft Action Plan. A display ad announcing the hearing and soliciting comments was published in the Boston Globe, an email notice was sent to 408 subscribers on an email list the City maintains for this purpose. A notice of the hearing in English and Spanish was posted on DND's web site and on the City of Boston's web calendar. Interpreter services (Spanish-English) were available at the hearing. Further, the public was notified that every effort would be made to accommodate other language needs, including ASL, upon request and at least seven days prior to the hearing date.

This draft Action Plan is issued for a **30-day public comment** period beginning **July 2** and posted on the City's Website: http://www.cityofboston.gov/dnd/PDR/HUD_Plans_Reports.asp.

A **virtual hearing** is scheduled for **July 15 from 6:00 to 8:00 p.m.**, to solicit input and comments on this draft Action Plan. Details posted here: <https://www.boston.gov/departments/neighborhood-development/hearings-and-public-comment>

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

Introduction

The Consolidated Plan is carried out through Annual Action Plans with a budget that details the resources available for that program year. The table on the following page captures those resources. In developing our 5-year Consolidated Plan, DND estimated the HUD resources that would be available. As shown in this table, we have received almost **\$11 million (15%)** more in HUD resources than we estimated for the first three years plan years (PY18, PY19 & PY20) combined. The funding increases by program: CDBG 10%, HOME 37%, HOPWA (25%) and 2% ESG.

Estimated and Actual HUD Grant Amounts 5 Year Consolidated Plan (PY18 to PY22)					
ESTIMATED GRANT AMOUNTS					
5-Year Con Plan	CDBG	HOME	HOPWA	ESG	TOTAL
Program Year 2017 (base year)	\$15,761,309	\$4,152,803	\$2,285,329	\$1,436,665	\$23,636,106
PY18, PY19 and PY20: 3 Year Estimate	\$47,283,927	\$12,458,409	\$6,855,987	\$4,309,995	\$70,908,318
ACTUAL GRANT AMOUNTS					
Year 1 - PY18 (7/1/18 to 6/30/19)	\$17,229,498	\$5,863,642	\$2,588,781	\$1,418,872	\$27,100,793
Year 2 - PY19 (7/1/19 to 6/30/20)	\$17,146,361	\$5,336,980	\$2,894,494	\$1,461,960	\$26,839,795
Year 3 - PY20 (7/1/20 to 6/30/21)	\$17,437,636	\$5,871,574	\$3,089,167	\$1,506,611	\$27,904,988
Total Years 1 to 3	\$51,813,495	\$17,072,196	\$8,572,442	\$4,387,443	\$81,845,576
\$ Change Estimate vs Actual (PY18 to PY20)	\$4,529,568	\$4,613,787	\$1,716,455	\$77,448	\$10,937,258
% Change Estimate vs Actual (PY18 to PY20)	10%	37%	25%	2%	15%

For the upcoming year our CDBG, HOME, HOPWA and ESG funds will be used to continue very effective programs; about 64.3% of the HUD funds support **15** housing and homeless programs. CDBG funds also support our economic development, public service and property management programs. A note about the Program Year 2020 budget, while the grant amounts from the four allocations are final, the **program income** amount is an estimate of the repayment of prior years’ grants 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 6/20/20) from prior budget year/s. Those estimates are included in the overall budget on the following page. The final amounts for program income, and what remains in prior year funds, will be known after 6/30/20.

City of Boston, Action Plan Program Year 2020 (DRAFT)

City of Boston, DND Budget - HUD PY20 (Draft 6/20/20)	\$ Amount	% of total
Community Development Block Grant (CDBG)	\$24,726,270	20.82%
PY20 grant	\$17,437,636	14.68%
Program Income	\$3,500,000	2.95%
Prior Year Funds	\$3,788,634	3.19%
Home Investment Partnerships Program (HOME)	\$6,878,962	5.79%
PY20 grant	\$5,871,574	4.94%
Program Income	\$500,000	0.42%
Prior Year Funds	\$507,388	0.43%
Housing Opportunities for Persons With AIDS (HOPWA)	\$3,089,167	2.60%
PY20 grant	\$3,089,167	2.60%
Prior Year Funds	\$0	0.00%
Emergency Solutions Grant (ESG)	\$1,506,611	1.27%
PY20 grant	\$1,506,611	1.27%
Prior Year Funds	\$0	0.00%
HUD/CPD FORMULA GRANT SUBTOTAL	\$36,201,010	30.48%
Economic Development Initiative (EDI)	\$25,000	0.02%
Subtotal Section 108 Loan Guarantees & EDI Grants	\$25,000	0.02%
HUD Lead Hazard Control	\$1,354,127	1.14%
McKinney-Vento CoC Homeless Assistance Programs	\$29,758,010	25.05%
Choice Neighborhood Initiative (Whittier & Quincy Heights)	\$1,001,030	0.84%
Youth Homelessness Grant	\$2,377,879	2.00%
EPA Brownfields	\$0	0.00%
Subtotal HUD & EPA Competitive Grants	\$34,491,046	29.04%
City Operating Budget	\$6,225,006	5.24%
Neighborhood Development Fund (NDF)	\$384,525	0.32%
Housing 2030 Fund (special appropriation from Operating Budget)	\$21,000,416	17.68%
Inclusionary Development Fund (IDP)	\$20,255,508	17.05%
Mass Division of Banks - Chapter 206	\$190,921	0.16%
Subtotal City Funds	\$48,056,376	40.46%
SUBTOTAL OTHER FUNDS (All Funds Except for HUD/CPD Formula Grants)	\$82,572,422	69.52%
GRAND TOTAL ALL FUNDS	\$118,773,432	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 **\$13.84** 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 (9/30/19).

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. Further, 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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

This website: <https://buildinghousing.boston.gov/> was 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.

The **Acquisition Opportunity Program**, administered by DND's Neighborhood Housing Development division, was created in 2016 to assist responsible investor-owners to buy occupied multi-family rental properties. The loan funds are used to purchase rental restrictions on the properties, so that at least 40% of the units are restricted for households below 60% of the area median income (AMI), which is currently \$64,020 for a 3-person household.

A **Vacant Land Acquisition Loan Fund** was created by DND's Neighborhood Housing Development division in 2017 to assist nonprofit developers to acquire land, industrial property or vacant residential property for redevelopment to low or moderate income housing. DND provides the funds to CEDAC (Community Economic Development Assistance Corporation) to administer the program.

The **Neighborhood Homes Initiative (NHI)** uses city-owned land to create affordable homeownership opportunities for a range of middle-class homebuyers. DND will sell approximately 250 parcels of City-owned land for these homes and provide subsidies to developers to ensure that these homes are priced affordably. Homes will be priced between \$284,000 and \$425,000, and will be affordable to households with a combined income between \$60,000 and \$100,000. The affordable homes produced through NHI have a 50-year resale restriction to provide affordability for future generations of homebuyers.

Annual Goals and Objectives: AP-20 Annual Goals and Objectives

	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve the quality of owner housing	2018	2023	Affordable Housing	Affordable Housing - Rehab of Existing Units	CDBG: \$4,547,110	Homeowner Housing Rehabilitated: 940 Household Housing Unit
2	Increase supply of lead safe housing	2018	2022	Affordable Housing	Affordable Housing - Rehab of Existing Units	CDBG: \$271,070 Lead Hazard Control: \$1,291,402	Homeowner Housing Rehabilitated: 60 Household Housing Unit
3	Improve quality existing affordable rental housing	2018	2022	Affordable Housing	Affordable Hsg. Rental & Homeownership	CDBG: \$2,454,408	Rental units rehabilitated: 62 Household Housing Unit
4	Increase supply of affordable housing	2018	2022	Affordable Housing	Affordable Hsg. Rental & Homeownership	CDBG: \$1,317,360 HOME: \$6,000,000	Rental units constructed: 975 Household Housing Unit
5	Housing Related Services to Homeless	2018	2022	Homeless	Housing -Related Services to Homeless	CDBG: \$318,219 CoC Homeless: \$29,758,010 Youth Homeless: \$2,377,879	Housing for Homeless added: 1800 Household Housing Unit
6	Increase Housing Options for HIV/AIDS	2018	2022	Non-Homeless Special Needs	Supportive Housing for Persons with AIDS	HOPWA: \$3,089,166	Housing for People with HIV/AIDS: 155 Household Housing Unit
7	Support Development Community Gardens	2018	2022	Public Facilities	Community Development - Public Services	CDBG: \$634,305	6 gardens
8	Abate Brownfields Sites for Redevelopment	2018	2022	Test and remediate	Brownfield Sites	CDBG: 208,250 EPA Brownfields:	50 tests
9	Increase self-sufficiency low-income residents	2018	2022	Public Service	Public Services	CDBG: \$2,677,399	Public service activities: 4000 Persons Assisted
10	Improve quality of neighborhood facilities	2018	2022	Non-Housing Community Development	Community Development - Public Facilities	CDBG: \$679,843	Other: 30

City of Boston, Action Plan Program Year 2020 (DRAFT)

11	Improve Neighborhood Storefronts	2018	2022	Non-Housing Community Development	Revitalize Neighborhood Business Districts	CDBG: \$1,063,309	Facade treatment/business building rehabilitation: 80 Business
12	Increase employment opportunities	2018	2022	Non-Housing Community Development	Employment Opportunities	CDBG: \$487,197	Jobs created/retained: 100 Jobs
13	Improve Access to Affordable Owner Housing	2018	2022	Affordable Housing	Affordable Hsg. Rental & Homeownership	CDBG: \$712,394	Direct Financial Assistance to Homebuyers: 90 Households Assisted
14	Support CHDOs	2018	2022	Operating Support	Affordable Hsg. Rental & Homeownership	HOME: \$312,906	Other: As Eligible
15	Provide Housing Stabilization Services	2018	2022	Housing Stability Services	Public Services	CDBG: \$927,396	Public service activities: 400 Households Assisted: 625
16	Prevent Loss Subsidized Housing Stock	2018	2022	Affordable Housing	Public Services	CDBG: \$161,282	Public service activities: 2000 Households Assisted
17	Revitalize Business Districts	2018	2022	Non-Housing Community Development	Revitalize Neighborhood Business Districts	CDBG: \$1,572,719	Jobs created/retained: 250 Jobs
18	Provide business technical assistance	2018	2022	Non-Housing Community Development	Community Development - Public Services	CDBG: \$860,282	Businesses assisted: 700
19	Reduce City's inventory buildings and land	2018	2022	Sell surplus building and land	Redevelop city-owned vacant land and buildings	CDBG: \$10,000	Other: 70 Sites
20	Maintain City-owned building and lots	2018	2022	property management	Redevelop city-owned vacant land and buildings	CDBG: \$172,500	Other: As needed
22	Expand Fair Housing Choice	2018	2022	Public Service - fair housing access	Public Services	CDBG: \$685,186	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
23	Provide Research and Reports	2018	2022	research and reports		CDBG: \$462,449	Other
24	Administration	2018	2022	Administration		CDBG: \$3,464,810 HOME: \$556,056	Other
25	Provide technical assistance to owners and	2018	2022	Affordable Housing	Public Services	CDBG: \$776,247	Public service activities 4000 persons in classes and workshops

	renters						
26	Essential Services to Unsheltered Homeless	2018	2022	Homeless	Housing -Related Services to Homeless	ESG: \$1,461,960	2000 persons Assisted
27	Whittier Choice Grant	2018	2022	Affordable Housing		CDBG: \$200,000	Project tracks CDBG commitment to BHA’s Whittier Redevelopment

Table 2 – Goals Summary

Projects

AP-35 Projects – 91.220(d)

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

The City of Boston, through its various funding sources, is addressing important, interlinked conditions. First, the City has been addressing the health and economic consequences of the COVID-19 Pandemic. This crisis has laid bare some of the ongoing challenges Boston faces in terms of addressing inequalities of income and wealth by race and immigration status, and homelessness more broadly. Secondly, the protests spurred by the police killing of George Floyd have also exposed the racial inequities that exist in many aspects of our lives, not just income and wealth. The existing programs the City of Boston supports with CDBG, HOME, HOPWA, and ESG all are tremendously important to addressing the challenges raised by these circumstances, and the City is committed to maintaining funding to these programs. In the short term, there are significant unknowns, and so the City is committed to three actions: 1) Using the federal CARES Act funding to address the immediate needs created by COVID-19; 2) Repurposing a portion of City of Boston operating funds to fund programs that address racial inequalities; and 3) Monitor ongoing conditions, so as to act quickly if the need arises, to shift federal funds to emergency or emergent needs.

At this time, our CDBG, HOME, HOPWA and ESG funds will be used to continue the same important programs we funded last year, though an additional \$250,000 is being dedicated to the Office of Fair Housing Equity in order to help implement proposed affirmatively furthering fair housing actions. In total, CDBG and HOME funds support 15 housing and homeless programs. In addition, CDBG funds support our economic development, public service and property management programs. Any funding increase in CDBG or HOME programs will support affordable housing preservation or rental housing production.

City of Boston, Action Plan Program Year 2020 (DRAFT)

AP-38 Project Summary		
1	Project Name	Homeowner Rehab
	Goals Supported	Improve the quality of owner housing
	Needs Addressed	Affordable Housing - Rehab of Existing Units
	Funding	CDBG: \$4,547,110; HB2030, \$3,497,891; Operating ,364,398
	Description	This program includes a combination of grants, deferred payment loans, and technical assistance to Boston's homeowners in making needed improvements to their properties.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	940 households
	Location Description	citywide
Planned Activities	The program has multiple components: 1) Deferred loans for repairs of owner-occupied 1-4 family properties of up to \$10,000 for a condominium unit, up to \$20,000 for a one to four-family ; 2) Deferred loans of up to \$30,000 for repairs for owner occupants of triple decker properties; one-third of the funds must be used for exterior repairs; 3) Deferred loans up to \$35,000 for low income senior citizens to undertake moderate rehabilitation projects; 4) Emergency grants of up to a maximum of \$5,000 per building to assist seniors with immediate health and safety repairs; 5) Seniors Save program provides senior homeowners with assistance to replace heating systems 12 years or older with a grant of \$3,500 per homeowner and a deferred loan for the remaining balance. Households over 120% AMI receiving loans of any type must provide a 100% match to loan provided by the City. The loans are interest-free, and are repayable if the unit is sold, refinanced or at the end of the buyer's primary residency.	
2	Project Name	Homebuyer Financial Assistance
	Goals Supported	Improve Access to Affordable Owner Housing
	Needs Addressed	Affordable Hsg. Rental & Homeownership
	Funding	CDBG: \$712,256; HB2030: \$3,400,000; Operating: \$290,956; Choice \$233,333
	Description	This program provides down payment assistance loans to first time homebuyers with an income of up to 120% AMI.
	Target Date	6/30/2021
	Estimate the number	90

City of Boston, Action Plan Program Year 2020 (DRAFT)

	and type of families that will benefit from the proposed activities	
	Location Description	citywide
	Planned Activities	Working with a City of Boston participating lender, eligible applicants can receive up to 5% of the sales price for a condominium, 1, 2 or 3 family property depending on the loan product. The loans are interest-free, and are repayable if the unit is sold, refinanced or at the end of the buyer's primary residency.
3	Project Name	Homebuyer Technical Assistance
	Goals Supported	Provide technical assistance to owners and renters
	Needs Addressed	Public Services
	Funding	CDBG: \$776,247; Div Banks: \$152,651; Operating: \$175,223
	Description	The project provides homeowners and first-time homebuyers, especially low-income and minority homebuyers, with educational classes. The program also offers foreclosure counseling.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	4000 individuals attending courses, workshops and housing fairs.
	Location Description	Citywide
	Planned Activities	This program has four components to assist homebuyers and homeowners. They are: 1) Information and outreach provided by the Boston Home Center; 2) Education which includes seminars, workshops and courses such as Homebuying 101, offered around the City; and 3) Foreclosure Prevention and Intervention, which assists homeowners at risk of losing their homes and 4) Certifying incomes for homebuyers entering lotteries for Neighborhood Housing Initiative program properties and certifying incomes for homebuyers wanting to purchase a DND deed-restricted property marketed by the developer or as part of a resale process.
4	Project Name	Rental Housing Preservation
	Goals Supported	Improve quality of existing affordable rental housing
	Needs Addressed	Affordable Housing - Rehab of Existing Units
	Funding	CDBG: \$2,454,408; Operating: \$127,828
	Description	This project preserves and increases the stock of affordable rental housing.
	Target Date	6/30/2021
	Estimate the number and type of families	62 units rehabbed.

City of Boston, Action Plan Program Year 2020 (DRAFT)

	that will benefit from the proposed activities	
	Location Description	citywide
	Planned Activities	This program provides loans to private and non-profit developers through Competitive Funding Rounds to help support the acquisition and/or rehabilitation of occupied buildings in order to capture or preserve affordable housing. The loans are primarily provided to existing multifamily rental and cooperative projects that are occupied by low and moderate income tenants. Decisions are made in conjunction with the State's Consolidated funding rounds for HOME, HSF, HIF, CIPF, LIHTC, et cetera. The focus of the program is to prevent displacement and the loss of housing opportunities and securing long term affordability. Projects with 10 or more rental units are required to set aside at least 10% of the units for homeless households with incomes or no more than 30% AMI. This set-aside of units is achieved through normal turnover of rental units over time. In addition, technical assistance is provided to previously funded developments seeking capital resources to stabilize developments and provide capital improvements that will improve the operations, stabilize tenancies, and preserve and extend affordability.
5	Project Name	Housing Production
	Goals Supported	Increase supply of affordable housing
	Needs Addressed	Affordable Hsg. Rental & Homeownership
	Funding	CDBG: \$1,317,360; HOME: \$6,000,000; HB2030: \$5,900,000; IDP: \$20,167,826; Operating: \$430,8901
	Description	This program provides loans to not-for-profit and for-profit developers to create new housing units for low, moderate and middle-income households through new construction, rehabilitation, or adaptive re-use of vacant buildings. The developments may provide affordable rental or ownership opportunities to income qualified households.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	975 housing units
	Location Description	citywide
	Planned Activities	The program consists of several components: (1) Funding Requests for Proposals - which seek to solicit worthy multifamily rental, mixed use and cooperative developments or turnkey homeownership developments that would be selected for funding under the criteria outlined in the RFP and align with identified housing needs. Funding decisions are made in conjunction with the State's consolidated funding round for HOME, HSF, HIF, LIHTC, and other resources that assist with the

City of Boston, Action Plan Program Year 2020 (DRAFT)

		development of affordable housing for families, individuals, homeless or other targeted populations. Rental developments with 10 units or more, must set-aside at least 10% of units for homeless households. and ownership developments must adhere to DND's policies on household size, owner occupancy, and long term affordability; (2) Housing for Homeless Households - multi-family permanent rental housing providing stabilization services to the tenants, including SRO's and family sized units for homeless households and individuals. Developments may access funding through the competitive funding round process or may be considered for funding independent of the funding round; and (3) Land and Funding opportunities - which utilizes City-owned land as a resource to help to create new housing opportunities, including affordable ownership for moderate and middle income households, and affordable rental opportunities for a wide range of incomes, from homeless households to unrestricted market units. Appropriate sites are offered for development as housing, Criteria for the housing program is developed in conjunction with the communities and stakeholders located in the immediate area of the site and associated funding may be offered in the RFP that would allow the development to make the housing affordable to low, moderate and middle income households.
6	Project Name	Lead Paint Abatement
	Goals Supported	Increase the supply of lead safe housing
	Needs Addressed	Affordable Housing - Rehab of Existing Units
	Funding	CDBG: \$271,070; Lead Hazard Control: \$1,291,402
	Description	The project provides grants and loans to abate lead paint hazards in homeownership and rental housing occupied by low-income households with a child under age 6.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	60 households
	Location Description	Citywide; prioritized for areas with high numbers and % of children with elevated blood lead levels.
	Planned Activities	This program assists qualified homeowners or investor owners to de-lead their properties, reducing the risk of lead paint poisoning of children. The program offers no payment of 0% interest deferred loans up to \$8,500 per unit (forgivable after five years) to assist with lead abatement while requiring the property owners to maintain affordable rents. The loans are interest-free, and are repayable if the property owner does not follow terms and conditions of the loan, or property is sold or refinanced within 5 years. Program is available to income eligible owner occupied property and property owners that rent to income eligible tenants. First priority for the funding requested is to those properties citywide where a child

City of Boston, Action Plan Program Year 2020 (DRAFT)

		under age 6 has already been reported to have an elevated blood lead level (EBLL) by Boston Public Health Commission and priority to new property owners assisted by DND and landlords that participate in tenant-based Section 8 voucher programs.
7	Project Name	CHDO Operating Assistance
	Goals Supported	Support CHDOs
	Needs Addressed	Affordable Hsg. Rental & Homeownership
	Funding	HOME: \$312,906
	Description	The project provides HOME funds for the operating expenses of certified Community Housing Development Organizations (CHDOs) developing affordable housing.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	CHDO funds are committed on a rolling basis as eligible projects are identified.
	Location Description	citywide
	Planned Activities	This program provides HOME funds for the operating expenses of certified Community Housing Development Organizations (CHDO) engaged in the housing development and preservation of affordable housing that will receive HOME funding. At the time of each commitment, the organization must certify that they meet the requirements of the CHDO definition, including the Board composition, development experience of staff and that they have a HOME eligible development that is likely to begin construction within 24 months of the CHDO Operating award of funds. Individual contracts are executed with each certified CHDO. Funds are awarded under competitive funding rounds each year with the following year dependent upon performance in the previous year, along with yearly recertification. The personnel services charged in this program is Home administration cost.
8	Project Name	Tenants At Risk
	Target Area	
	Goals Supported	Prevent Loss of Subsidized Housing Stock
	Needs Addressed	Public Services
	Funding	CDBG: \$161,282; HB 2030: \$180,000
	Description	The project supports low and moderate-income residents of HUD-financed multifamily rental properties to preserve their buildings, maintain affordable rents and build resident communities.
	Target Date	6/30/2021
	Estimate the number	2000 tenant households

City of Boston, Action Plan Program Year 2020 (DRAFT)

	and type of families that will benefit from the proposed activities	
	Location Description	citywide
	Planned Activities	This program supports low and moderate-income residents of HUD-financed multifamily rental properties to preserve the affordability of the buildings, maintain their affordable rents, and build resident communities. It is focused on three main categories: HUD Expiring Use, existing rental properties supported by long-term Section 8 Project Based contracts, and properties that fall under the State's 40T regulations. Residents in these properties are "at risk" to varying degrees of dislocation, severe rent increases, substandard physical conditions, and/or dangerous social conditions. The program works through the Community Economic Development Corporation (CEDAC) that provides organizational and project development consulting services to resident organizations and nonprofit entities. This assistance enables tenants to participate meaningfully in redevelopment and financial stabilization decisions that directly impact them. In addition to the technical assistance to the tenant groups and non-profits around acquisition helps to ensure long term affordability is maintained. CEDAC provides pre-development funding through a revolving loan fund to organizations to establish and ensure the feasibility of the projects to support the redevelopment of these developments. This program also supports the Boston Tenants Organizing Project (BTOP). Through BTOP, CEDAC provides support to tenants with the technical assistance and organizing tools to deal fairly with current and potential owners.
9	Project Name	Homeless & Supportive Housing Services
	Goals Supported	Housing Related Services to Homeless
	Needs Addressed	Housing -Related Services to Homeless
	Funding	CDBG: \$318,219; CoC Homeless Assistance Act: \$29,758,010; HB 2030: \$6,595,225; Youth Homeless \$2,377,879; Operating Funds: \$542,534
	Description	This program provides housing-related services to the homeless.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1800 Housing Units
	Location Description	Citywide
	Planned Activities	This program provides housing-related services to the homeless. It is funded primarily through HUD's Continuum of Care (CoC) Programs. The CoC program

City of Boston, Action Plan Program Year 2020 (DRAFT)

		funds permanent supportive housing, rapid rehousing and support services. CoC funds prioritize programs that serve the chronically homeless and families in rapid rehousing programs. 95% of CoC funds support permanent supportive housing and rapid rehousing programs. In addition, CDBG funding supports the City of Boston Barrier Buster Fund (BBF), which provides startup cost assistance and short-term rental assistance and stabilization services to formerly homeless persons.
10	Project Name	Housing Opportunities for Persons with AIDS (HOPWA)
	Goals Supported	Increase housing options for HIV/AIDS persons
	Needs Addressed	Non-homeless, special needs
	Funding	HOPWA: \$3,089,166
	Description	Program provides housing-related services to persons with HIV/AIDS.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1025 persons assisted
	Location Description	Greater Boston area, including Suffolk, Norfolk and Plymouth counties
	Planned Activities	HOPWA funds provide tenant-based rental assistance and supportive services.
11	Project Name	Grassroots
	Goals Supported	Support Development Community Gardens
	Needs Addressed	Redevelop city-owned vacant land and buildings
	Funding	CDBG: \$634,305
	Description	This project supports the development of community gardens and other open spaces on city-owned vacant land and funding for other open space projects.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	6 community gardens
	Location Description	citywide
	Planned Activities	The program provides grant funds, city-owned land, and technical assistance to neighborhood groups and nonprofits that want to organize, develop, own, manage, and maintain community gardens and open space in low and moderate income neighborhoods. Typically, projects are funded in two phases. Requests for Proposals are issued offering land and funding that will assist with the creation of community garden space that will provide low and moderate income residents in the area with the opportunity to establish gardens and grow healthy food for

City of Boston, Action Plan Program Year 2020 (DRAFT)

		families and the community. Sites are selected through consultation with the local residents and stakeholders and RFPs require that the land be restricted to open space uses with the resulting garden under stable ownership with long term maintenance plans. Funding is also available for creation of or capital improvements to open space projects on land not owned by the City, provided they are located in low to moderate income neighborhoods. No CDBG funds are used for on-going maintenance at these properties.
12	Project Name	Boston Main Streets Program
	Target Area	Allston Village Main Street, Bowdoin/Geneva Main Streets, Brighton Main Streets, Chinatown Main Street, Dudley Square Main Streets, East Boston Main Streets, Egleston Square Main Street, Fields Corner Main Street, Four Corners Main Street, Greater Ashmont Main Street, Greater Grove Hall Main Streets, Hyde-Jackson Square Main Street, Mattapan Square Main Streets, Mission Hill Main Streets, Upham’s Corner Main Street, Washington Gateway Main Street.
	Goals Supported	Revitalize Business Districts
	Needs Addressed	Revitalize Neighborhood Business Districts
	Funding	CDBG: \$1,572,719; Neighborhood Dev Fund (NDF): \$230,000
	Description	The project provides assistance to 20 designated Main Street districts to support commercial districts by attracting new businesses and providing jobs to area residents. 16 are funded with CDBG, 4 with local funds
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Due to COVID-19 the number of new jobs created and the number of new businesses opening may be reduced significantly. 250 jobs created or retained. 2,500 businesses assisted. 50 - new businesses opened.
	Location Description	20 designated Main Streets Districts throughout Boston
	Planned Activities	This program provides different types of assistance to support the efforts of designated Main Streets districts. The five types of assistance include: <ol style="list-style-type: none"> 1. design assistance to shape the physical landscape of the district, 2. organizational assistance to build strong Main Streets organizations; 3. promotional assistance to help increase the visibility of local businesses; 4. economic restructuring support to retain and recruit businesses; 5. assistance in the use of technology. 6. reopening assistance after COVID-19 closure. <p>Additionally the Main Street's programs work closely with the Business Technical Assistance Program and the ReStore Program. These programs include; direct business assistance, workshops, seminars and training, financial assistance, design, and architectural support to improve the appearance of storefronts within the districts.</p>

City of Boston, Action Plan Program Year 2020 (DRAFT)

13	Project Name	ReStore and Design
	Target Area	Citywide Commercial Districts , including 20 Main Street Districts
	Goals Supported	Improve Neighborhood Storefronts
	Needs Addressed	Revitalize Neighborhood Business Districts
	Funding	CDBG: \$1,063,309; Whittier Choice Neighborhoods: \$50,000 Neighborhood Dev Fund (NDF): \$60,000
	Description	ReStore and Design is a city-wide storefront improvement program, which includes Boston's Main Streets Districts, to provide matching grants up to a maximum of \$75,000 per project and \$10,000 per storefront for moderate to substantial exterior and/or facade improvements for businesses located in neighborhood commercial areas.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	80 businesses (ReStore)
	Location Description	All storefronts at street-level in commercial districts across the City can participate in the ReStore and Design program. However, the focus is low-moderate areas and the 20 designated Main Streets,
Planned Activities	This program also funds exterior amenities (i.e. signage, facade, grate removal, seating, new landscaping). The primary focus of this program is to target businesses in recognized business districts. The signage component provides grants up to \$5,000 on a non-matching basis to provide quality improvements to signage proposals. Grants are also available on a non-matching basis to facilitate the removal of roll-down grates or specific security enhancements. Design assistance is available to participating projects. All sign and facade improvement proposals are subject to OED design review and approval. There are also a limited number of high impact projects with funding up to \$15,000 per storefront and design assistance.	
14	Project Name	Neighborhood Business Access Program
	Goals Supported	Increase employment opportunities
	Needs Addressed	Employment Opportunities
	Funding	CDBG: \$487,197
	Description	Loan program to support the creation of new permanent jobs and the improvement of targeted neighborhoods.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from	100 jobs created or retained.

	the proposed activities	
	Location Description	citywide.
	Planned Activities	<p>This program has four components related to the creation of new permanent jobs and the improvement of targeted neighborhoods:</p> <ol style="list-style-type: none"> 1. non-conventional real estate loans for economic development projects for rehabilitation, construction, and acquisition to cover the gap between the amount of financing needed and the amount that conventional lenders can underwrite; 2. business loans to support economic development projects by financing the purchase of equipment, fixtures, inventory, leasehold improvements and working capital; 3. loans to non-profit educational and community institutions (including faith-based organizations for non-religious purposes) for limited capital improvements; and 4. working capital loans to assist new and growing businesses. <p>The following priority loans will be provided:</p> <ul style="list-style-type: none"> ● loans to facilitate the construction of stalled projects that include commercial space; ● assistance to new and existing businesses in commercial districts, including working capital and leasehold improvements.
15	Project Name	Business Technical Assistance
	Goals Supported	Provide business technical assistance to small businesses
	Needs Addressed	Employment Opportunities
	Funding	CDBG: \$860,282 Neighborhood Dev Fund (NDF): \$27,500
	Description	This citywide program provides businesses access to technical assistance, microenterprise technical assistance, financial assistance, guidance and services, development and enhancement of tools to assist small businesses that demonstrate a need.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	700 businesses assisted and/or attending workshops
	Location Description	Main Street districts and neighborhood commercial centers
	Planned Activities	<p>These services include one-on-one business assistance, workshops and seminars for small business owners and aspiring entrepreneurs, including;</p> <ul style="list-style-type: none"> ● business operations consulting, ● strategic business growth coaching,

City of Boston, Action Plan Program Year 2020 (DRAFT)

		<ul style="list-style-type: none"> ● customer experience and marketing consulting, ● legal and contract consulting, ● accounting and financial coaching, ● logo and graphic design, ● technology consulting, ● business planning and other, and ● other business 101 workshops. <p>Additionally, Women Entrepreneurs Boston (WEBOS) seeks to better connect Boston's women-owned business to one another and to the City through educational programming, round table discussions, and networking events. The program also includes funds necessary for marketing and training as well as programs to reduce business costs and increase business efficiencies.</p>
16	Project Name	Partners with Nonprofits
	Goals Supported	Improve quality of neighborhood facilities
	Needs Addressed	Community Development - Public Facilities
	Funding	CDBG: \$679,843
	Description	The project provides funding to community based non-profit organizations to make physical improvements to their facilities. Funds are available by responding to a request for proposals.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	30 projects
	Location Description	citywide
	Planned Activities	Not-for-profit organizations are eligible to receive matching grants of up to \$20,000 and emergency grants of up to \$15,000. This program also provides matching grants of up to \$2,500 to community groups to implement community service projects. The program also funds capital improvements of city-owned neighborhood clocks, benches, banners, and plantings. Funds are made available through a competitive request for proposals.
17	Project Name	Property Disposition
	Goals Supported	Reduce City's inventory buildings and land
	Needs Addressed	Redevelop city-owned vacant land and buildings
	Funding	CDBG: \$10,000 Operating Funds: \$393,719
	Description	This project makes available city-owned land and buildings for redevelopment through a request for proposals.

City of Boston, Action Plan Program Year 2020 (DRAFT)

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	70 buildings or land marketed through requests for proposal.
	Location Description	citywide
	Planned Activities	This program has a building, land and maintenance component. The building component sells city-owned tax-foreclosed and surplus properties to owners that will rehabilitate the properties and put them back on the tax rolls. Properties are sold through Request for Proposals (RFPs). Maintenance and repairs are frequently made to the properties prior to the sales. The land component has five sub-components: 1) commercial land disposition: this component sells developable parcels through RFPs to neighborhood businesses for the purpose of providing support to strengthen or expand their businesses.
18	Project Name	Brownfields Environmental Program
	Goals Supported	Abate Brownfields Sites for Redevelopment
	Needs Addressed	Brownfield Sites
	Funding	CDBG: \$208,250; EDI: \$25,000; Operating: \$196,889
	Description	This program investigates, tests, analyzes, and removes environmental hazards (i.e. oil and gasoline) on foreclosed and surplus buildings and land in order to protect public health and safety.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	50 environmental tests.
	Location Description	Fairmount Corridor and citywide.
	Planned Activities	Further, this program identifies potential risks of exposure to contaminants, prioritizes risks, and undertakes steps to mitigate exposure to allow redevelopment of abandoned and underutilized properties. A licensed site professional (LSP) oversees assessment and cleanup actions on sites with identified contaminant releases and ensures that such actions are performed in compliance with the Massachusetts Contingency Plan (MCP).
19	Project Name	Property Management
	Goals Supported	Maintain City-owned building and lots
	Needs Addressed	Redevelop city-owned vacant land and buildings
	Funding	CDBG: \$172,500; Operating: \$1,466,439

City of Boston, Action Plan Program Year 2020 (DRAFT)

	Description	This program makes needed emergency repairs, such as boarding, to prevent illegal entry of city-owned properties acquired through the City tax foreclosure process and readies city-owned properties for disposition.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	As needed to the current inventory: 26 buildings and 1151 parcels of land.
	Location Description	Citywide
	Planned Activities	Repairs are done to maintain the integrity of the structures and to maintain the habitability of occupied units. Upon completion of the repairs, the properties comply with all health and safety codes. Relocation of residents is undertaken pursuant to the City's Optional Relocation Policy or the federal Uniform Relocation Act, as applicable. No CDBG funds are used for ongoing maintenance at these properties. Snow removal and lot clearance activities are also part of the property management program. This program also includes capital improvements on DND managed municipal facilities. The capital projects are managed by the City's Property and Construction Management Department.
21	Project Name	Human Services (OWD)
	Goals Supported	Increase self-sufficiency of low-income residents
	Needs Addressed	Public Services
	Funding	CDBG: \$2,677,399; \$40,000 Choice
	Description	This project targets programs and services aimed at employing people in career sectors that provide them with long-term economic stability.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	4000 persons assisted
	Location Description	citywide
	Planned Activities	Programs and services are offered locally in neighborhood facilities such as community schools or non-profit offices. All programs target residents with a household income at or below 80% of the area median. Certain programs seek to reach the homeless population. Some programs target English language learners and/or those low-income residents seeking a high school equivalent such as a GED.
22	Project Name	Policy Development & Research
	Goals Supported	Provide Research and Reports

City of Boston, Action Plan Program Year 2020 (DRAFT)

	Funding	CDBG: \$462,449; Operating: \$73,229
	Description	This program provides timely and strategic research, analysis, maps and reports to DND's Director and staff, the Mayor's Office, other City agencies, and to support special initiatives such Housing Boston 2030.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	not applicable.
	Location Description	not applicable.
	Planned Activities	The Policy Development & Research program is also responsible for preparing official documents for submission to HUD and other Federal and state agencies, including the Department of Housing and Urban Development (HUD) Consolidated Plan, Annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER). PD&R's Compliance Unit is responsible for monitoring affordability restrictions, conducting environmental reviews and ensuring project eligibility under HUD regulations.
23	Project Name	Administration
	Target Area	
	Goals Supported	Administration
	Needs Addressed	
	Funding	CDBG: \$3,464,810; HOME: \$566,056; Choice: \$57,913; DOB \$38,270 NDF: \$67,025; Operating: \$1,807,355; IDP \$87,682; Lead \$62,725
	Description	This program provides oversight and management of the department and coordination of all departmental administrative, financial, auditing and grant functions and responsibilities.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	not applicable
	Location Description	not applicable
	Planned Activities	The following units are included within this program: Accounting & Finance, Administrative Services & Building Management, Budget, Contracts, Human Resources, Legal, Loan Portfolio Management, Innovation & Technology, Marketing, Public/Media Relations, and Records Management.

City of Boston, Action Plan Program Year 2020 (DRAFT)

24	Project Name	Boston Fair Housing Commission
	Target Area	
	Goals Supported	Expand Fair Housing Choice
	Needs Addressed	Public Services
	Funding	CDBG: \$ 685,,186
	Description	Through the Office of Fair Housing and Equity, this program increases housing choice for Boston residents.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2000 persons assisted
	Location Description	citywide
	Planned Activities	This program administers the City's Fair Housing Program which consists of four primary components: 1) Investigation and enforcement -investigates, mediates, and settles discrimination complaints, and ensures that fair housing laws are enforced; 2) Metro list - provides Boston residents with comprehensive information about government-assisted housing in the metropolitan area; 3) Affirmative Marketing - insures that all City-assisted rental and sales housing of five units or more are advertised to attract households that would not ordinarily apply because of the housing's location; and 4) Education and Outreach - informs residents and persons doing business with the City of their fair housing rights and responsibilities, and of the services and facilities available to them.
25	Project Name	Emergency Solutions Program (SH)
	Target Area	
	Goals Supported	Provide Housing Stabilization Services
	Needs Addressed	Street Outreach
	Funding	ESG: \$715,280
	Description	This program provides essential services to the unsheltered homeless, essential services and operating costs for street outreach; and, homeless prevention services that prevent individuals and families from losing their housing. The ESG funds are shared between 3034 (outreach) and 3037 (prevention).
	Target Date	6/30/21
	Estimate the number and type of families that will benefit from	220 unsheltered people experiencing homelessness engaged.

City of Boston, Action Plan Program Year 2020 (DRAFT)

	the proposed activities	
	Location Description	citywide
	Planned Activities	A small percentage of ESG funds are also used to fund the City of Boston Continuum of Care Homeless Management Information System, a web-based data collection system that collects client level data and tracks outcomes for Boston's homeless.
26	Project Name	Emergency Solutions – Prevention (OHS)
	Goals Supported	Essential Services to Unsheltered Homeless
	Needs Addressed	Housing -Related Services to Homeless
	Funding	ESG: \$791,331
	Description	This program provides homelessness prevention services with ESG funds through the Office of Housing Stability.
	Target Date	6/30/21
	Estimate the number and type of families that will benefit from the proposed activities	225 households assisted
	Location Description	citywide
	Planned Activities	This program provides essential services to the unsheltered homeless, essential services and operating costs for street outreach, homelessness prevention services that prevent individuals and families from losing their housing and rapid re-housing services to those who become homeless.
27	Project Name	BHA Choice - Whittier
	Funding	CDBG: \$200,000; Choice: \$603,117
	Description	This project tracks the \$1.6 million in CDBG funds pledged to the BHA's Whittier Choice redevelopment over a 5-year period. Another \$5 million is committed for the housing, which is included in program 6. And, the Choice funds for the critical community improvements are tracked under this program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The CDBG funds will be used for ReStore improvements and homeowner rehab.
	Location Description	Whittier Choice target area
	Planned Activities	The CDBG funds will be used for ReStore improvements and homeowner rehab

28	Project Name	Housing Stabilization Services
	Target Area	
	Goals Supported	Provide Housing Stabilization Services
	Needs Addressed	Public Services
	Funding	CDBG: \$927,396; HB2030: \$1,427,300; Operating: \$355,535
	Description	This program provides housing stability services to Boston residents.
	Target Date	6/30/21
	Estimate the number and type of families that will benefit from the proposed activities	625 households evictions prevented
	Location Description	Citywide
	Planned Activities	<p>Funding is used to support the Emergency Fire Fund, which provides a temporary hotel stay and relocation assistance to households displaced by fire; a Homelessness Prevention Program that reduces the number of subsidized evictions, provides legal assistance to those facing court ordered eviction, financial assistance, housing search and other intensive stabilization case management through contracts with community-based nonprofit organizations.</p> <p>In addition, OHS will continue to support residents impacted by COVID-19 with eviction prevention efforts and management of the Rental Relief Fund.</p>

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. A map of the 2010 versus 2015 (most current HUD data) of low and moderate income areas in Boston is included in the Appendix.

Opportunity Zones are Massachusetts designated census tracts offering federal tax incentives for businesses that invest in those areas and create jobs and economic activity. Boston has 13 census tracts designated in April 2018 as “Opportunity Zones”; see the map in the Appendix for the locations.

Geographic Distribution

Rationale for the priorities for allocating investments geographically

The **Main Streets** program is targeted to 20 neighborhood commercial business districts. CDBG funds (\$1.57 million in PY20) 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.

HUD encourages CDBG Entitlement grantees to develop and implement NRSAs as described in the consolidated plan regulations at 24 CFR 91.215(g). NRSA designations provide greater flexibility in the use of CDBG resources, including Section 108 Loan Guarantee program funds. HUD requires that designation of a NRSA be included in a grantee’s consolidated plan submission or submitted in an annual action plan. DND designated the Boston Housing Authority’s Whittier Choice target area 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. More on that project is in the public housing section (AP-60) of this Plan.

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. Approximately 80% of Lead Safe Boston’s caseload is in Dorchester, East Boston, Hyde Park and Mattapan.

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.

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.

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

The primary focus of Boston’s 5-Year Consolidated Plan, and associated Annual Action Plans, 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.

One Year Goals for the Number of Households to be Supported	
Homeless	97
Non-Homeless	1029
Special-Needs	84
Total	1210

Table 3 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	84
The Production of New Units	974
Rehab of Existing Units	62
Acquisition of Existing Units	90
Total	1210

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

Discussion

This Annual Action Plans is a part of the City’s broader housing strategy, ***Housing Boston 2030***, to help create 69,000 new units of housing that will serve a range of household incomes with 15,820 income-restricted bringing to 70,000 (1 out of 5) income-restricted homes in Boston. As of the quarter ending 9/30/19, 30,000 new housing units (rental and ownership) have been permitted. The plan and reports are here: [Boston 2030](#)

Tables 3 and 4 above capture estimated goals for what will be accomplished with our HUD allocations.

In addition to the HUD resources, there is \$21 million in **HB2030** funds and \$20 million from the Inclusionary Development Program (IDP funds are from fees paid by private developers in lieu of building onsite affordable housing) to support DND's affordable housing pipeline.

As required by HUD, the City calculates affordable rents for the CDBG program. See the chart in the Appendix section of this Plan.

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 Plan 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>

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

In December 2016, HUD selected the Whittier application for an award of \$30 million. DND committed \$1.6 million in CDBG funds to assist with the Neighborhood component of the Whittier Transformation Plan. DND designated the neighborhood as a Neighborhood Revitalization Strategy Area (NRSA). The \$30 million grant is leveraging an additional \$260 million in private and public funds to transform Whittier Street and the surrounding community. The total housing construction will create more than 500 units of mixed-income housing, 200 of which are replacement units for residents. For more information: <http://www.whittierchoice.org>

The Planning and Real Estate Development Department of the Boston Housing Authority (BHA) is responsible for redevelopment and leveraged financing programs. Plans and other materials are available at: <http://www.bostonhousing.org/en/Departments/Planning-and-Real-Estate-Development.aspx>

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. 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.

The City of Boston provides funding to support BHA's redevelopment work through its affordable housing programs and capital budget, as well as in-kind support to 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 and other funding to BHA redevelopment projects through the Rental Housing Preservation or the Rental Housing Production programs.

Families 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 down payment 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 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).

The BHA works in partnership with Compass Working Capital to support its Family Self-Sufficiency Program and help Section 8 voucher holders and public housing residents build a more stable financial future through money management, credit building and a savings plan over a 5-year program. BHA's Public Housing Family Self-Sufficiency Program (FSS) is open to all families living in BHA developments working for up to 5-years with the help of FSS Coordinators.

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 backbone of the CoC's Coordinated Entry System is the CAS (Coordinated Access System) platform. CAS, a matching engine that interacts with the CoC's Homeless Management Information System (HMIS), pairs eligible 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 increased local investment in its Front Door Triage system, with case management staff embedded at the front door of shelters. The City continues to fund 5 workers at Pine Street Inn and the Public Health Commission to implement Front Door Triage. Additional city investments of \$550,000 are planned for PY20. Moving forward, Front Door Triage will use a uniform assessment tool to identify, engage and assist individuals based on specific needs, including housing problem solving when possible and connecting to available housing resources when needed.

In response to COVID-19, the CoC adjusted its prioritization for PSH to include vulnerability to complications or death resulting from COVID-19. Individuals eligible for PSH, based on duration of homelessness, presence of a disabling condition and susceptibility to complications from COVID-19 (as defined by the Centers for Disease Control) are prioritized for PSH and matched to vacancies through CAS. 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 \$10,000 in HomeBase assistance, 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.

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. In January 2016, there were 612 chronically homeless individuals in Boston. Since then, CoC partners have housed over 700 chronically homeless individuals, representing over 4,300 years of homelessness ended. These individuals have been housed as a result of the efforts of the Chronic Working Group and the “by-name” case conferencing list utilizing the following strategies: matching people to available permanent supportive housing through the Coordinated Access System (CAS), building on a partnership with the Boston Housing Authority that pairs available BHA housing resources robust supportive services packages that allows for successful housing retention; working with the State to target MRVPs towards veterans and chronically homeless; working with the State’s Executive Office of Health and Human Services and the Executive Office of Elder Affairs to use mainstream health care programs to pay for support services in housing and the creation of additional hard housing units.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency Shelter: Boston currently has 5879 year round emergency shelter beds on the night of the Housing Inventory count. However, recently due to COVID-19, some of those beds have needed to be reduced to comply with CDC guidelines around social distancing, and over 350 shelter beds have been created in auxiliary sites that are non-congregate settings. The auxiliary sites are temporary and the City and our partners are continuing to plan for the need for non-congregate shelter beds and reduced capacity at congregate shelter sites 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 588 transitional housing beds. At this time, the City does not have any unmet need for additional transitional housing units/beds.

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

Currently, the City of Boston coordinates Rapid Re-Housing (RRH) projects through CoC, ESG, YHDP and City of Boston funding. RRH projects are projected to serve annually: 1081 households, of which 812 are individuals, 269 are families with children, 146 are youth, and 70 are veterans and their families. The City of Boston continues to invest \$900,000 annually in local funds to support its RRH system for individuals experiencing homelessness. In the most recent reporting year, 1574 (80%) individuals were housed with an average of 61 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.

In addition, the Massachusetts Department of Housing and Community Development (DHCD) is rapidly re-housing homeless families from hotels and motels into permanent housing through its *HomeBase* program. In Boston, *HomeBase* served 660 people in 220 families. Additionally, the City of Boston coordinates with New England Center and Home for Veterans (NECHV) and Volunteers of America (VOA) to serve veteran families with RRH assistance through SSVF.

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

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. Over 12 months, the program seeks to assess 2200 clients, divert 440 from entering shelter, and exit an additional 160 to housing within 30 days.

In addition, 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. Created in August of 2016, the Office of Housing Stability (OHS) focuses on homelessness prevention. In the upcoming program year, OHS is targeting resources to assist 850 households to avoid eviction. 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.

Homeless Prevention: In PY2018, 37% of the ESG budget was spent on Homelessness Prevention (HP). 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. The Eviction Prevention Task Force, founded in 2018, is a coalition of non-profit tenant advocacy organizations, housing service providers, legal aid organizations, the real estate community, and key City of Boston staff from both the Boston Housing Authority (BHA) and the Department of Neighborhood Development (DND). In December 2019, the team released *An Action Plan to Reduce Evictions in Boston*, which details the current landscape for evictions in the city, and recommends expansion of programs and services that have made an impact in preventing an increase in the number of evictions, despite the competitive housing market. Nationally, Boston is ranked 178th in eviction execution rates for large US cities.

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	71
Tenant-based rental assistance	84
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	0
Total	155

A request for proposals (RFP) for HOPWA funding was issued in 2019 for a two-year funding cycle. The City entered into contracts with 5 AIDS service organizations (ASOs) for the following HOPWA-eligible activities: Housing Related Supportive Services (HRSS), Housing Information Services (HIS), Tenant Based Rental Assistance (TBRA), Short Term Mortgage, Rent, and Utility Assistance (STRMU) and Permanent Housing Placement (PHP).

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 listserv to all current CoC members, HOPWA recipients and Aid Service Organizations (ASOs).

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.

The City received HOPWA-CV funding in the spring of 2020 as part of the CARES Act. DND convened a listening session for HOPWA providers to provide feedback on the service needs of HOPWA-eligible clients as a result of COVID-19 impacts. The City will amend its contracts with HOPWA-providers to allow them to access this additional funding as they support HOPWA-eligible households impacted by COVID-19.

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

Introduction:

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 nearly 26 percent of all new housing production since 2000. With over 55,000 affordable units, Boston has more than 20 percent of the state's affordable housing, even though the city hosts 9.9 percent of the state's population. 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>

High Land Costs and Lack of Available Land: Among the most significant barriers to the development of affordable housing in the City of Boston and throughout the Boston metro area is the high cost of land. For example, according to the Lincoln Land Institute's most recent data , (<http://www.lincolnst.edu/subcenters/land-values/metro-area-land-prices.asp>) 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. An **Acquisition Loan Fund** administered by DND's Neighborhood Housing Development division was created in 2017 to assist community based organizations to acquire land, industrial property or vacant residential property for redevelopment to low or moderate income housing.

The **Neighborhood Homes Initiative** (<https://www.boston.gov/departments/neighborhood-development/neighborhood-homes-initiative>) uses city-owned land to create affordable homeownership opportunities for middle-class homebuyers. We are selling approximately 250 parcels of City-owned land for new homes and will provide subsidies to developers to ensure that these homes are priced affordably. Homes will be priced between \$250,000 - \$400,000, and will be affordable to households with a combined income between \$60,000 - \$100,000. The affordable homes produced through the initiative have a 50-year resale restriction.

Another example is DND's Homeless Set-Aside Policy requiring rental housing developments with ten (10) units or greater to include a minimum set-aside of 10% of the housing units for homeless families and/or individuals.

Discussion:

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 as the City's building environment has increasingly heated up over the past several years. General Contractors and their subs have plenty of work to choose from and materials are in high demand, driving up the cost of construction. In addition, the majority of development projects need both City and State funding to achieve feasibility, and these development projects may wait two funding cycles or more to obtain the State funding awards. By the time a project can be bid, the cost of construction almost always exceeds the original cost estimates. 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.

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. This obstacle is addressed with homebuyer assistance and the acquisition opportunity program offering below market homes and land to name just two. b) Market rents are not affordable for lower-income residents, especially those with extremely low incomes. We support the creation or rehab of affordable rental units in our NHD division. And, require a set aside for homeless units. c) The lack of operating subsidies makes it difficult to finance the development of housing that is affordable to very low and extremely low-income households. d) State and federal resources previously available to address these needs continue to be cut. \$40 million in local funding sources such as IDP, HB2030 and City Operating are included in this Plan budget to stretch our federal and state funding.

The actions detailed in this Plan address the obstacles. For example, the BHC's homebuyer assistance program helps buyers purchase homes they would not be able to afford; City owned land is made available at a nominal cost for the development of affordable housing; and 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 far exceeds that target; affordable housing represents nearly 20 percent of our existing stock and nearly 26 percent of all new housing production since 2000. With over 55,000 affordable units, Boston has more than 20 percent of the state's affordable housing, even though the city hosts 9.9 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.

Massachusetts amended its Lead Paint Law as of December 1, 2017 lowering the definition of lead poisoning by a venous blood lead test result from 25 µg/dL to 10 ug/dl or greater. Poisoning triggers a mandatory code enforcement of the law (inspections/deleading), clinical case management services for the family and child, and property owner liability for damages if the property was not in compliance. Additional 2017 law changes include revising the abatement standards closer to HUD standards that lowered abatement costs by 20%.

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 \$4.342 million under HUD's FY19 Lead Hazard Control Grant competition with Period of Performance ending for that grant on 1/20/2020. A new grant will allow us to continue the work of the Lead Safe Boston program for another 42 months and abate over 200 units.
- 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 training 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 serves more than 100,000 low-income Greater Boston residents each year through a broad range of innovative initiatives, and a 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 such as job training and education initiatives through the Mayor's Office of Workforce Development (OWD), a division of the Boston Planning and Development Agency (BPDA). The goal of Boston's CDBG Public-Services funding is to ensure that low-income Boston residents are connected to a continuum of education, workforce development, and economic security programs. In PY19, approximately \$2.3 million funded 51 organizations serving over 4,000 people. These funds were directed to programs serving populations that have the most barriers to employment. PY20 is the second year of two-year contracts.

A portion of CDBG-PS funds is dedicated to addressing gaps in Adult Basic Education (ABE) programs and services. These ABE programs provide contextualized (job-specific) ESOL with pathways into employment for low-income Boston residents. For example, in PY19, Mujeres Unidas Avanzando (MUA) leveraged their CDBG funding to offer a phlebotomy training program that married ESOL, job readiness, and job placement. The program enrolled 30 women and is now working with local hospitals to develop externships for trainees.

In preparation for last program years' (PY19) open and competitive cycle, OWD undertook an extensive revision of its policies and principles for CDBG-PS to ensure that resources were directed to programs that advance the financial stability and upward mobility of low-income families. In PY19, these objectives were:

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.

For Program Year 2021 (7/1/21-6/30/22) there will be an open and competitive funding cycle, and OWD will undertake a similar process of revamping its policies and principles to build on the objectives of economic security and ensure that priorities reflect community needs and interests. 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 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.

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 and improved results and leveraging funders' contributions to maximize resources and 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: registration for homebuyer education classes and credit repair; 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; referral to foreclosure prevention services; lending and home repair programs including deleading.

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.

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.

Program Specific Requirements

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

Introduction: The PY 20 allocations allow DND to carry out a wide range of housing and community development programs across every neighborhood of Boston. In total, 64.3% of these HUD funds support 15 housing and homeless programs.

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	0
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	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

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. Program Year 2020	90.00%
--	--------

**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 HOME 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. Further, the City of Boston’s long-term affordability requirement adds another 20 years to the 30 years.

The City and the Commonwealth of Massachusetts’s Department of Housing and Community Development have a joint Affordable Housing Covenant that applies to HOME funded housing units.

- 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.

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

1. Include written standards for providing ESG assistance

ESG written standards are included in the Appendix of this Plan.

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

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 required federal reporting and 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.

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 Collaboration
- 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.

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, formally the Scope of Work. If the sub recipient is out of compliance with any of the provisions of the contract, DND can terminate the funding.

The second is the monthly payment request process. Through this process we make sure that the funds are being spent in a timely manner, are being used for 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.

The third way is through weekly reports that include the number served, spending and progress on outcomes.

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.

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.

ESG funds are managed by two divisions, by activity type: the Supportive Housing Division (SH) manages an ESG-funded Street Outreach contract. Due to a recent reduction in the ESG allocation, SH no longer funds any rapid rehousing programs with its ESG award. The ESG-funded Street Outreach contract is sponsored by Pine Street Inn. Due to the specialized and unique nature of the program and the depth of experience of Pine Street Inn in engaging with and delivering services to those on the streets, the City was able to deem Pine Street Inn uniquely qualified for the purpose of procurement.

The contract funds 14 outreach workers in teams of two, covering the City of Boston. The targeted population has immediate needs for personal safety, basic shelter, medical care, substance abuse services and mental health treatment. Outreach teams canvass parks, sidewalks, subways, doorways and other known locations at which those on the street congregate. DND has established performance benchmarks related to the number of client contacts, engagements and placements in sheltered locations, including emergency shelter, safe haven, medical respite, treatment centers and permanent housing.