

CITY OF BOSTON

DRAFT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

PROGRAM YEAR 2019: 7/1/19 to 6/30/20
Issued for Public Comment on 11/17/20



Whittier Street Apartments, Phase I, Roxbury

City of Boston
Martin J. Walsh, Mayor

Department of Neighborhood Development
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CITY OF BOSTON
Program Year 2019 DRAFT CAPER

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Introduction

Boston receives four annual formula funding allocations from the Department of Housing and Urban Development (HUD) that vary from year to year due to the amount of funds appropriated by Congress, and changes in the census data used to compute the formula allocations. As a condition of receiving the four funding allocations: 1) Community Development Block Grant (CDBG), 2) HOME Investment Partnership (HOME), 3) Housing Opportunities for Persons With AIDS (HOPWA) and 4) Emergency Solutions Grant (ESG) funds, HUD requires Boston to submit an annual Action Plan (budget) that details how the funds will be used to address priority housing and community development needs for each year of our 5-Year Consolidated Plan. At the end of each plan year, HUD requires a Consolidated Annual Performance and Evaluation (CAPER) report detailing actual accomplishments.

This PY19 CAPER report is for year 2 of the current 5-year Consolidated Plan. HUD provides a required template for producing the report directly within HUD's Integrated Disbursement and Information System (IDIS). Once approved, this Program Year 2019 CAPER will be downloaded from the information entered to IDIS and posted on DND's webpage ([CAPER Reports](#)). The report contains general accomplishments, program specific reporting and an appendix of information detailing activities.

CR-05 - Goals and Outcomes

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

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

The accomplishments detailed in Tables 1 reflect the completed projects and activities entered into HUD's Integrated Disbursement and Information System (IDIS) system during the program year. The completed projects in IDIS are a

subset of all DND activity because the CAPER does not report on projects for which funds have been budgeted but that have not yet been set up in IDIS or projects that remain “active” at the end of the program year on June 30. This is often the case for larger scale housing development projects that often span 2-3 program years from commitment of funds to final completion and project closeout in IDIS.

Table 1 summarizes the accomplishments during the PY19 plan year compared with the proposed accomplishments as listed in the Action Plan for PY19. The “proposed accomplishments” represent the number of units of output (housing units, jobs, etc.) expected to result from funding commitments made during the reporting period. These proposed accomplishments often include projects or programs assisted with CDBG, HOME, HOPWA, ESG or other funding sources. Many projects are funded with more than one funding source, so it is generally not meaningful to report accomplishments separately for each funding source. For example, in addition to the HUD formula allocations (38% of budget), DND’s departmental budget of \$130 million for PY2019 includes \$35.7 million (27% of budget) in HUD and EPA competitive grant funds and \$45 million (37%) in City funds to allocate to programs and activities. All of the HUD funded programs are either targeted directly to low and moderate-income persons or to geographic areas with a majority of low and moderate-income persons.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expect Strategic Plan	Actual – Strategic Plan
Abate Brownfields Sites for Redevelopment	Test and remediate brownfield sites	CDBG: \$ 518,344	Assessments or remediation tasks	Other	100	79
Demolish Blighted Buildings	Demolition	CDBG: \$ 260,120	Buildings Demolished	Buildings	As needed	0
Essential Services to Unsheltered Homeless	Homeless	ESG: \$ 1,461,960	Street Outreach + Homeless Prevention	Persons Assisted	2000	2200
Expand Fair Housing Choice	Public Service - fair housing access	CDBG: \$ 496,716	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	3508
Housing Related Services to Homeless	Homeless	CDBG: \$ 316,956	Housing for Homeless added	Household Housing Unit	400	455
Improve Access to Affordable Owner Housing	Affordable Housing	CDBG: \$ 712,394	Direct Financial Assistance to Homebuyers	Households Assisted	105	47
Improve Neighborhood Storefronts	Non-Housing Community Development	CDBG: \$ 1,063,309	Facade treatment/business building rehabilitation	Business	80	46
Improve quality existing affordable rental housing	Affordable Housing	CDBG: \$ 8,335,599	Rental units rehabilitated	Household Housing Unit	257	29
Improve quality of neighborhood facilities	Non-Housing Community Development	CDBG: \$ 679,843	Other	Other	30	21

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Improve the quality of owner housing	Affordable Housing	CDBG: \$ 4,473,908	Homeowner Housing Rehabilitated	Household Housing Unit	1000	276
Increase Housing Options for HIV/AIDS	Non-Homeless Special Needs	HOPWA: \$ 5,144,494	Housing for People with HIV/AIDS added	Household Housing Unit	140	125
Increase self-sufficiency low-income residents	Public Service	CDBG: \$ 2,677,399	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	3146
Increase supply of affordable housing	Affordable Housing	CDBG: \$ 1,146,866; HOME \$ 10,939,204	Rental units constructed	Household Housing Unit	681	704
Increase supply of lead safe housing	Affordable Housing	CDBG: \$ 270,015	Homeowner Housing Rehabilitated	Household Housing Unit	75	39
Maintain City-owned building and lots	property management	CDBG: \$ 238,292	Other	Other	As Needed	
Prevent Loss Subsidized Housing Stock	Affordable Housing	CDBG: \$ 161,282	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2000	1256
Provide business technical assistance	Non-Housing Community Development	CDBG: \$ 860,282	Businesses assisted	Businesses Assisted	700	369
Provide Housing Stabilization Services	Housing Stability Services	CDBG: \$ 910,375	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	225	243
Provide technical assistance to owners and renters	Affordable Housing	CDBG: \$ 755,895	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	4000	1352
Reduce inventory land + buildings	Sell surplus building and land	CDBG: \$ 20,000	Other	Other	26	27

Revitalize Business Districts	Non-Housing Community Development	CDBG: \$ 1,572,719	Jobs created/retained	Jobs	500	366
Support CHDOs	Operating Support	HOME: \$ 280,662	Other	Other	As Eligible	
Support Development Community Gardens	Public Facilities	CDBG: \$ 628,823	Other	Other	4	4

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

The primary uses of the CDBG funds are affordable housing development and rehabilitation (69%), public services (18%), economic development (8%) and public facilities (5%). **While there were no significant changes in program objectives this year, the COVID-19 pandemic, quarantine and construction pauses of several months in duration impacted our “planned” program’s accomplishments.**

For example, the Boston Home Center’s lead abatement work and senior home repair programs paused field work for several months due to COVID-19 safety protocols and focused on emergency work only. The first-time homebuyer program and classes slowed considerably during the pandemic.

DND’s housing production and preservation programs started the program year with a robust pipeline of projects projecting commitments to 938 units (681 new and 257 preservation). We committed funding to 30 projects, totaling 1042 units with 93% (973) income restricted including 118 units set aside for the homeless. A total of 733 units completed construction – 685 rentals and 48 ownership with 90% income restricted. Reports of Construction Completions, Project Commitments and Projects in Construction are included in the Appendix of this

report.

Some of the small business programs fell short of their projected assistance levels due to the pandemic such as ReStore and slower jobs growth in the Main Streets program. However, the team quickly pivoted to supporting small businesses with grants through the **Reopen Boston Fund**.

The Emergency Solution Grant (ESG) program migrated to a new reporting system the last quarter of this program year and we are awaiting reports from the providers. See the table in the appendix of this report showing the nine agencies funded and their contract amounts. Two providers are funded for street outreach and seven for homeless prevention.

CR-10 - Racial and Ethnic composition of families assisted Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME	HOPWA PY18 Counts
	Households		
White	156	4	268
Black or African American	188	3	431
Asian	177	0	11
American Indian or American Native	2	0	7
Other multi-racial	82	1	20

Total	605	8	737

Hispanic	26	0	157
Not Hispanic	579	8	580

Table 1 – Table of assistance to racial and ethnic populations by source of funds

Narrative The auto-populated data of families assisted (CDBG & HOME) is captured in IDIS report PR23 . CDBG funds served 605 households: 26% White, 31% Black or African American, 29% Asian, with less than 1% reporting to be of Hispanic origin. The HOME funded housing units completed in PY19 served 8 households as shown above by race and ethnicity.

The total number of persons assisted during program year 2019 using **ESG** funding is detailed in the Sage reporting system, not in IDIS. A final count of the accomplishments will be posted when the sub recipients complete their reporting requirements.

The total number of persons living with HIV/AIDS assisted during program year 2019 is not yet tabulated. The race and ethnicity data in the table on the previous page captures program year 2018.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$32,136,975	\$15,366,220
HOME	public - federal	\$11,785,922	\$1,270,988
HOPWA	public - federal	\$5,144,494	\$215,561
ESG	public - federal	\$1,461,960	\$925,952
TOTAL		\$50,529,351	\$17,778,721

Table 2 - Resources Made Available

Narrative

The table above summarizes the PY19 HUD resources that were available to the City for the year. At the outset of PY19, we projected \$50.5 million to be available in CPD funds. This total includes the allocation for the program year, funds remaining from earlier program years and any program income (loan repayments) expected. Based on the IDIS PR06 *Summary of Consolidated Plan Projects* report, we committed a total of \$30 million in CPD funds in PY19. The PY19 dollar amounts committed for projects are significantly higher than the PY19 amounts spent; any remaining funds from the 4 HUD sources (CDBG, HOME, HOPWA and ESG) will be drawn as projects progress from start to finish. For example, larger scale housing development projects often span more than one program year and budget cycle.

The total amount of HUD resources expended during the program year is shown above also from IDIS report PR-06. Because HUD allows grantees more than one year to spend funding, the bulk of funds spent during one 12-month program year are often from grant monies awarded from 3 or more prior program years.

Identify the geographic distribution and location of investment

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

The **Main Streets** program was targeted to 20 neighborhood commercial business districts in PY19. CDBG funds (\$57,500 each district) are used for the 16 Main Street Districts that are located in qualified low-moderate areas. The total PY19 CDBG program budget for Main Streets is \$1.57 million. The remaining 4 districts are funded with non-federal resources.

CDBG Neighborhood Revitalization Strategy Area (NRSA): We have one designation during PY19: The Boston Housing Authority's Whittier Choice target area is designated as an NRSA through the end of the grant period, 9/30/2023. The City committed a total of \$1.6 million in CDBG funds to BHA's Whittier Choice project. See section CR-30 of this report for more details on Whittier.

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 map #6 in the Appendix for the locations.

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

Map 1: Homeowner Rehabilitation & Lead Paint Abatement

Map 2: Homebuyer Financial Assistance

Map 3: Affordable Housing Production and Preservation

Map 4: Economic Development Programs

Map 5: PNP & Grassroots

Map 6: Opportunities Zones and Whittier Choice Target Area

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

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

Housing Development: During PY19, DND completed 13 multi-family housing projects with 708 units of housing. DND provided \$22.2 million in funding including CDBG and HOME funds, and leveraged \$301 million in additional private, state, and other federal financing. HUD's most recent HOME Program Performance Snapshot (9/30/19) ranks Boston in the 100th percentile nationally on leveraging; leveraging \$14.08 for every \$1 of HOME funds.

Homebuyer Assistance: leverages substantial amounts of private mortgage financing with its down payment and closing cost assistance program. The City used a combination of CDBG and local funding sources to help 47 buyers (average assistance \$12,410). The City's assistance in PY19 totaled \$583,275 leveraging \$16.1 million in private (bank) financing. Every \$1 in financial assistance leveraged \$28 in private investment.

Business Assistance: The City's **ReStore Boston** program commits CDBG funds and other resources to help neighborhood business and property owners with storefront improvements, professional design services, signage, security measures, and general repairs leveraging \$304,322 in private financing last year. The ReStore program completed 46 projects and the design services program completed 22 projects. Reports are included in the appendix.

Public Land: Boston strives to expand affordable housing opportunities and

employment opportunities utilizing strategic land acquisition, site assembly and disposition. DND sold 13 parcels in PY19 for income-restricted development that will create 250 housing units and generate at least \$120,000 in future annual real estate tax collection. Grassroots is another example where vacant city-owned land supports the development of community gardens by neighborhood groups and non-profits. In PY19 four new gardens were completed plus improvements to three existing gardens for a total investment of \$835,131. Grassroots leveraged \$381,331 in private funds.

HOME: The table below collects information regarding Boston's compliance with match requirements. Boston satisfies the HOME match requirement through affordable housing rental vouchers issued by the Commonwealth of Massachusetts

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	13,318,131
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	13,318,131
4. Match liability for current Federal fiscal year	380,824
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	12,937,307

Table 3 – Fiscal Year Summary - HOME Match Report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
3,594,758	1,396,437	1,363,825	0	3,627,370

Table 7 - HOME Program Income

HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	

Contracts						
Number	6	0	0	1	0	5
Dollar Amount	61,269,646	0	0	7,308,123	0	53,961,523

Sub-Contracts						
Number	217	1	2	29	22	163
Dollar Amount	170,672,671	424,819	555,350	22,170,803	14,660,625	133,361,074

	Total	Women Business Enterprises	Male
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Contracts			

Number	6	0	6
Dollar Amount	61,269,646	0	61,269,646

Sub-Contracts			
Number	217	26	191
Dollar Amount	170,672,671	8,995,496	161,677,175

Table 4 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	45	\$162,000

Table 5 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	68	7
Number of Non-Homeless households to be provided affordable housing units	975	376
Number of Special-Needs households to be provided affordable housing units	88	85
Total	1,131	468

Table 6 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	88	85
Number of households supported through The Production of New Units	681	8
Number of households supported through Rehab of Existing Units	257	356
Number of households supported through Acquisition of Existing Units	105	19
Total	1,131	468

Table 7 – Number of Households Supported

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

The “One-Year Goal” counts in the table above are from the Affordable Housing (AP-55) section of the PY19 Action Plan. The “Actual” counts are from the CDBG and HOME accomplishment reports (PR-23) that capture activities by HUD matrix code, by household income and by racial/ethnic category. It is important to note that the one-year goals reflect commitments to an estimated number of housing units. The majority of these housing units are produced over multiple program years as planned developments secure funding and proceed to construction and eventually completion. Further, the HUD funding sources used for housing activities (CDBG and HOME) are combined with local resources such as Inclusionary Development and **Housing Boston 2030** to make a project financially possible. Below are details about the type of household to be supported and the type of assistance provided to each household.

Number of **homeless households** to be supported: According to HUD’s IDIS report (PR-23) for HOME and CDBG a total of 7 units were completed for homeless. A total of 69 units of housing designated for the homeless were completed in DND’s Neighborhood Housing Division production report in the Appendix. Another 118 units for the homeless are in their pipeline that will be funded by multiple sources and captured in future program year reports.

Number of **non-homeless households** to be provided affordable housing units: 376 units (370 CDBG and 6 HOME funded) were completed. This is a combination of projects in new homebuyer program, lead paint abatement, rehab of single and multi-family units. Through our Neighborhood Housing Development (NHD) division, another 312 units are in construction with 312 rentals and 36 ownership.

Number of **special-needs households** to be provided affordable housing units: The housing units for special needs households are reported in the HOPWA (Housing Options for Person with AIDS) CAPER, 85 households were provided

housing subsidy assistance and 40 households received short term rental, mortgage or utility assistance.

Number of households supported through The **Production of New Units**: 8 HOME funded units were completed in PY19.

Number of households supported through **Rehab of Existing Units**: CDBG funds supported the rehab of 356 units. All are affordable to households at or below 80% AMI.

Number of households supported through **Acquisition of Existing Units**: The homebuyer programs provided financial assistance to 19 households to purchase existing homes. Another 28 households received local funds to purchase.

Discuss how these outcomes will impact future annual action plans.

The primary focus of each of Boston's Annual Action Plans (and associated 5-Year Consolidated Plan) is affordable housing. This is both because affordable housing is one of the most important challenges facing the City and its residents and because the HUD resources covered by the Plan are primarily resources for affordable housing. The housing element of the Plans is in turn a part of the City's broader housing strategy **Housing a Changing City: Boston 2030**. By the year 2030, Boston's population will exceed 700,000 residents. **Boston 2030** is the City's strategy to responsibly plan for that growth. By creating housing across demographics and neighborhoods, the City will help ensure that growth and prosperity reaches every corner of Boston. The complete plan is available here: [Boston 2030](#)

In November 2018, the City released the first ever inventory of Boston's affordable housing which documents and analyzes the type and location of the 55,122 units of income-restricted housing in the city. This is a comprehensive inventory of over 1,300 projects that show one in five housing units in Boston is income restricted. The neighborhoods with the highest percentages of income-

restricted housing stock are the South End/Lower Roxbury with 46 percent, Roxbury with 44 percent, and Charlestown and Jamaica Plain with 25 percent each. The inventory is posted

here: https://docs.google.com/document/d/15gKQAmtirddx6JqiAZIECsSG_Rwn_eYbA8cdrZif8_ms/edit

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

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	5	2
Low-income	72	6
Low/Moderate-income	111	0
Total	188	8

Table 8 – Number of Households Served

Narrative Information The overall low-mod benefit for the CDBG program for PY19 is pending HUD's completion of updates to the reporting system due out in mid-December. The CDBG program requires an overall 70% low-mod benefit. In PY18 our low-mod benefit was 97.52% and we anticipate a similar percentage for PY19.

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

Prior to the public health emergency presented by COVID-19, the Boston CoC continued to incorporate new housing resources into its Coordinated Access System (CAS). CAS, a matching engine that interacts with the CoC's Homeless Management Information System (HMIS), pairs chronically homeless clients to vacancies in CoC-funded Permanent Supportive Housing programs and refers homeless clients prioritized by the CoC's Pathways Assessment to available housing resources, including the City's Barrier Buster program, rapid rehousing and affordable units available through the City's Homeless Set Aside program.

The CoC had to pivot suddenly in the early spring of 2020 to respond to the immediate threat of COVID-19. The Boston CoC quickly restructured membership of its CoC Leadership Council by having partners nominate key operations staff with decision making authority to serve on the newly constituted Housing and Stabilization Leadership team. This new decision-making group operated sprint-style, meeting weekly to review the challenges presented by the pandemic and to implement system-wide adjustments to respond to the crisis.

As part of planning to scale its Front Door Triage system, the City invested additional local funding to increase capacity to provide an immediate housing problem-solving conversation with new guests entering emergency shelters. With the onset of COVID-19, Front Door Triage became a critical component of the CoC's Coordinated Entry System. As crowded congregate shelters had to quickly de-densify to achieve COVID-safer occupancy levels, Front Door triage was charged with stemming inflow to the City's large emergency adult shelters. Two of the City's large emergency shelters remained open during the initial public health emergency, while others closed their doors to new guests. All guests

presenting for emergency shelter were assessed and triaged by Front Door staff to problem solve and identify safe alternatives to entering shelter. If diversion was not possible, guests were provided with a bed. Currently, the City continues to fund workers at its two largest emergency shelter provider agencies, Pine Street Inn and Boston Public Health Commission, to implement Front Door Triage.

To provide enhanced coverage to better assess and support the needs of people staying on the street, the City invested an additional \$165,000 into its Street Outreach contract for FY 21. This investment allows for the team to provide dedicated, bi-lingual coverage in East Boston and additional outreach services in areas of the city that have seen an increasing street population, due to fears of COVID-19 in congregate shelter. The city also worked to ensure adequate day shelter/ drop in locations, equipped with handwashing stations, sanitizer, food and PPE.

The Mayor of Boston launched the Boston Resiliency Fund (BRF) to raise private dollars to support the needs of vulnerable citizens during the public health crisis. To date that fund has raised over \$33.2 M from 6,682 individual donations and made awards in the amount of \$26.3 M. Many of the BRF awards were to agencies that serve people experiencing homelessness, including grants to groups such as Boston Warm, a faith-based organization that provides drop-in space and access to handwashing and restroom facilities for those staying outside.

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 Rapid Rehousing (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. In response to changing needs for families during the pandemic, Boston supported homeless families through food support, grants for PPE, and grants for enhanced communication access, such as extended Wi-Fi and providing prepaid phone cards. Additionally, the Boston Housing Authority

committed to issuing 1,000 HCVP for families in shelter and unstably housed families with children in Boston Public Schools.

Addressing the emergency shelter and transitional housing needs of homeless persons

Permanent Housing: COVID-19 had a deep impact on the City’s ability to connect people experiencing homelessness to housing pathways. The Commonwealth of Massachusetts issued a public health emergency on March 13, 2020 and Boston followed suit by urging residents to limit all unnecessary activities, only leaving home for essential errands. This declaration meant that many non-emergency shelter and community based homeless service providers instituted remote work. Establishing remote work and reorienting to figure out how to deliver services, such as housing search and case management, in this COVID-safe fashion took many weeks and many agencies still aren’t back to capacity / “normal” operations, due to reasons such as underlying health conditions of staff, preventing a return to in-person services and remote school arrangements for their children, requiring some staff to remain at home.

Recently the City has had some success reigniting its capacity to match households to permanent housing opportunities. The newly constituted CoC Housing and Stabilization Leadership Council launched the COVID-19 Housing Initiative, with a goal of matching 135 of our most vulnerable individuals to a variety of permanent housing resources, including Housing Choice vouchers, rapid rehousing and permanent supportive housing. Working groups were formed to support the effort and an assessment was developed that prioritizes people for resources based on susceptibility to poor outcomes or deaths were they to contract COVID-19 and length of time homeless.

Currently, the City of Boston coordinates Rapid Re-Housing (RRH) projects through CoC, ESG, and City of Boston funding. RRH projects are projected to serve annually 855 households, of which 417 are individuals, 438 are families with children; of those, 40 are youth, and 188 are veterans and their families. From

2017–2019, the City of Boston committed a total of \$3,075,000 to a RRH system serving individuals experiencing homelessness. From 7/1/19–6/30/20, 366 individuals were housed with an average of 87 days from enrollment to placement. The RRH system put in place a partnership structure with the City of Boston’s two largest shelters and three additional homeless services providers. The partnership allows for improved access for homeless individuals to RRH resources throughout the City of Boston, increased capacity for housing search, and increased earned income potential through employment services.

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

As part of its Front Door Triage program, the City is assessing clients that present at shelter to determine if the client has any safe alternatives to shelter and, if so, make sure that client is reconnected to that housing option. From 8/1/19-6/30/20 the City funded Front Door Triage programming at the two largest adult emergency shelter providers in Boston. 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. The City’s Office of Housing Stability (OHS) focuses on homelessness prevention. The Boston CoC continues its partnership with non-profit providers and the Boston Housing Court, in working to prevent the eviction of low-income tenants from subsidized units.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience

homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Boston CoC continues to make substantial investments in the build out of its Rapid Re-Housing system, including \$750k annually in local funds to sustain this intervention and target this resource to chronically homeless, long-term shelter stayers, families and unaccompanied youth. The City also continues a highly collaborative and successful partnership with the Boston Housing Authority. The City is also working with its partners at the State level to explore coordination on the prioritization of resources for people experiencing homelessness.

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

Actions taken to address the needs of public housing

Primary responsibility for public housing and resident initiatives rests with the Boston Housing Authority (BHA) and is reported separately in the BHA's annual report to HUD: BHA 5 Year Plan Progress Report. The BHA is the largest public housing authority in New England and the sixth largest in the nation. In total, BHA currently owns and/or oversees approximately 12,623 rental units of public housing in Boston and houses more than 25,000 people under the public housing program. BHA owns 63 housing developments. Of the 63 developments, 36 are designated as elderly/disabled developments and 27 are designated as family developments. Three of the 27 family developments have elderly/disabled housing on site and one of the elderly developments has designated units for families.

In addition to housing developments owned and managed by the BHA, the BHA administers approximately 15,400 rental subsidies. Of those, approximately 12,400 are Tenant-Based Section 8 vouchers which allow families to rent in the private market and apply a subsidy to their rent. A similar state program assists an additional 700 households. With this assistance, residents are able to pay approximately 30-40 percent of their income toward rent and BHA pays the remainder. BHA helps provide housing to approximately 29,000 people under these programs. In addition, BHA provides subsidies to more than 2,300 households under its Section 8 Project-Based Voucher and Moderate Rehabilitation programs as well.

The Leased Housing Waiting List includes about 2,000 applicants at this time; however it has been closed to all new applicants except the highest priority emergencies since 2008. In December 2020, Mayor Walsh announced the BHA's efforts to target 1000 vouchers towards homeless families enrolled in Boston Public Schools.

In July 2019, the BHA implemented a Small Area Fair Market Rent (SAMFR) policy in many of the zip codes inside its administration area. This change has allowed the BHA to set payment standards more closely to the median market rent in each zip code within its jurisdiction, providing greater potential access to more neighborhoods for families with a Section 8 voucher.

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

In December 2016, HUD awarded the BHA \$30 million in Choice Neighborhood Implementation grant funds for the Whittier Transformation Plan. DND committed \$1.6 million in CDBG funds to assist with the Neighborhood component of Whittier and designated the neighborhood as a Neighborhood Revitalization Strategy Area (NRSA). The NRSA designation provides some additional flexibility in the use of CDBG funds in the designated area. The \$30 million grant is leveraging an additional \$260 million in private and public funds to transform the Whittier Street public housing site and the surrounding community by providing educational and economic opportunities for low income residents and by investing in community amenities that will improve the quality of life for all residents in the lower Roxbury neighborhood.

The 92 new apartments at Flat 9 at Whittier (43 of which are replacement units) were completed, and have been occupied. The 52 unit Phase 2 of the Whittier

redevelopment closed on June 30. The City is investing \$3.5 million in this phase, including up to \$2.5 million in CDBG funds. The third housing phase will not require City funds. Beyond housing, Whittier Choice, the renovation of the Dewitt Park is underway. Although COVID-19 has delayed construction somewhat, the renovation is expected to be completed in November 2020. The Office of Economic Development is on track to fund 2-3 enhanced RESTORE projects in Nubian Square combining CNI Critical Community Improvement funds with CDBG funding in the next fiscal year. Plans for a transformative reconstruction of Ruggles Street are progressing, and construction is anticipated to begin in the spring of 2021.

The City provides support to selected programs serving public housing residents through its CDBG-funded human service programs; and provides CDBG, HOME or other funding to BHA redevelopment projects through the Rental Housing Preservation or the Rental Housing Production programs. Public housing residents participating in the BHA's Section 8 Homeownership Voucher program are encouraged to enroll in DND's homebuyer education and counseling programs and, upon completion of the program, are eligible to receive 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 taken to encourage public housing residents to become more involved in management and participate in homeownership

BHA activities to increase resident involvement include 1) the Resident Advisory Board a group of residents elected to represent and reflect the diversity of residents served by BHA and to advise on the development and implementation of the Annual Plan; 2) Local Tenant Organizations which are elected by their peers and represent residents in public housing developments and advocate for the needs of residents on all matters; 3) Section 8 Tenants Incorporated which works

on behalf of leased housing participants on areas of education and resident rights and advocates for the needs of leased housing participants; and 4) the Resident Empowerment Coalition composed of residents, advocates, and BHA has convened resident leaders and advocate organizations to form the Resident Empowerment Coalition of BHA (REC).

Actions taken to provide assistance to troubled PHAs - Not applicable

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

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

The statewide target for affordable housing is that all communities in Massachusetts have at least 10 percent of housing stock in government-assisted affordable housing. Boston far exceeds that target; affordable housing represents nearly 20 percent of our existing stock and 25 percent of all new housing production since 2000. Despite these efforts, the cost of housing remains a huge challenge for many Bostonians; more than 43,000 renters and 11,000 homeowners pay more than 50% of their monthly income for rent or a mortgage.

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

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

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

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

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

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

In total, CDBG and HOME funds support 12 housing and homeless programs. In addition, CDBG funds support our economic development, public service and property management programs. Both HOME and CDBG-funded housing activities provide significant benefits to the lowest income levels. The HOME program reaches a lower-income population because the program is primarily used for development of new housing in conjunction with Low Income Housing Tax Credits and Section 8 subsidies.

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

DND's Boston Home Center (BHC) administers Boston's nationally recognized Lead Safe Boston (LSB) program. The program utilizes federal, state and homeowner funds to assist the abatement of lead hazards in existing housing. DND was awarded a \$4.3 million dollar grant with a start date of January 2, 2020 from HUD's Office of Lead Hazard Controls and Healthy Homes to abate 200 privately owned units over 42-months. A total of 39 units were completed during this program year and another 30 units are in the pipeline to be deleaded. The COVID 19 pandemic impacted production as construction work

was shut down in March with the exception of emergency work till the end of the program year. Work has restarted slowly with vacant units and in some occupied units where tenants can be relocated in a safe manner. In partnership with HUD since its inception of the lead hazard programs in 1994, LSB has been directly responsible for the abatement of over 3000 housing units in Boston.

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

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

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

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

The City provides extensive funding for anti-poverty activities such as job training and education initiatives through its Office of Workforce Development (OWD), a division of the Economic Development Industrial Corporation doing business as the Boston Planning and Development Agency. Approximately \$2.2 million funded 51 organizations serving over 2,952 people. These funds were targeted to support programs providing services to Boston residents facing multiple barriers to employment, with a goal of increasing the household income and financial stability of those served. Program Year 2019 is the first year of a two-year funding cycle for CDBG-PS. Programs were awarded funding based on their responses to an open and competitive RFP process.

In addition, OWD set aside a portion of CDBG-PS funds to support Adult Basic Education and ESOL programming through a separate RFP process. This separate RFP was developed in response to a strategic review of ABE and ESOL services in Boston, which identified a lack of higher level services to assist students looking to complete a secondary credential and transition to post-secondary education. Seven organizations received funding to provide contextualized ESOL and ABE.

During the program year, the COVID-19 pandemic disrupted services to all of our organizations. Some programs switched to remote service provision, some suspended services, and some pivoted to supporting basic needs of their clients and communities. OWD provided guidance for grantees as to allowable expenditures for COVID-19 response so that interested programs could amend their contracts to include allowable activities.

In addition, every winter the City runs a volunteer-staffed program to assist low-income families take advantage of the Earned Income Tax Credit (EITC).

Despite these many actions Boston has taken to address poverty, the number of poverty level families continues to rise, largely due to the growing number of very low-income Hispanic families. According to the most recent American

Community Survey data , Boston has a total of 128,604 family households in 2018, an increase of 10,875 or 9.2% since 2013. Of these, 19,676 (15.3%) have incomes below the poverty level, an increase of 368 or 1.1% since 2013.

	2013- 2017	2008- 2012	# Change	% change
# families HHs	126,604	117,729	10,875	9.2%
% below poverty level	15.3%	16.4%		-1.1%
# below poverty	19,676	19,308	368	1.9%

Source: American Community Survey 5-year estimates, Table S1702

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

	2013- 2017	2008- 2012	# Change	% change
Hispanic family HHs	27,614	23,605	4,009	16.9%
% below poverty level	29.9%	30.6%		-0.7%
# below poverty	8,257	7,223	1,034	14.3%

Source: American Community Survey 5-year estimates, Table S1702

Although Hispanics account for 21.5% of all families in Boston, they account for 42% of all families in poverty. Boston will need to take additional targeted actions to address the poverty of Hispanic families if we are to make progress towards reducing the overall number of families living in poverty.

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

Some of the nation's strongest and most experienced community development corporations are based here in Boston. The City of Boston provides financial support for this network by using 5% of its HOME funds to provide operating assistance to CDCs and other Community Housing Development Organizations (CHDOs). In prior years, CHDO funds were available on a rolling basis throughout

the program year; eligible CDCs would apply for funds when they had an eligible project. Presently, the City of Boston is not providing operating assistance to CDCs and other CHDOs as we await new HUD guidelines on providing CHDO funded assistance.

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

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

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

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

Starting in January 2017 through May 2018, the Boston Housing Authority (BHA), the Department of Neighborhood Development (DND) , the City's Office of Fair Housing and Equity (OFHE) and Boston Planning and Development Agency (BPDA), formerly the Boston Redevelopment Agency, worked collaboratively on a draft Assessment of Fair Housing with other City agencies and a Community Advisory Committee, made up of advocates from Boston's neighborhoods, civil

rights organizations, tenant and housing organizations, and legal assistance organizations. The goal of this work was to complete an Assessment of Fair Housing (AFH) that would replace the Analysis of Impediments to Fair Housing as directed by HUD's new AFFH Rule.

However, on May 18th of 2018 HUD announced that it was withdrawing its AFH Tool for Local Governments and directed grantees that they were not to submit their AFHs for HUD review until further notice. Despite HUD's decision, DND and the BHA remain committed to completing a locally tailored affirmatively furthering fair housing plan, and we are in the process of completing that work in conjunction with our community partners.

Even before this plan is completed however, the City is taking a number of actions to further fair housing. Actions taken in the past program year include, but are not limited to:

- **Support Fair Housing Activities:** During program year 2019, DND provided the Office of Fair Housing and Equity (OFHE) with \$496,716 in CDBG funds to support the OFHE's review of affirmative marketing plans to ensure compliance with Fair Housing requirements and OFHE's work investigating fair housing discrimination complaints. For the program year 2020, DND is increasing the commitment of CDBG funds to OFHE to \$685,186, and allocated an additional \$250,000 from City of Boston operating funds to OFHE. These additional funds will help to expand testing and enforcement efforts, in response to a recent study highlighting discrimination against black households and voucher holders in the rental market.
- **Make More Housing Available To Families:** Through its Lead Safe Boston program DND provided funding to homeowners to abate lead hazards in 39 units of housing (another 30 units are in their pipeline) reducing barriers to housing for families with children.
- **Overcome Barriers to Homeownership and Wealth Creation:** The Boston Home Center provided \$523,195 in financial assistance to 41 non-white households to enable them to purchase their first home, reducing the barriers to homeownership for households of color. In addition, the Boston Home Center launched the new One+ Mortgage program, which "buys

down” the mortgage interest rate, expanding buyers’ opportunities in Boston’s high priced housing market.

- **Creating Programs that Meet the Needs of Protected Classes:** The Massachusetts economy shut down due to COVID-19 in mid-March. As a result, thousands of Boston families, many of whom are households of color and/or have limited English proficiency, lost their incomes and are at risk of losing their homes. Not only is this a tragedy for each family, it undermines the financial and physical health of entire communities. It is for this reason that DND used our understanding of the disparities of income and wealth to craft a rental relief program that responded to the needs, both financial and in terms of language access, for these communities.
- **Advocated for State Legislation:** The City supported a range of legislative efforts in the last year that would assist protected classes and promote more inclusive communities.
 - Provide for a right to counsel in eviction cases;
 - Create provisions whereby tenants would be able to purchase their building;
 - Create additional eviction protections for Boston’s oldest residents;
 - Secure the right to put inclusionary development into the Boston zoning code;
 - Increase resources for affordable housing through commercial linkage fees and a real estate transfer tax; and
 - Reduce the barriers to increasing the supply of housing across the state.

CR-40 - Monitoring 91.220 and 91.230

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

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

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

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

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

Boston Residents Jobs Policy: The City has an Equity and Inclusion Unit in Economic Development which reviews all projects to ensure compliance with the City's jobs ordinances and with the requirements of Section 3, Davis-Bacon and other employment related requirements.

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

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

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

The Department of Neighborhood Development (DND) took several steps to notify the public of the release of the draft Program Year 2019 CAPER and the opportunity to comment. This draft Program Year 2019 CAPER was issued for the required 15-day comment period on November 16. DND placed a notice and request for comments in the Boston Globe November 17. An email of the same notice was sent out to 411 individuals and organizations subscribed to DND's Policy News list encouraging comments and feedback on the report. The draft CAPER was posted on the Department's website at:

http://www.cityofboston.gov/dnd/pdr/HUD_Plans_Reports.asp.

Approximately 10,000 subscribers through Facebook and Twitter were informed of the CAPER and the opportunity to comment.

<https://www.boston.gov/departments/neighborhood-development/hearings-and-public-comment>

CR-45 - CDBG 91.520(c)

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

There were no substantial changes during Program Year 2019.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants? No

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

CR-50 - HOME 91.520(d)

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

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

A total of 324 units in 58 projects were inspected. HQS inspections were put on hold in March 2020 due to the COVID-19 pandemic. A table in the appendix of this report shows the HQS inspections completed from July 2019 to February 2020.

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

DND, in partnership with the Boston Fair Housing Commission continues to administer the Affirmative Marketing Program, which fosters equitable access to government-assisted housing, and inclusionary developments, by providing technical assistance to developers/managers in the preparation of affirmative marketing and tenant/buyer selection plans; and by monitoring the implementation of plans approved by the Commission. During the program year, 29 marketing plans were approved and 42 lotteries were held for affordable units.

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

IDIS Report PR23 "*HOME Summary of Accomplishments*" shows that 8 units were completed during the program year. Of the 8 units, 2 served extremely low income (up to 30% of area median income); the other 6 units served households between 31% to 60% of area median income. With respect to race of the

households served, 4 are White, 3 Black/African American and 1 household reported as multi-racial.

Describe other actions taken to foster and maintain affordable housing.

91.220(k)

Boston is fortunate to have a well-developed institutional infrastructure for affordable housing development. Some of the nation's strongest and most experienced community development corporations (CDCs) are based in Boston. The City of Boston, through DND, provides financial support for this network by using up to 5% of its HOME funds to provide operating assistance to CDCs and other Community Housing Development Organizations (CHDOs). Presently, we are awaiting HUD guidance on CHDO assistance.

CR-55 - HOPWA 91.520(e)

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

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

Number of Households Served Through:	One-year Goal	Actual
STRUM: Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	70	40
TBR: Tenant-based rental assistance	70	85
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

Table 9 – HOPWA Number of Households Served

Narrative

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

Moreover, the limited supply of affordable housing highlights the need for People Living with HIV/AIDS to maintain current housing situations or swiftly secure new housing when needed. Therefore, funding for financial assistance or supportive services affecting housing stability has continued in PY19. Financial assistance impacting housing stability includes funds for short-term rent, mortgage, and utility assistance, which 40 households were able to access and an additional 57 households were able to secure new units with final assistance for rental startup costs.

We would be remiss not to mention the global pandemic which has affected life for so many people, and PLWHA are no exception. Sponsors noted increased needs for access to cleaning supplies, personal protective equipment, hand sanitizer, and gloves for both participants and staff. Many agencies applied for CARES Act funding to support increased needs for participants. The pandemic has made it harder to connect with clients as many do not have the technology needed to get in touch with case managers on a frequent basis. Sponsor agency staff has done a lot of work around getting participants phones or setting up voicemail numbers in order to better communicate with staff. Sponsors have also done many grocery deliveries or dropped off donated grocery store gift cards for participants to safely purchase food.

There has been an increase in need for STRMU prevention assistance as participants have unstable employment or have lost employment entirely. Sponsor staff has seen a large increase in calls for assistance during the pandemic.

The Boston CoC invoked all flexibility afforded to the HOPWA program under HUD's Mega waiver to allow project sponsors increased options to assist HOPWA-eligible households during this unprecedented time.

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

ESG Supplement to the CAPER in e-snaps

Emergency Solutions Grant Subrecipients: Program Year 2019		
Provider	Contract Amount	ESG Component
Asian American Civic Association	\$49,256	Homelessness Prevention
Boston Medical Ctr.	\$17,748	Homelessness Prevention
Hearth, Inc	\$159,000	Homelessness Prevention
HomeStart	\$226,722	Homelessness Prevention
Metro Boston Housing Partnership	\$73,575	Homelessness Prevention
Nuestra Comunidad	\$53,233	Street Outreach
New England Center and Home for Veterans	\$35,407	Homelessness Prevention
Pine Street Inn-St.	\$656,381	Street Outreach
Little Sisters	\$95,809	Homelessness Prevention
TOTAL	\$1,367,131	
DND Admin	\$109,647	
HMIS Data Collection	\$19,949	
GRAND TOTAL	\$1,496,727	

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

10. Shelter Utilization

We do not use our ESG funds for shelter units.

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

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

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

ESG Recipients are required to submit their HMIS data in the Sage HMIS Reporting Repository. A summary of the SAGE report will be included in this PY19 CAPER when it is available.

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

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	947,249	644,970	675,341
Subtotal Homelessness Prevention	947,249	644,970	675,341

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	245,720	97,150	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	245,720	97,150	0

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Essential Services	0	0	0
Operations	0	0	0
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	0	0

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Street Outreach	619,975	520,353	656,381
HMIS	50,000	50,000	19,949
Administration	151,078	106,399	109,647

11e. Total ESG Grant Funds

Total ESG Funds Expended	2017	2018	2019
	2,014,377	1,418,872	1,496,727

END