

Department of Neighborhood Development



FY22 Budget Hearing - May 24, 2021

Neighborhood Development: Our Work

Neighborhood Housing Development

builds, preserves, and acquires income-restricted units

Supportive Housing

works to end homelessness in the City of Boston

Boston Home Center

helps residents buy, keep, and improve their homes

Office of Housing Stability

promotes stable housing for Boston residents

Real Estate Management & Sales

manages and disposes of Boston's tax-foreclosed & surplus real estate

AFFORDABLE HOUSING DEVELOPMENT



FY21 Highlights

- 1,081 affordable units permitted - 768 DND funded, 313 IDP
- 262 units of senior supportive housing permitted
- \$34M awarded in funding round - 841 units across 15 projects
- 1,036 units preserved, including 398 BHA units
- 313 market rate units acquired and restricted
- Launched City Voucher Program with BHA



Morton Village, Mattapan
207 apartments acquired and restricted with tenant protection agreement

HEARTH at Four Corners, Dorchester
54 affordable units with supportive housing for older adults



FY22 Goals

- Projected closings on over 1,300 units
- Funding round of \$30M+ will open in July
- Continue aggressive acquisitions strategy
- Recruit and support MWBE development partners through Developer Opportunity Fund and participation goals
- Implement Affordable Commercial Space Investment

HOMELESSNESS AND SUPPORTIVE HOUSING



FY21 Highlights

- Housed 1,183 homeless individuals since the beginning of the pandemic
- Stood up auxiliary sites to de-densify shelters
- Created new units for homeless households, plus 459 in pipeline
- Supported BHA efforts to house 1,000 BPS Families

3368

**Washington St.,
Jamaica Plain**
202 affordable
residential units,
with 140 units
designated for
supportive
housing with
services from PSI



**140 Clarendon
St., Back Bay**
240 affordable
residential units
with 111 units
designated for
supportive
housing with
services from PSI

FY22 Goals

- Maximize federal COVID funding to provide more than 800 supportive housing opportunities for homeless households
- Create & Implement Strategic Plans to End Homelessness: Adults (to be released), Youth and Young Adults (in progress), Families (to be developed), Street homelessness (begun)
- Break ground on 2 largest permanent supportive housing projects in City's history: 3368 Washington St. and 140 Clarendon St.

HOMEOWNERSHIP

FY21 Highlights

- New initiatives to expand access to homeownership:
 - One+ Boston Program - **247** applications, **52** purchases (70% households of color)
 - First Generation Matched Savings Program - **200** participants (97% people of color)
 - Providing coop education and piloting a down-payment assistance program
- **1,700** residents participated in homebuyer education programs financed by BHC
- Completed more than **600** minor and moderate home repair projects and over **80** Seniors Save projects (new heating systems)
- Provided **150** homeowners with foreclosure prevention counseling



FY22 Goals

- Launch credit booster program for prospective homebuyers
- Expand the ONE+ Boston program to more lenders
- Continue to help seniors with heating and home repair projects
- Support homeowners impacted by COVID-19 with foreclosure counseling and access to mortgage relief



HOUSING STABILITY

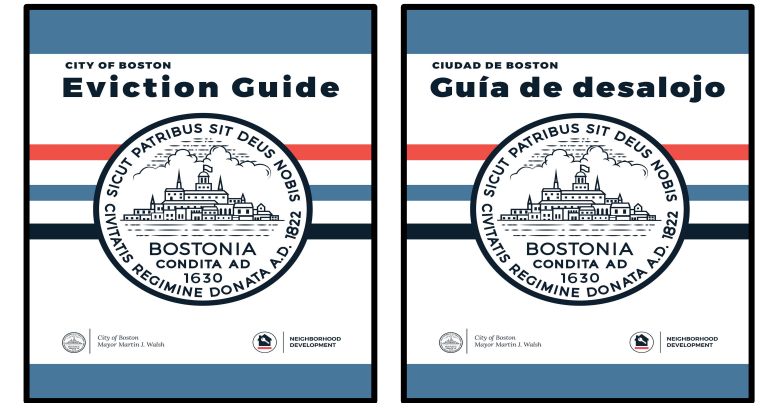


FY21 Highlights

- Quickly established Rental Relief Fund for tenants impacted by COVID-19, providing \$10.3M to over 2,400 households to date
- Working with nonprofit partners, provided housing search, legal assistance, and eviction prevention services to over 4,900 constituents
- Hosted weekly virtual legal clinics and walk-in hours
- Passed the Housing Stability Notification Act and Condo and Cooperative Conversion Ordinance

FY22 Goals

- Support renters as eviction moratorium and emergency declaration end with Rent Relief (\$50M), mediation and legal services
- Enlist community based organizations to raise awareness of Rental Relief Fund and help renters complete the application
- Work with coalitions to pass Right to Counsel and Tenant Opportunity to Purchase Act



REAL ESTATE MANAGEMENT & DISPOSITION



FY21 Highlights

- Projected to sell or transfer over 100 parcels
- 3 million square feet sold since 2014, mostly for affordable housing, community gardens, and urban agriculture
- Blue Hill Avenue Initiative - B-1 Parcels RFP Issued
- 15 new community garden/urban agriculture sites over the past 2 years

The Food Project:
Five parcels of longtime vacant land in Nubian Square have been replaced permanently by this Urban Farm, providing food, green space, and training programs for youth.



DND Property Inventory	
In Process	
Pre-Disposition	340
Active Disposition	249
Subtotal - In Process	589
Unavailable for Disposition	
West Roxbury Grove	223
Urban Wild/Conservation	129
Undevelopable/No Interest	117
In Use/Redemption Period	68
Subtotal - Unavailable	537
Total Parcels	1,126

FY22 Goals

- Sell or transfer at least 95 parcels
- Many remaining parcels more difficult to dispose of
- 48% of inventory undevelopable or unavailable
- Maximize MWBE participation in property maintenance

COVID RESPONSE - LOOKING BACK



Supporting homeless households

- Added 392 **temporary shelter beds** and provided funding for shelter modifications
- Created over 1,400 **supportive housing opportunities for homeless households**
- Stood up 500 beds at **Boston Hope** for COVID+ respite for homeless individuals

Supporting renters

- Provided **Rental Relief** to over 2,400 households to date
- Educated renters about **Eviction Moratorium** and tenant rights in multiple languages
- Provided **PPE** and **cleaning support** to multi-family properties

Supporting homeowners

- Established **Foreclosure Prevention Plan** with 17 lenders
- Completed 800 **wellness checks/calls** to homeowners and responded to 178 **senior emergency housing calls**

Testing and Vaccinations

- Facilitated use of the Strand Theater for **COVID-19 testing and vaccinations**



National Guard members and Mayor Janey were on hand to help set up the **Strand Theatre COVID-19 vaccination site**.

Support homeless households

- Ensure safe, adequate shelter through Winter 2022 and adapt the city shelter system to be resilient
- Continue to move homeless individuals and families to housing with rental assistance and stabilization services
- Use federal funds to develop permanent supportive housing

Support renters

- Receive Notices to Quit through online portal and outreach to tenants to offer financial assistance, legal assistance, housing search

Support homeowners

- Monitor foreclosures and provide foreclosure counseling
- Work with State on mortgage relief

FY22 RECOMMENDED OPERATING BUDGET



FY21 Adopted	FY22 Recommended	\$ Change	% Change
\$29,088,350	\$35,272,663	\$6,184,313	21.3%

\$6M in New Investments:

- \$2.5M City of Boston Voucher Program (\$5M Total Funding)
- \$2.5M Post-COVID Homeless Initiatives
 - Rapid Rehousing, Homeless Peer Navigators
- \$1.0M Affordable Commercial Space in Mixed-Use Developments

BHA Housing Improvements - \$5M

- Upgrade elderly/disabled public housing in several BHA communities, including Saint Botolph in the South End, the Doris Bunte Apartments in Egleston Square, and Patricia White in Brighton

BHA Orient Heights - \$19M

- Funding for Phase 3, consisting of 119 units of housing, gateway park, and community center

FY22 EXTERNAL FUNDS BUDGET



\$138 Million Total Estimated Spending for FY22

Source	FY22	Uses
COVID-19 Relief Funding (CDBG, ESG, HOPWA, ERA)	\$44M	Rental Relief, Homelessness
Continuum of Care (CoC)	\$40M	Homelessness & Supportive Housing
Community Development Block Grant (CDBG)	\$20M	Housing and Community Development
Inclusionary Development Program (IDP)	\$20M	Housing Development & AOP
HOME Investment Partnership	\$7.5M	Housing Development
Housing Opportunities for Persons with Aids (HOPWA)	\$3M	Supportive Housing
Emergency Solution Grants (ESG)	\$1.5M	Homelessness & Housing Stability
All Other Grants	\$2M	

Community Preservation Act

- \$14.6M awarded in FY21
 - \$5.0M Acquisition Opportunity Program
 - \$5.0M One+ Boston Mortgage Program
 - \$4.6M Housing and Community Garden Projects

Neighborhood Housing Trust (Linkage)

- \$16.1M awarded in FY21
 - 853 units across 10 developments
 - Morton Village AOP (207 units), Mildred Hailey (234), and 140 Clarendon St. (210)
- \$13.5M projected revenue for FY22

Equitable Procurement

- 92% of DND's contractual services funding goes to nonprofits
- Of the 53 contracts to for-profits, 38% are to MWBEs, but only 9% are certified
- Partner with Office of Economic Development and Office of Equity and Inclusion to recruit new MWBEs and help with certification
- Conduct significant outreach to MWBEs and provide technical assistance in responding to procurements
- All RFPs require Diversity and Inclusion Plan

Racial Equity Working Group

- Secured external partner to examine DND's organization, policies, and programs to foster racial equity in the workplace and build the tools/infrastructure that will do the same in the communities we serve

END



Questions?