



Overview of Program Year 21 draft Plan

For \$28 Million in HUD (Dept. of Housing & Urban Development) Funding



NEIGHBORHOOD
DEVELOPMENT



City of Boston
Mayor Kim Janey

HUD Consolidated Plan & Annual Action Plans

As a condition of receiving Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Housing Opportunities for Persons With AIDS (HOPWA) and Emergency Solutions Grant (ESG) funds, Boston submits a 5-year Consolidated Plan outlining housing and community development needs and priorities.

Within this 5-year framework, the Annual Action Plans show specifics of how the HUD funds will be used, other resources made available, and what will be accomplished during the year to address those priority needs outlined in the 5-year Consolidated Plan framework.

Consolidated Plan & Annual Action Plans (continued)

This PY21 Plan is year 4 of the 5-year Consolidated Plan and spans from 7/1/21 to 6/30/22. This 70-page document follows a HUD template organized by important topics such as projected Annual Goals and Objectives (AP-20), detailed summaries of the funded programs (AP-35), Homeless Activities (AP-65) and Barriers to Affordable Housing (AP-75) to name a few.

At the end of each program year, HUD requires grantees to submit an annual report of actual accomplishments. As with the Annual Action Plan, this report follows a HUD template.

Planning Process - Key Dates

HUD requires grantees to engage citizens in the Plan development

Key Dates – Program Year 2021 (7/1/21 to 6/30/22)

3/10/21: Citywide meeting input on Needs & Priorities to draft a Plan

4/13/15: City Council hearing on accepting & expending HUD funds

4/15/21: Draft Plan posted for Public Comments

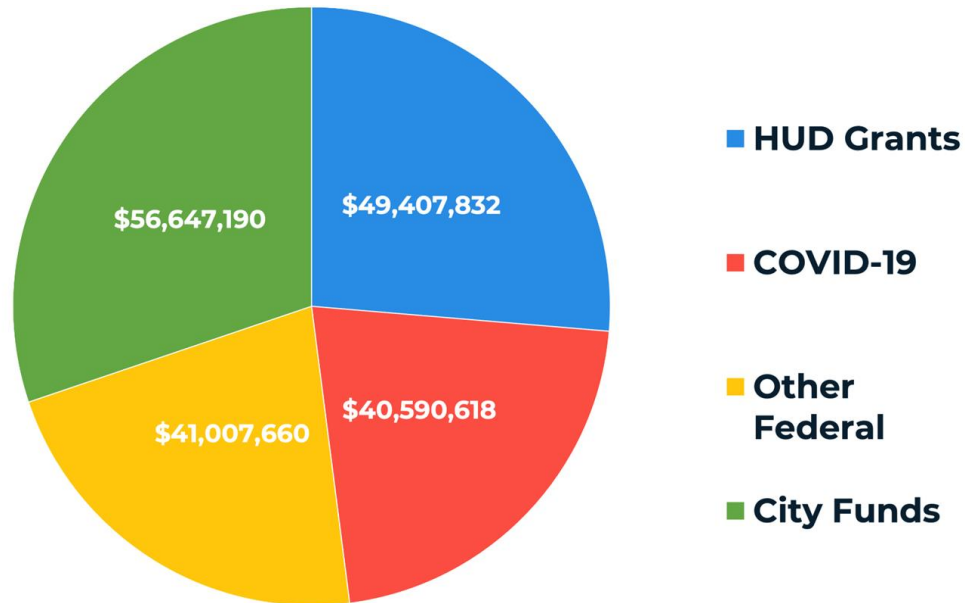
4/27/21: Citywide meeting to receive comments on the Plan

5/17/21: Comment Period Ends

Plan submitted to HUD shortly after comment period ends

HUD in Context of All Funding for PY21 Plan Year

Boston will receive \$28 million in new funding from HUD. The overall DND budget for our fiscal year beginning July includes an estimated \$21 million remaining in HUD funds from prior budget years. Plus, \$138.2 Million from other resources. The grand total is \$187.7 million.



DND's PY21 Budget (see section AP-15 for more details)

City of Boston, DND Budget - HUD PY21 (Draft 4/15/21)	\$ Amount
Community Development Block Grant (CDBG)	\$30,994,182
PY21 grant	\$17,421,783
Program Income & Prior Years	\$13,572,399
Home Investment Partnerships Program (HOME)	\$10,959,142
PY21 grant	\$5,959,142
Program Income & Prior Years	\$5,000,000
Housing Opportunities for Persons With AIDS (HOPWA)	\$5,967,384
PY21 grant	\$3,248,220
Prior Year Funds	\$2,719,164
Emergency Solutions Grant (ESG)	\$1,487,124
PY21 grant	\$1,487,124
HUD/CPD FORMULA GRANT SUBTOTAL	\$49,407,832

Economic Development Initiative (EDI)	\$25,000
HUD Lead Hazard Control	\$1,576,077
McKinney-Vento CoC Homeless Assistance Programs	\$38,685,686
Choice Neighborhood Initiative (Whittier)	\$745,897
CDBG: COVID-19	\$17,000,000
ESG: COVID-19	\$13,590,618
ERA (COVID)	\$10,000,000
Subtotal HUD Grants	\$81,623,278
City Operating Budget	\$6,759,320
Neighborhood Development Fund (NDF)	\$381,025
Housing 2030 Fund	\$29,000,416
Inclusionary Development Fund (IDP)	\$20,315,508
Mass Division of Banks - Chapter 206	\$190,921
Subtotal City Funds	\$56,647,190
GRAND TOTAL ALL FUNDS	\$187,678,300

City Funds: Housing Boston 2030 (HB2030)

A \$29 million HB2030 Special Appropriation will fund important activities:

- Development of Affordable, Senior, and Permanent Supportive Housing
- Seniors Save and Homeworks Programs
- Homebuyer Down Payment Assistance and One+ Boston Programs
- Support for homeless and housing-insecure individuals and families
- City-Funded Housing Vouchers thru the Boston Housing Authority
- Racial Equity Initiatives by the Office of Fair Housing and Equity

Housing Boston 2030 is a comprehensive plan to create 69,000 housing units by 2030 at a variety of income levels including 16,000 new units of income-restricted housing.

City Funds: Inclusionary Development Program (IDP)

\$20 million in IDP revenue toward housing development projects. We continue to leverage IDP revenue to support low, moderate, and middle income housing production.

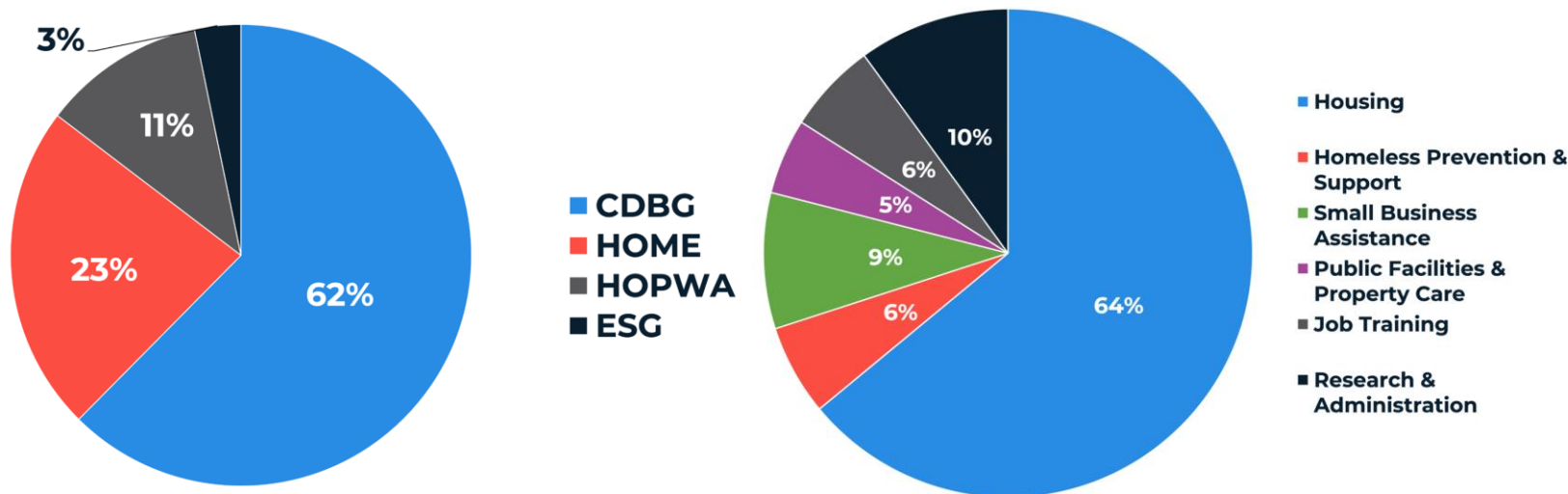
IDP is the primary source for the Acquisition Opportunity Program (AOP), which funds the acquisition and conversion of occupied market rate housing into income-restricted housing, and the Neighborhood Homes Initiative (NHI), which leverages City-owned land to create affordable homeownership opportunities.

IDP applies to residential projects that are: 10 or more units, or require zoning relief, or financed by the City, or built on property owned by the City.

Overview of the Four HUD Grant Programs

PROGRAM	ALLOCATION AMOUNT	ELIGIBLE ACTIVITIES	PRIMARY USES	INCOME TARGETING
CDBG	Varies from year to year de to Congressional appropriations, number of communities eligible (cities over 50,000 pop) and Boston's demographics	Housing rehabilitation, economic development, social services, and public facilities.	Housing and homeless, social services, Main Streets, commercial real estate development, Partners with Non-profits, management and disposition of City-owned foreclosed land and buildings.	Serve households with incomes under 80% of the Boston Metropolitan Area Median Family Income (\$86,650 for a 3-person household) or in a geographic area where at least 51% of the households have incomes under that threshold.
HOME		Housing construction and rehabilitation	Production of new affordable rental and homeownership housing	Serve households with incomes under 80% Boston Metro Median. Rental housing at least 90% of units serve households under 60% (\$69,120 for a 3-person household).
ESG		Supportive services, operating costs, homeless prevention, shelter rehab	5 components: street outreach, emergency shelter, prevention, rapid rehousing and data collection	Funds may only be used for homeless persons.
HOPWA	Varies from year to year due to Congressional appropriations, number of persons living with AIDS.	Construction or rehab of housing, tenant-based rental assistance, non-medical supportive services and technical assistance.	Tenant based rental assistance, housing counseling and placement. Boston administers funds for 3 counties of Suffolk, Plymouth and Norfolk	Serve households with HIV/AIDS and incomes under 80% of Boston Metro (\$66,650 for a 1-person household).

\$28m new HUD Funds: Sources & Uses PY21



Community Development Block (CDBG):

\$17.4

HOME Investment Partnerships (HOME):

\$6.0

Housing Opportunities for Persons with AIDS (HOPWA):

\$3.1

Emergency Solutions Grant (ESG):

Allocation of HUD Funds by Major Program Areas

PROGRAM AREAS	CDBG	HOME	ESG	HOPWA
Home Repair, Deleading, Homebuyer Assistance & Senior Saves	\$3,302,735			
Development & Preservation of Affordable Housing	\$10,675,594	\$10,360,241		
Homeless Prevention and Housing-Insecure	\$1,245,639		\$1,487,124	\$5,967,384
Small Business (Main Streets, ReStore)	\$4,017,691			
Job Training	\$2,677,399			
Public Facilities (Grassroots, PNP, Property Management)	\$1,979,446			

4 HUD Funds + HB2030 + IDP by Program (slide 1 of 2)

PY21 Action Plan by Program by HUD Funding Source						
Program Name	CDBG	ESG	HOME	HOPWA	H2030	IDP
HO Rehab	\$ 4,548,550	\$ -	\$ -	\$ -	\$ 3,497,891	\$ -
HB Fin Assist	\$ 712,175	\$ -	\$ -	\$ -	\$ 3,650,000	\$ -
HB Tech Assist	\$ 776,271	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Hsg Presrv	\$ 4,905,547	\$ -	\$ -	\$ -	\$ -	\$ -
Hsg Produc	\$ 5,770,047	\$ -	\$10,339,609	\$ -	\$ 7,150,000	\$20,167,826
Lead Abate	\$ 271,430	\$ -	\$ -	\$ -	\$ -	\$ -
CHDO Oper	\$ -	\$ -	\$ 20,632	\$ -	\$ -	\$ -
Tenants at Risk	\$ 161,182	\$ -	\$ -	\$ -	\$ 180,000	\$ -
Hmls & Supp Hsg	\$ 318,168	\$ -	\$ -	\$ -	\$12,595,225	\$ -
HOPWA	\$ -	\$ -	\$ -	\$5,967,384	\$ -	\$ -
Grassroots	\$ 634,006	\$ -	\$ -	\$ -	\$ -	\$ -
Main Streets	\$ 1,571,759	\$ -	\$ -	\$ -	\$ -	\$ -
ReStore	\$ 1,062,529	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial RE Dev	\$ 397,017	\$ -	\$ -	\$ -	\$ -	\$ -
Business TA	\$ 941,386	\$ -	\$ -	\$ -	\$ -	\$ -
Partners w /NP	\$ 705,940	\$ -	\$ -	\$ -	\$ -	\$ -
Property Dispo	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -

4 HUD Funds + HB2030 + IDP by Program (Slide 2 of 2)

PY21 Action Plan by Program by HUD Funding Source						
Program Name	CDBG	ESG	HOME	HOPWA	H2030	IDP
Brwnflds Envir	\$ 207,000	\$ -	\$ -	\$ -	\$ -	\$ -
Property Mgmt	\$ 172,500	\$ -	\$ -	\$ -	\$ -	\$ -
Demolition	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -
Human Services	\$ 2,677,399	\$ -	\$ -	\$ -	\$ -	\$ -
Policy D&R	\$ 452,449	\$ -	\$ -	\$ -	\$ -	\$ -
Admin	\$ 3,041,170	\$ -	\$ 598,901	\$ -	\$ -	\$ 87,682
Boston Fair Hsng	\$ 435,186	\$ -	\$ -	\$ -	\$ 250,000	\$ -
ESG - Hmls & Supp	\$ -	\$ 706,808	\$ -	\$ -	\$ -	\$ -
ESG - Hmls Prev	\$ -	\$ 780,316	\$ -	\$ -	\$ -	\$ -
Microenterprise	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -
BHA Choice	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Housing Stability	\$ 927,471	\$ -	\$ -	\$ -	\$ 1,677,300	\$ -
	\$30,994,182	\$1,487,124	\$10,959,142	\$5,967,384	\$29,000,416	\$20,315,508

CONCLUSION

We welcome and encourage your comments by email to:
dndcomments@boston.gov

The deadline to submit a comment is 5:00 PM on May 17

The complete Action Plan is posted here:
<https://www.boston.gov/departments/neighborhood-development/plans-and-reports>