

CITY OF BOSTON
Draft Action Plan
Program Year 2022
July 1, 2022 – June 30, 2023

Available April 15, 2022
for 30-Day Public Comment Period



Michelle Wu, Mayor

**Sheila A. Dillon, Chief of Housing and Director,
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**City of Boston
Program Year 2022 – Action Plan DRAFT
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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The PY22 Action Plan is the final year in our 5-Year Consolidated Plan.

The Mayor's Office of Housing (MOH) manages housing and community development programs and implements the Mayor's vision for Boston across six programmatic areas:

- **Neighborhood Housing Development (NHD)** funds the production and preservation of low, moderate and middle income housing in Boston. NHD is also the home of the Housing Innovation Lab, which seeks to increase housing supply and affordability by testing innovative housing models and accelerating the pace of innovation in the housing sector.
- **Supportive Housing Division (SHD)** provides funding for housing, street outreach and supportive services for homeless populations, those at risk of homelessness, and people with HIV/AIDS.
- **Office of Housing Stability (OHS)** assists renters, particularly those in housing crisis, to prevent evictions, preserve tenancies, and promote stable housing.
- **The Boston Home Center (BHC)** promotes homeownership among low, moderate and middle income Bostonians through financial assistance and education for first-time homebuyers, funding for home repair projects, and foreclosure prevention services.
- **Real Estate Management and Sales (REMS)** manages the City's portfolio of tax foreclosed and surplus land and buildings and sells property to advance the City's housing and community development goals.
- **GrowBoston: Office of Urban Agriculture and Open Space Innovation** is our newest office and supports urban agriculture, community gardens, and innovative food production strategies to address food insecurity, access to healthy food, and climate resilience.

Since 2014, MOH's use of HUD funded housing programs has been guided by Boston's comprehensive housing strategy, "**Housing a Changing City: Boston 2030**" (HB2030), which was updated in 2018. This plan set out goals to help Boston meet the housing needs of an

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expanding population in a thoughtful, planned manner. **HB2030** plan set 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. With the election of Mayor Michelle Wu, MOH is working on a new housing strategy, to be released in late spring 2022.

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 **\$49 million**, are used to prevent, prepare for, and respond to the coronavirus pandemic. The \$49M in CARES Act funds were awarded during the program year (PY19) that ended on June 30, 2020, so are not included in the development of this PY22 Action Plan. However, \$20 million dollars of CARES Act funds are projected to be spent during this FY22 Action Plan and another \$10 million in rental assistance funds. Boston will receive **\$21.6 million** in HOME Investment Partnerships Program–American Rescue Plan (HOME-ARP) funds designed to provide housing, shelter and services to vulnerable/qualified populations. MOH is drafting an allocation plan for the HOME-ARP funds. For more information on how the COVID response funds are being used, visit: <https://www.boston.gov/departments/housing/plans-and-reports>

Boston's CDBG public service providers, managed by the Mayor's Office of Workforce Development (OWD), will continue to expand access to employment, education, and financial empowerment to Boston residents. CDBG Public Service ("CDBG-PS") funds support innovative workforce programs and services that reflect local realities and priorities. Program Year 22 begins a new open and competitive procurement cycle, and as of writing this, we are currently accepting proposals for the new application cycle. For PY22, the policy principles remain the same: We will prioritize program designs that are based on at least one of the categories of activities: placement in jobs along a career pathway, placement in job training, and/or post-secondary education leading to a career, or financial security through strategies to maximize cash-equivalent benefits. Preference will be given to programs that combine more than one of these broad categories. We will also continue to allocate a portion of CDBG funding to supplement funding from the Commonwealth's Department of Elementary and Secondary Education for adult basic education programs that address the following:

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- 1) the lack of funding for the higher levels of English for Speakers of Other Languages (ESOL) that would help them to prepare for and obtain their High School equivalency through a GED or HiSET test;
- 2) the general scarcity of programming for adult students who have obtained their high school diploma to go further in their education by taking classes and obtaining credentials such as post-secondary degrees or industry-recognized certificates/credentials;
- 3) a need for more collaboration between adult education providers and employers to determine the kinds of skills and competencies that will make students more marketable for jobs that pay above the living wage and have pathways to advancement.

The **Initiative to End Youth Homelessness** was awarded \$2.64 million by HUD to support a wide range of housing programs including rapid rehousing, permanent supportive housing, and transitional housing for youth and young adults (YYA) experiencing homelessness and housing instability in Boston. The housing interventions are innovative, flexible, and responsive to the needs of young adults. Young adults with lived experiences of homelessness and housing instability participated in drafting the program and reviewing applications. Through Federal funding, such as the Continuum of Care grant and Emergency Solutions Grant through the CARES Act (ESG-CV), Boston has added 180 housing units. In addition, the City committed in its FY22 budget \$2.75 million to support youth housing programs. MOH is funding 97 new youth housing opportunities and incorporating peer navigation to assist Youth and Young Adults (YYA) in accessing housing and services. With the support of local, federal and private dollars, the City has created 287 housing opportunities and has reached 100% percent of the goal to create 285 housing units for YYA. This year MOH will pilot two new programs dedicated to youth and young adults experiencing homelessness or housing instability in Boston. One is a rapid rehousing program for students enrolled in the Boston Public School system. This program will serve 15 BPS students who are unaccompanied and experiencing homelessness. The second is an employment and savings pilot, to incentivize young people to pay more towards rent while enrolled in rapid rehousing.

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) 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.

MOH's programs support a wide range of activities that strive to house the homeless, develop affordable housing, and manage the City's real estate. We also work to ensure that renters and homeowners can find, maintain, and stay in their homes.

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/housing/plans-and-reports> The CAPER for program year 2021 (7/1/21 to 6/30/22) is year 4 of the current 5-year Consolidated Plan and will be posted for public review and comment on or around 9/30/22.

In addition, reports on progress towards meeting the **Boston 2030** housing plan are available here: <https://www.boston.gov/finance/housing-changing-city-boston-2030> . A new strategic plan is expected in 2022. As of March 1, 2022, 84% (4302 units) of the low-income production goal was met, including almost 800 units designated for the elderly.

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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	Mayor's Office of Housing
HOPWA Administrator		
HOME Administrator		
ESG Administrator		

The City of Boston's Mayor's Office of Housing (MOH) is the lead agency responsible for administering the programs covered by the Consolidated Plan. MOH 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 MOH.

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. The small business programs are administered by the Mayor's Office of Economic Opportunity and Inclusion.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

MOH'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 MOH's Administration and Finance Division, MOH'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), Boston Fair Housing Commission within the Office of Fair Housing and Equity and the small business programs administered by the Mayor's Office of Economic Opportunity and Inclusion to develop a draft Action Plan, including proposed funding allocations and accomplishments for each program.

PD&R held a virtual public hearing on March 16, 2022 to solicit input on developing the Plan. A virtual public hearing to obtain community input on this draft Plan will be held April 27, 2022. The hearing notices and the draft Plan are posted here:

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

HUD allows cities to use up to 15 percent of CDBG funding for human services programming and MOH subcontracts with OWD to manage that portion of the CDBG allocation. The Mayor's Office of Workforce Development has released a Request for Proposals (RFP) to solicit competitive proposals for services to be funded by Community Development Block Grant (CDBG) Public Services, a grant funded by the U.S. Department of Housing and Urban Development (HUD) that is intended to provide services for low-income individuals and families with the goal of moving them out of poverty towards economic security. The RFP was released on 2/18/22 and proposals were due 4/1/22.

Toward this end, CDBG funds support a range of services - from after-school academics to counseling services for adults with barriers to employment. Eligible participants are Boston residents, including youth, adults, and seniors, with household incomes below 80% of area median income for Boston, as defined by HUD.

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, MOH has developed an extensive mailing and email list that includes agencies addressing homelessness, 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 useful information. 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.

MOH is the lead agency for the Boston Continuum of Care. Since 2014, MOH and its CoC partners have placed over 1,600 veterans in permanent housing and in 2015 the CoC was certified by the United States Interagency Council on Homelessness (USICH) for ending chronic veteran homelessness. Since 2014, MOH and its CoC partners have placed more than 6,500 homeless individuals in permanent housing.

MOH 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.

In response to the COVID-19 public health emergency, MOH reconstituted its CoC Leadership council to better respond to the challenges presented by COVID-19 and the potentially devastating impact on people experiencing homelessness. The CoC has continued to support shelter providers throughout the duration of the COVID-19 pandemic with resources to create safe emergency shelter spaces, create new housing resources and allow housing navigator staff to continue the work of exiting people from shelter. 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, short-term flexible funding to immediately resolve housing crises, 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 Mayor's Office of Housing (MOH) is the convening entity for the City of Boston's Continuum of Care (CoC) and is also the ESG grantee. Within MOH, 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 emergency shelter, 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, MOH 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 MOH includes staff that administers these funds (CoC, HOPWA, and ESG) and is responsible for the implementation of many aspects of the Consolidated Plan and is the convening entity for the City's strategic initiatives to prevent and end individual and veteran homelessness, youth and young adult

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homelessness, and unsheltered 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.

A prime example of this is MOH's Homeless Set-Aside Policy requiring rental housing developments with ten units or greater to include a minimum set-aside of ten percent of the housing units for families and/or individuals who are experiencing homelessness.

MOH 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

MOH held a virtual public hearing to obtain community input prior to preparing the draft Action Plan. The hearing notices and the draft Plan are posted here:

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

Newspaper ads and notices announcing the hearing and soliciting comments were published in several media outlets (Boston Herald, Bay State Banner, the Dorchester Reporter and the East Boston Times; Sampan (Chinese), El Mundo (Spanish) and El Planeta (Spanish) as well as MOH social media (Twitter and Facebook) with almost 11,000 subscribers. An email notice was sent to 634 subscribers to Policy News email list the City maintains for this purpose. Additionally, information about the hearings and the draft plan was included in the weekly Metrolist newsletter that has 27,500 email subscribers and the City of Boston's Neighborhood Services weekly newsletter to 17,310 residents. The second hearing, on the draft plan, was also advertised to the 2,500 recipients of the MOH monthly newsletter. MOH provided Interpreter services (Spanish, Cantonese and Mandarin) at the hearing as well as real time captioning. 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 was issued for a 31-day public comment period beginning on April 15 and posted on the City's webpage: <https://www.boston.gov/departments/housing/hearings-and-public-comment>

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

For the upcoming program year 2022, our CDBG, HOME, HOPWA and ESG funds will be used to continue very effective programs; about 72 percent of the HUD funds support 12 housing and homeless programs. CDBG funds also support our economic development, public service and property management programs.

A note about the Program Year 2022 budget: The delay finalizing the Federal budget resulted in HUD having to delay issuing Boston and other grantees their award amounts. Therefore, in order to move the planning process forward, MOH is posting this Action Plan for the required 30-day comment period with our best approximation of the new grant funds that we will receive from the four HUD programs. The budget also includes estimated grant funds that will remain as of June 30 as well as program income from loan repayments made in prior years.

HUD Program	PY21 Grants	Estimated PY 22	\$ Difference
CDBG	\$17,678,514	\$16,909,883	-\$768,631
HOME	\$5,959,142	\$6,621,269	\$662,127
HOPWA	\$3,248,220	\$3,399,300	\$151,080
ESG	\$1,487,124	\$1,592,710	\$105,586
TOTAL	\$28,373,000	\$28,523,162	\$150,162

We will propose adjustments (increases or decreases) to these program budgets based on the final amount of the grant awards which are expected on or about May 13.

1. For CDBG and HOME, any increase or decrease will be applied to the Housing Production program that funds the production of low- and moderate-income housing. The overall program budget for Housing Production includes \$7.2 million in special Housing fund (HB2030) funds, \$20.2 million in Inclusionary Development Program (IDP) funds and \$10 million in CARES Act funds.
2. For ESG, 100% of the grant is used for street outreach and homeless prevention.
3. The HOPWA funds are dedicated 100% to assisting individuals and families with HIV/AIDS.

MOH’s overall budget (next page) includes \$70 million in federal dollars including \$38.7 million for homeless programs and \$30 million in COVID-19 resources. Another \$56.1 million of the budget is from local City of Boston funds such as HB2030 and IDP. \$6 million in funds are from other sources including the state and a special fund created by developers to pay for homeownership programming. The COVID-19 funds are currently dedicated to the production

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of affordable housing and our Housing Stability programs, primarily rental relief, although other, more flexible sources will be used first. The ESG-CV funds are being used to support ongoing needs of congregate shelters to address COVID-19, de-densifying shelters through usage of hotels and other properties, and rapid re-housing efforts.

ESTIMATED City of Boston, MOH Budget - HUD PY22 (Draft 4/15/22)		
Program	\$ Amount	Percent of Total
Community Development Block Grant (CDBG)	\$25,511,441	
Home Investment Partnerships Program (HOME)	\$6,595,914	
Housing Opportunities for Persons With AIDS (HOPWA)	\$3,248,220	
Emergency Solutions Grant (ESG)	\$1,502,676	
HUD/CPD FORMULA GRANT SUBTOTAL	\$36,858,251	21.7%
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 & Quincy Heights)	\$425,730	
CDBG-CV	\$10,000,000	
ESG- CV	\$10,000,000	
ERA1 and ERA2	\$10,000,000	
SUBTOTAL OTHER FEDERAL GRANTS	\$70,712,493	41.7%
City Operating Funds	\$6,415,326	
Neighborhood Development Fund (NDF)	\$381,025	
Housing 2030 Fund (special appropriation from Operating Budget)	\$28,963,343	
Inclusionary Development Fund (IDP)	\$20,315,508	
SUBTOTAL CITY FUNDS	\$56,075,2027	33.1%
Mass Division of Banks - Chapter 206	\$225,625	
CommonWealth Builders	\$5,000,000	
Allston/Brighton Housing Fund	\$500,000	
DHCD	\$250,000	
SUBTOTAL NON-CITY OR FEDERAL FUNDS	\$5,975,625	3.5%
SUBTOTAL OTHER FUNDS (Except for HUD/CPD Formula Grants)	\$132,763,320	78.3%
GRAND TOTAL ALL FUNDS	\$169,621,571	100.0%

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 most recent 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 MOH’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.

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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://www.boston.gov/buildinghousing> was developed to make it easy for the public to be more fully informed about all active real estate disposition projects undertaken by the Mayor's Office of Housing. It also provides an online mechanism for residents to offer their opinions about any of MOH's active real estate disposition projects. In addition, Mayor Wu has made it a priority to identify additional opportunities for using public land for affordable housing. As a result, City staff are completing a survey of land owned by the City, the Boston Planning & Development Agency, and other public entities.

The **Acquisition Opportunity Program (AOP)**, administered by MOH'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 percent of the units are set aside for low-and moderate-income families. In the past year, MOH has focused on larger acquisitions, while continuing to provide assistance to smaller acquisitions.

A **Vacant Land Acquisition Loan Fund** was created by MOH'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. MOH 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 Boston homebuyers. We sell parcels of City-owned land for new homes and provide subsidies to developers to ensure that these homes are priced affordably. Homes are generally priced between \$290,000 - \$475,000 depending on the property type and the affordability level. The affordable homes produced through the initiative have a 50-year resale restriction.

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NHI homes are produced using model home designs that have been pre-approved by the City's Inspectional Services Department. These standardized building plans will help builders create homes more efficiently and at lower cost without sacrificing quality.

NHI homes are produced using model home designs that have been pre-approved by the City's Inspectional Services Department. These standardized building plans will help builders create homes more efficiently and at lower cost without sacrificing quality.

The City of Boston's Mayor's Office of Housing is also engaged in multiple targeted neighborhood initiatives aimed at grouping publicly-owned parcels for transformative impact in a given neighborhood or urban corridor. Examples of this include **Plan Nubian Square**, where one MOH-owned property has just closed on its construction financing, and three other MOH-owned properties are currently in pre-development for mixed-income, mixed-use development, and are part of a series of publicly-owned properties by other local and state agencies all competitively offered for redevelopment under one comprehensive master plan.

MOH's Blue Hill Avenue Action Plan is a holistic approach to the disposition and development of thirty (30) city-owned vacant parcels along the Blue Hill Avenue corridor. This includes meaningful coordination efforts and partnerships with initiatives like Boston Planning and Development Agency and the Boston Transportation Department, to ensure that the development goals outlined in the Action Plan are consistent with the goals expressed by the surrounding communities and stakeholders. An RFP for Blue Hill Avenue "B1" sites, totaling ten (10) parcels was released on May 3, 2021. MOH has awarded two developer designations on eight (8) of the ten (10) B1 sites. MOH plans to issue an RFP for eighteen (18) parcels in the Dorchester/Roxbury section of the corridor in the Spring of 2022. For additional information on the Blue Hill Avenue Action and developer selection please visit the following link [MOH's Blue Hill Avenue Action Plan](#).

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AP-20 Annual Goals and Objectives

Sort Order	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: \$4,548,550 Housing 2030: \$3,497,891	Homeowner Housing Rehabilitated: 653 units
2	Increase supply of lead safe housing	2018	2022	Affordable Housing	Affordable Housing - Rehab of Existing Units	CDBG: \$271,430 Lead Hazard Control: \$1,513,352	Homeowner Housing Rehabilitated: 80 Units
3	Improve quality existing affordable rental housing	2018	2022	Affordable Housing	Affordable Hsg. Rental & Homeownership	CDBG: \$2,405,547	Rental units rehabilitated: 180 Units
4	Increase supply of affordable housing	2018	2022	Affordable Housing	Affordable Hsg. Rental & Homeownership	CDBG: \$1,318,934 HOME: \$6 M Housing 2030: \$7,150,000 IDP \$20,167,826 COVID: \$10M CWB: \$5	Rental units constructed: 680 Units (269 homeownership; 318 rentals)
5	Housing Related Services to Homeless	2018	2022	Homeless	Housing - Related Services to Homeless	CDBG: \$315,336 McKinney-Vento Homeless: \$38.7 M Housing 2030: \$16M	Tenant-based rental assistance / 1325 Households Assisted

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6	Increase Housing Options for HIV/AIDS	2018	2022	Non-Homeless Special Needs	Supportive Housing for Persons with AIDS	HOPWA: \$3,248,220	HIV/AIDS Housing 85 tenant rental assistance
7	Support Development Community Gardens	2018	2022	Public Facilities	Community Development - Public Facilities	CDBG: \$834,006	6 gardens
8	Abate Brownfields Sites for Redevelopment	2018	2022	Test and remediate brownfield sites	Brownfield Sites	CDBG: \$207,000 Economic Development Initiative (EDI): \$25,000	50 tests
9	Increase self-sufficiency low-income residents	2018	2022	Public Service	Public Services	CDBG: \$2,135,056	Public service activities: 3000 Persons Assisted
10	Improve quality of neighborhood facilities	2018	2022	Non-Housing Community Development	Community Development - Public Facilities	CDBG: \$705,40	20-30
11	Improve Neighborhood Storefronts	2018	2022	Non-Housing Community Development	Revitalize Neighborhood Business Districts	CDBG: \$1,062,529 Choice Neighborhood Dev Fund (NDF): \$60,000	Facade treatment/business building rehabilitation: 80 Businesses
12	Increase employment opportunities	2018	2022	Non-Housing Community Development	Employment Opportunities	CDBG: \$941,386	Jobs created/retained: 100 Jobs
13	Improve Access to Affordable	2018	2022	Affordable Housing	Acquisition of existing units	CDBG: \$712,175 A/B Fund \$500,000 Housing	Direct Financial Assistance to Homebuyers: 182

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	Owner Housing					2030: \$3,650,000	
14	Support CHDOs	2018	2022	Operating Support	Affordable Hsg. Rental & Homeownership	HOME: \$20,559	As eligible
15	Provide Housing Stabilization Services	2018	2022	Housing Stability Services	Public Services	CDBG: \$927,471 Housing 2030: \$2.2M Rental Relief \$10 million	Eviction Prevention: Households Assisted: 625
16	Prevent Loss of Subsidized Housing Stock	2018	2022	Affordable Housing	Public Services	CDBG: \$161,182 Housing 2030: \$180,000	Public service activities: 1600 Households Assisted
17	Revitalize Business Districts	2018	2022	Non-Housing Community Development	Revitalize Neighborhood Business Districts	CDBG: \$1,551,759 Neighborhood Dev Fund (NDF): \$230,000	Jobs created/retained: 500
18	Provide business technical assistance	2018	2022	Non-Housing Community Development	Community Development - Public Services	CDBG: \$986,986 Neighborhood Dev Fund (NDF): \$230,000;	Businesses assisted: 850
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	10 buildings or land marketed

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20	Maintain City-owned building and lots	2018	2022	property management	Redevelop city-owned vacant land and buildings	CDBG: \$172,500	As needed
21	Expand Fair Housing Choice	2018	2022	Public Service - fair housing access	Public Services	CDBG: \$435,186 Housing 2030: \$250,000	Public service activities: 2000 Persons Assisted
22	Provide Research and Reports	2018	2022	research and reports		CDBG: \$559,323; HB2030 \$100,000	Not Applicable
23	Administration	2018	2022	Administration		CDBG: \$3,285,500 HOME: \$575,355 Choice \$50,280 Div of Banks: \$45,125 IDP: \$87,682 Lead Hazard Control: \$62,725 NDF: \$63,525 Operating Funds: \$1,784,407	Not Applicable
24	Provide technical assistance to owners and renters	2018	2022	Affordable Housing	Public Services	CDBG: \$776,271 Div of Banks: \$180,500 IDP \$60,000	Public service activities: 2000 persons in classes and workshops
25	Essential Services to Unsheltered Homeless	2018	2022	Homeless	Housing - Related Services to Homeless	ESG: \$1,502,676 ESG-CV \$10 Million	225 Persons Assisted

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26	Whittier Choice Grant	201 8	202 2	Affordable Housing	Affordable Housing - Rehab of Existing Units	Choice N'hoods: \$375,450	Project tracks CDBG commitment to BHA's Whittier Redevelopment
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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. Secondly, the City continues to face an housing affordability crisis. According to the American Community Survey, half of all renter households are housing cost burdened, and rents and sales prices in Boston are amongst the highest in the nation. Thirdly, the City must grapple with climate change, by making dramatic changes to the built environment. All of these conditions have an impact on, and are a result of racial and ethnic inequalities of income and wealth. Black, Indigenous, and people of color (BIPOC) households are most affected by the high cost of housing, climate change, and the pandemic. This federal funding is intended to address inequalities in housing and employment. While CDBG service dollars are used to address job training needs, the existing programs the City of Boston supports with CDBG, HOME, HOPWA, and ESG all are tremendously important to addressing the housing challenges raised by these circumstances, and the City is committed to maintaining funding to these programs. The City is also examining how new programs may be launched to address housing instability and decrease the racial wealth gap, and MOH is working with Mayor Michelle Wu's office to develop new strategies. In the short term, however, the City is taking the following actions:

- 1) Federal Emergency Rental Assistance funds (ERA1 and ERA2) are being used to address the immediate rental needs of Boston's residents affected by the COVID-19 Pandemic; and
- 2) Mayor Wu has proposed that \$206 million in funds made available to localities under the American Rescue Plan Act (ARPA) be made available for housing stability, affordable homeownership and financial assistance to first-generation homebuyers, strategic acquisitions to combat displacement, and deeply-affordable housing creation on City-owned land; a nation-leading pilot to advance energy efficiency in triple deckers and other multi-family homes while maintaining affordability; and upgrades to public housing units across five sites for air quality energy efficiency, and health.

While these new efforts may change our funding priorities in the future, at this time, and in recognition of how our current programs already address some of these challenges, our CDBG,

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HOME, HOPWA and ESG funds will be used to continue the same important programs we funded last year. 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.

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: \$4,548,550; HB2030, \$3,497,891; Operating 909,944
	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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	653 households
	Location Description	citywide
	Planned Activities	<p>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 two family and up to \$30,000 for three family properties; one-third of the funds must be used for exterior repairs; Households over 120% of 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) Deferred loans up to \$35,000 for low income senior citizens below 80% of AMI to undertake moderate rehabilitation projects; Grants of up to \$30,000 from CDBG funds for Title X funds; 3) Emergency grants of up to a maximum of \$5,000 per building to assist seniors with immediate health and safety repairs; 4) Seniors Save program provides low income 80% AMI senior homeowners with assistance to replace heating systems 12 years or older with a grant of \$8,500 per homeowner and a deferred loan for the remaining balance.</p> <p>Interior projects, except for emergencies, are on hold for seniors during the pandemic.</p>

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2	Project Name	Homebuyer Financial Assistance
	Goals Supported	Improve Access to Affordable Owner Housing
	Needs Addressed	Affordable Hsg. Rental & Homeownership
	Funding	CDBG: \$712,175; HB2030: \$3,650,000; Operating: \$302,168; A/B Fund: \$500,000
	Description	This program provides down payment assistance loans to first time homebuyers with an income of up to 120% AMI.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	182 homebuyers
	Location Description	citywide
	Planned Activities	Working with a City of Boston participating lender, eligible applicants can receive up to \$30,000 for a condo or a single, \$35,000 for a two-family, and \$40,000 for a three- family home. For One + eligible applicants can receive up to \$50,000 for a condo, single, two-family, or a three- family home. 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 \$776,271; Div Banks \$180,500; Operating \$178,329; IDP \$60,000
	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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	2000 individuals attending courses, workshops and housing fairs.
	Location Description	Citywide
	Planned Activities	This program has four components to assist homebuyers and homeowners. 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; 3) Foreclosure Prevention and Intervention, which

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		assists homeowners at risk of losing their homes and 4) Certifying incomes for homebuyers entering lotteries for the Neighborhood Housing Initiative program properties and certifying incomes for homebuyers wanting to purchase a MOH 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: \$2,405,547; Operating: \$586,092
	Description	This project preserves and increases the stock of affordable rental housing.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Committing funding to the preservation of 180 units of affordable rental housing.
	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 ten percent of the units for homeless households with incomes or no more than 30% of 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: \$5,770,047; HOME: \$6 M; HB2030: \$15,958,152; IDP: \$20,167,826; Operating: \$447,313; CDBG-CV \$10M; CWB \$5M; DHCD \$250,000

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	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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	This program will commit funding to: 680 housing units, 318 rentals, 269 homeownerships with 37 units set aside for homeless households.
	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 development of affordable housing for families, individuals, homeless or other targeted populations. Rental developments with ten units or more, must set-aside at least ten percent of units for formerly homeless households. and ownership developments must adhere to MOH'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: \$271,430; Lead Hazard Control: \$1,513,352

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	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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	80 households
	Location Description	Citywide; prioritized for areas with high numbers and percentages 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 the property is sold or refinanced within five 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 under age six 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 MOH 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: \$20,559
	Description	The project provides HOME funds for the operating expenses of certified Community Housing Development Organizations (CHDOs) developing affordable housing.
	Target Date	6/30/2023
	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

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	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	N/A
	Goals Supported	Prevent Loss of Subsidized Housing Stock
	Needs Addressed	Public Services
	Funding	CDBG: \$161,182; 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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1600 tenant households living in a variety of rental housing developments throughout the City.
	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. 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

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		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: \$315,336; CoC Homeless Assistance Act: \$38,685,686; HB 2030: \$15,958,152; Operating \$747,159
	Description	This program provides housing-related services to the homeless.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1325 Housing Units
	Location Description	Citywide
	Planned Activities	This program provides housing-related services to those experiencing homelessness. It is funded primarily through HUD's Continuum of Care (CoC) Programs. The CoC program 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: \$3,248,220
	Description	Program provides housing-related services to persons with HIV/AIDS.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit	85 households receiving rental assistance.

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	from the proposed activities	
	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: \$834,006; Operating \$800,215
	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. In PY22, MOH is launching GrowBoston: Office Urban Agriculture, which will oversee the Grassroots Program and expand the impact by building garden beds at senior centers, senior housing developments, and schools.
	Target Date	6/30/2023
	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 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,

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		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: \$1,551,759; 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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	500 jobs created or retained. 2,500 businesses assisted. 100 - 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>
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: \$1,062,529; 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.

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	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	80 businesses
	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 income areas in the 20 designated Main Streets districts.
	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: \$397,017
	Description	Loan program to support the creation of new permanent jobs and the improvement of targeted neighborhoods.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	100 jobs created or retained.
	Location Description	Citywide.
	Planned Activities	This program has four components related to the creation of new permanent jobs and the improvement of targeted neighborhoods: <ul 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;

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		<ol style="list-style-type: none"> 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: \$941,386 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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	850 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, ● customer experience and marketing consulting, ● legal and contract consulting, ● accounting and financial coaching, ● logo and graphic design, ● technology consulting, ● business planning and other, and

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		<ul style="list-style-type: none"> • 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: \$705,940
	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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	20-30 projects
	Location Description	citywide
	Planned Activities	Not-for-profit organizations are eligible to receive up to \$40,000 in grant funds to assist them with needed rehabilitation or capital improvements to their facility. At least 20% of the cost must be contributed by the nonprofit. 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: \$392,176
	Description	This project makes available city-owned land and buildings for redevelopment through a request for proposals.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	10 buildings or land marketed through requests for proposals.
	Location Description	citywide

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	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: \$207,000; EDI: \$25,000; Operating: \$397,059
	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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	40-50 environmental tests.
	Location Description	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: \$1,412,471
	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. Includes demolition as needed.
	Target Date	6/30/2023

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	Estimate the number and type of families that will benefit from the proposed activities	As needed to the current inventory: 23 buildings and 1085 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 MOH managed municipal facilities. The capital projects are managed by the City's Property and Construction Management Department. This program supports the City's Executive Order to support fair and equitable procurement opportunities.
21	Project Name	Human Services (OWD)
	Goals Supported	Increase self-sufficiency of low-income residents
	Needs Addressed	Public Services
	Funding	CDBG: \$2,135,056
	Description	This project targets programs and services aimed at employing people in career sectors that provide them with long-term economic stability.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	3000 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. Specific programs seek to reach those experiencing homelessness. 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

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	Funding	CDBG: \$559,323; Operating: \$73,410; \$100,000 HB2030
	Description	This program provides timely and strategic research, analysis, maps and reports to MOH's Director and staff, the Mayor's Office, other City agencies, and to support special initiatives such as Housing Boston 2030.
	Target Date	6/30/2023
	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 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).
	Project Name	Administration
	Target Area	
	Goals Supported	Administration
	Needs Addressed	
	Funding	CDBG: \$3,285,500; HOME: \$575,355; Choice: \$50,280; DOB \$45,125 NDF: \$63,525; Operating: \$1,939,792; 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	6/30/2023
	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, Compliance, Contracts, Human Resources, Legal, Loan Portfolio Management, Innovation & Technology, Marketing, Public/Media Relations, and Records Management. Affirmative Marketing, tasked with ensuring that all City-assisted rental and sales of housing

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		of five or more units are advertised to attract households that would not ordinarily apply because of the housing’s location.
24	Project Name	Boston Fair Housing Commission
	Goals Supported	Expand Fair Housing Choice
	Needs Addressed	Public Services
	Funding	CDBG: \$435,186; Housing 2030 \$250,000
	Description	Through the Office of Fair Housing and Equity, this program increases housing choice for Boston residents.
	Target Date	6/30/2023
	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 1) Investigation and enforcement -investigates, mediates, and settles discrimination complaints, and ensures that fair housing laws are enforced; 2) 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: \$714,584; ESG-CV \$10M
	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	6/30/23
	Estimate the number and type of families that will benefit from the proposed activities	<ul style="list-style-type: none"> ● 157 individuals per year served by ESG-CV emergency shelter ● 277 households per year served by ESG-CV homelessness prevention ● 1006 households per year served by ESG-CV rapid rehousing ● 135 households per year served by ESG-CV street outreach programs

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	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 (HMIS), 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: \$788,092
	Description	This program provides homelessness prevention services with ESG funds through the Office of Housing Stability.
	Target Date	6/30/23
	Estimate the number and type of families that will benefit from the proposed activities	220 unsheltered people experiencing homelessness engaged.
	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. Also, this program manages Metrolist - providing Boston residents with comprehensive information about government-assisted housing in the metropolitan area.
27	Project Name	BHA Choice - Whittier
	Funding	Choice: \$375,450
	Description	This project tracks the \$1.6 million in CDBG funds pledged to the BHA's Whittier Choice redevelopment over a five-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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A

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	Location Description	Whittier Choice target area
	Planned Activities	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: \$927,471; HB2030: \$2,177,300; Operating: \$510,819; ERA \$10M
	Description	This program provides housing stability services to Boston residents.
	Target Date	6/30/23-
	Estimate the number and type of families that will benefit from the proposed activities	850 household evictions prevented
	Location Description	Citywide
	Planned Activities	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. In addition, OHS will continue to support residents impacted by COVID-19 with eviction prevention efforts and management of the Rental Relief Fund.

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 percent of residents have incomes below 80 percent 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 as Opportunity Zones; see the map in the Appendix for the locations.

Rationale for the priorities for allocating investments geographically

The **Main Streets** program is targeted to 20 neighborhood commercial business districts. CDBG funds support 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. MOH 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 the Whittier Choice Neighborhood Redevelopment is posted here:

<http://whittierchoice.org/>

Lead Hazard Control Grant funds are available citywide, but are prioritized for areas with high

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numbers and percentages of children with elevated blood lead levels. Approximately 80 percent 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 and 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.

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.

1-Year Goals for the Number of Households to be Supported	
Homeless	37
Non-Homeless	823
Special-Needs	85
Total	945

Table 6 - One Year Goals for Affordable Housing by Support Requirement

1- Year Goals for the Number of Households Supported Through	
Rental Assistance	85
The Production of New Units	680
Rehab of Existing Units	180
Acquisition of Existing Units	0
Total	945

Table 7 - One Year Goals for Affordable Housing by Support Type

This Annual Action Plan 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.

Tables 6 and 7 above capture estimated goals for what will be accomplished/commitments to projects with our HUD allocations. In addition to the HUD resources, there is \$29 million in HB2030 funds and \$20.3 million from the Inclusionary Development Program (IDP funds are from fees paid by private developers in lieu of building onsite affordable housing) to support MOH’s affordable housing pipeline. A new resource this year is MassHousing’s *Commonwealth Builder Program* (\$5 million) to support the creation of moderate-income homeownership units.

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 federal and state public housing and 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 to public housing

The City of Boston and BHA are advancing plans to address the capital needs of the Mildred C. Hailey, Bunker Hill, and Mary Ellen McCormack federal family developments through a mix of public investment and public-private redevelopment partnerships. The City and BHA are also investing in repairs across the BHA's federal elderly/disabled portfolio and pursuing updates to these properties.

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 4,300 units of distressed public housing, as well as for the creation of more than 5,000 new units of mixed income housing.

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 Mayor's

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Office of Housing 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 and the Rental Housing Production programs.

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

BHA maintains several groups and forums to engage and coordinate key constituencies: 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 staff.

The BHA works in partnership with Compass Working Capital to support its Family Self-Sufficiency (FSS) 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 horizon. FSS is open to all BHA public housing and Section 8 households.

In addition, the BHA administers a homeownership program utilizing Section 8 assistance and is seeking ways to further promote and grow that program over the coming year.

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 re-enter homelessness.

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 investment in its Front Door Triage system, with case management staff embedded at the front door of shelters. The City continues to fund diversion programs at Pine Street Inn and the Public Health Commission for Front Door Triage and has invested additional diversion funding to expand both programs. Front Door Triage uses a uniform

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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.

Individuals eligible for PSH, based on duration of homelessness and presence of a disabling condition 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: The city has created a CoC Leadership Team and supporting Working Groups to focus resources on providing permanent housing to Boston’s most vulnerable residents. Since 2014, CoC partners have housed over 6,500 individuals. These individuals have been housed as a result of the efforts of Working Groups 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 long-term homeless individuals; 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 4,880 year-round emergency shelter beds as of the most recently published 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.

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Transitional Housing (TH): Boston currently has 455 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. The City of Boston continues to invest \$2,750,000 annually in local funds to support its RRH system for individuals experiencing homelessness. In PY20, the most recent full reporting year, 569 individuals were housed with an average of 90 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. The COVID-19 public health crisis has impacted housing placements, including housing search services (due to staff availability and reassignment to shelter operations) and unit availability (due to private market landlords not accepting new tenants for vacant units). Housing placements slowed down because of this, but are now increasing.

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. 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.

The City recognizes the enormous cost that unnecessary evictions of low-income households place 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: Approximately 48 percent of the ESG budget is 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 Mayor's Office of Housing (MOH). 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 U.S. cities. We have expanded our Housing Court Navigation Program, added legal aid attorneys, and started a comprehensive housing court docket project in order to track every eviction case in real time and connect the tenants and landlords with resources.

Discussion: The City's priorities for non-homeless special needs housing are providing permanent housing for low-income elderly persons and community-based supportive housing for persons with disabilities, especially persons with AIDS, persons who are chronically mentally

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ill and the developmentally disabled. Toward that end, the City provides support for applications to HUD under the Section 202 Supportive Housing for the Elderly and Section 811 Supportive Housing for Persons With Disabilities. The City also works with social service providers to establish set-asides of units for persons with disabilities within larger affordable housing developments.

The City plans to continue to provide tenant-based rental assistance, supportive services, housing search and short-term rental assistance for persons with AIDS through the HOPWA program.

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	45
Tenant-based rental assistance	85
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	130

A Request for Proposals (RFP) for HOPWA funding is scheduled for release in April of 2022. The RFP will solicit proposals from eligible 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

MOH 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.

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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 has amended 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 ten percent of housing stock in government-assisted affordable housing. Boston far exceeds that target; income restricted housing represents nearly 20 percent of our existing stock and nearly 26 percent of all new housing production since 2000. With over 56,000 affordable units, Boston has more than 20 percent of the state’s income restricted housing, even though the city hosts less than ten percent of the state’s population. Despite these efforts, the cost of housing remains a huge challenge for many Bostonians, as 30 percent of renters are severely cost burdened and pay more than 50 percent of their income to rent. In Boston, as in many cities, this challenge is felt most by households of color; while 17 percent of white households are severely cost burdened, the same is true for 32 percent of Black households, 31 percent of Latinx households, and 30 percent of Asian households. The racial disparities in affordable housing are tied directly to racial disparities in income. The median family income for Latinx families is \$46,114, compared to \$62,190 for Black families, \$67,419 for Asian families, and \$148,302 for White families. The differences in income also affect homeownership rates; while 44 percent of White households are homeowners, only 17 percent of Latinx households, 31 percent of Black households, and 30 percent of Asian households are homeowners.

Addressing the Shortage of Affordable Housing: In 2014, the City released **Housing a Changing City: Boston 2030**, the administration's plan to meet Boston’s housing challenges that include preserving existing income restricted housing, while also increasing the overall supply of housing, with a particular emphasis on increasing the supply of housing for both low-income and moderate-income households. As part of the 2018 update of this plan, the City committed

American Community Survey 5-year estimates, 2016-2020, PUMS
American Community Survey 5-year estimates, 2016-2020, Tables B19113A-I
American Community Survey 5-year estimates, 2016-2020, PUMS

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to the creation of nearly 16,000 new income- restricted housing units by 2030, so as to assure that Boston will have 70,000 units of income-restricted housing. The City is meeting these goals through the use of a mixture of Federal, State, and local funds. The City continues to dedicate more resources to housing, through the use of publicly owned land, operating funds, the Community Preservation Act, commercial linkage fees, and the City's Inclusionary Development Policy. The complete plan, including progress reports, is available here: <https://www.boston.gov/finance/housing-changing-city-boston-2030> **HB2030** is in the final phase and an update or a replacement plan is expected in 2022.

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.

Actions planned to foster and maintain affordable housing

The Housing Boston 2030 Plan is the City's operation plan for meeting 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. This plan can be accessed at <https://www.boston.gov/finance/housing-changing-city-boston-2030> **HB2030** is in the final phase and an update or a replacement plan is expected in 2022.

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Overcoming Barriers to Fair Housing: While increasing the supply of income restricted housing is a key to addressing high housing cost burdens, addressing the racial disparities in housing requires more of the City of Boston than just increasing the supply of housing. As such, in January 2022, the City of Boston recently published an [Assessment of Fair Housing \(AFH\)](#) that seeks to balance increasing the supply of housing with a range of efforts that will address displacement due to gentrification while also reducing barriers to housing for protected classes. The AFH has 14 high level goals, with numerous actions for each goal. These goals are:

1. Increase Housing Availability and Accessibility for Older Adults and People with Disabilities
2. Reduce and Prevent Homelessness
3. Build and Strengthen Regional Strategies to Create Housing and Further Fair Housing
4. Expand Housing Choice for Voucher Holders
5. Redevelop and Preserve Existing Public and Income Restricted Housing
6. Enhance Fair Housing by Creating Economic Opportunity
7. Use Zoning as a Fair Housing Tool
8. Reduce the Disparity in Homeownership Rates by Race and Ethnicity
9. Develop Practices across Agencies that Instill the Use of an Equity Lens
10. Promote Equitable Access to Housing and Reduce and Eliminate Discrimination, Both Intentional and Non-intentional
11. Ensure the Equitable Distribution of City Resources Based on Need by Providing Supports for Rent-Burdened Residents and Residents Facing Potential or Actual Displacement
12. Increase Resources for Housing and Homelessness
13. Create Healthy Homes and Promote Collaboration between Efforts to Address Housing, Health, and Safety
14. Address Discrimination Against LGBTQIA People and Create LGBTQIA Inclusive Housing Opportunities

The AFH was released alongside an Executive Order of Mayor Michelle Wu that requires the relevant City agencies to implement the actions contained in the AFH. The Office of Fair Housing and Equity will maintain oversight of the implementation, though MOH will be responsible for a number of actions.

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

Zoning Requirements to Affirmatively Further Fair Housing: In 2020, the City of Boston passed the nation's first Affirmatively Further Fair Housing (AFFH) zoning ordinance. This new ordinance requires the assessment of all large (greater than 50,000 square feet) developments with residential components for how they affirmatively further fair housing for protected classes. An interagency committee, overseen by the Boston Planning & Development Agency (BPDA), considers impacts on area residents historically discriminated against so that steps can be taken to reduce those impacts, address displacement, provide new housing opportunities, and address past histories of exclusion.

Addressing the High Cost of Land: One of the ways the City of Boston has addressed the high cost of land is by providing city-owned land and buildings at nominal costs for the development of affordable housing. These properties have included land taken through tax-foreclosure or through past urban renewal efforts, municipal buildings such as former schools and police stations, and land available at existing public housing developments. This helps to address both the supply and cost of buildable land. A **Vacant Land Acquisition Loan Fund** was created by MOH'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. MOH provides the funds to CEDAC (Community Economic Development Assistance Corporation) to administer the program.

The City of Boston also created the **Acquisition Opportunity Program** so that qualified buyers can purchase income-restricted existing housing, saving households from displacement in the face of rapidly rising rents. The City is also working with the Boston Housing Authority to rebuild existing public housing while also densifying these sites to create more income restricted and market-rate housing.

The **Neighborhood Homes Initiative (NHI)** uses city-owned land to create affordable homeownership opportunities for Boston homebuyers. We sell parcels of City-owned land for new homes and provide subsidies to developers to ensure that these homes are priced affordably. Homes are generally priced between \$290,000 - \$475,000 depending on property and will be affordable to low/mod households. The affordable homes produced through the initiative have a 50-year resale restriction.

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Initiative homes are produced using model home designs that have been pre-approved by the City's Inspectional Services Department. These standardized building plans will help builders create homes more efficiently and at lower cost without sacrificing quality.

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.

Actions planned to foster and maintain affordable housing

The Housing Boston 2030 Plan is the City's operation plan for meeting 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. This plan can be accessed at <https://www.boston.gov/finance/housing-changing-city-boston-2030> **HB2030** is in the final phase and an update or a replacement plan is expected in 2022.

AP-85 Other Actions – 91.220(k)

Introduction:

During the coming year, 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 Mayor's Office of Housing will aggressively pursue all available resources for housing and community development.

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. State and federal resources previously available to address these needs continue to be cut. \$55 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.

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 Mayor's Office of Housing will aggressively pursue all available resources for housing and community development.

Actions planned to foster and maintain affordable housing

The **Housing Boston 2030 Plan** is the City's operation plan for meeting Boston's housing challenges, including increasing the supply of housing, increasing the supply of housing for

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elderly and low-income households and incentivizing developers to build quality affordable housing. **HB2030** is in the final phase and an update or a replacement plan is expected in 2022.

The plan can be accessed at <https://www.boston.gov/finance/housing-changing-city-boston-2030>

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 percent 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 percent.

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** - The Home Center Division of Mayor's Office of Housing 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. This grant will allow us to abate at least 200 units from 1/20/20 - 6/30/23.

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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

RIAN (formerly known as The Irish International Immigrant Center) is one of the city’s leading nonprofit organizations that provides direct services to low-income immigrants in Boston. Founded in 1989, the organization serves 3,500 newcomers from more than 125 countries, about half of whom reside within the City of Boston. The CDBG funds help support the English for Speakers of Other Languages (ESOL) course, Career Advancement classes and workshops, and the Individual Achievement Program (intensive case management), which provide 28 students with language ability, technology skills, financial literacy instruction, and career planning that is necessary to create economic stability and to advance in the U.S. workforce. In response to the pandemic, the program successfully shifted to hybrid instruction and, in PY22, sought to incorporate technology into their classes to engage students who perform better in non-traditional classrooms or who are unable to travel to the Center. For more information on Rian, visit: <https://www.riancenter.org/>

New England Center for Arts & Technology’s (NECAT) mission is to provide chronically unemployed adults with a pathway to stable, long-term employment in the food services industry. With the support of CDBG, NECAT provides a 16-week Culinary Arts Job Training Program to 150 chronically unemployed adults annually out of its center in the Newmarket neighborhood of Boston. Program graduates secure career-ladder jobs, primarily as Prep Cooks and Line Cooks, with some of Boston's best employers in the thriving food services industry. In response to the pandemic, NECAT reduced its class sizes to account for social distancing protocols but still managed to enroll participants and has not faced any significant challenges in meeting their CDBG target outcomes. For more information on NECAT, visit: <https://www.necat.org/>.

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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 Boston Planning & Development Agency (BPDA). Boston's CDBG Public-Services (CDBG-PS) funding aims to ensure that low-income Boston residents are connected to a continuum of education, workforce development, and economic security programs. In PY21, approximately \$2.3 million funded 49 organizations and served over 3,000 people. These funds were directed to programs serving populations with the most employment barriers.

A portion of CDBG-PS funds addresses 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, Jewish Vocational Service, Inc. leverages CDBG funding to offer ESOL programming at four levels situated within a continuum of education, training, and career advancement services. In PY21, the program engaged 21 participants in remote training and career services.

PY22 begins a new open and competitive procurement cycle, and as of writing this, we are currently accepting proposals for the new application cycle. Boston's CDBG policy principles prioritize program designs based on at least one of the categories of activities: placement in jobs along a career pathway, placement in job training, and/or post-secondary education leading to a career, or financial security through strategies to maximize cash-equivalent benefits. Preference will be given to programs that combine more than one of these broad categories. We will also continue to allocate a portion of CDBG funding to supplement funding from the Commonwealth's Department of Elementary and Secondary Education for adult basic education programs. For more information, visit <http://owd.boston.gov>.

Every winter, the City runs a volunteer-staffed program to help 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

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(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 percent 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 Mayoral 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

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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.

Discussion: Over the last several years, MOH 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.

Broadband: Nearly 85% of Boston's households have a broadband internet subscription and coverage areas are expanding for existing companies and new providers entering the Boston market. Unfortunately, the data is not available for zip codes, census tracts or other smaller geographies so we are not able to provide an analysis by neighborhood. The City of Boston's Broadband and Cable Department provides a search tool by zip code (Broadband Now) showing residents the internet providers servicing their area along with plans, prices and ratings for each provider.

The City of Boston's Department of Innovation and Technology (DoIT) engages with broadband providers to create equitable access to technology, internet connectivity and digital-skill building. The Digital Equity Fund, first created in 2017 by DoIT provides grants to community-based organizations that help Boston residents' access high-speed internet and gain new digital skills. The latest round of funding (April 2021) includes \$250,000 in grants.

The City of Boston's Broadband and Digital Equity efforts improve access to affordable and reliable high-speed Internet for households and businesses, expand the availability of high-speed Internet in public places, and facilitate ease of access to up-to-date digital tools. The goal of the Digital Equity Fund is to explore ways to build individual and community capacity to:

- Use the Internet, digital skills, and digital tools to pursue professional, educational, and civic endeavors;
- Engage with the Internet safely;
- Develop needs-responsive, community-driven digital skills-building opportunities;
- Increase broadband adoption among Bostonians who do not subscribe to this service in the home.

With respect to Boston Housing Authority (BHA) residents, redeveloped sites are typically wired for the internet, as are all the BHA developments. The BHA is working to expand internet

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access for residents. As part of that effort and in response to the COVID-19 pandemic, the BHA recently surveyed their public housing residents (online or by mail) to better understand resident connectivity needs and to address digital equity challenges.

Resilience: Boston is committed to addressing carbon pollution and fighting climate change while also taking concrete steps to improve climate change resilience. The City has committed to carbon neutrality by 2050, to reduce greenhouse gas emissions, create better air quality, and mitigate the effects of climate change. The 2019 Climate Action Plan (CAP) update outlined 18 strategies to reduce carbon emissions in buildings and transportation. The update is posted here: <https://www.boston.gov/departments/environment/boston-climate-action>

With respect to the federal dollars DND invests in affordable housing, the City of Boston will create and implement zero net carbon (ZNC) emissions guidelines for the construction of new affordable housing in Boston (CAP, page 38). These guidelines increased the baseline requirements for new construction to a net-zero emissions standard in 2020, and extended it over the next few years to the retrofit of existing buildings. Expected benefits include avoiding carbon emissions from new construction, reduced maintenance costs, increased access to renewable energy, health benefits from improved indoor air quality and a reduction in energy costs for households.

In addition, Climate Ready Boston

(<https://www.boston.gov/departments/environment/preparing-climate-change>) is the City's effort to address the long-term impacts of climate change. Planning efforts are underway in a range of neighborhoods that are vulnerable to rising sea levels. Solutions proposed range from adaptations to existing structures to significant investments in infrastructure and shoreline management.

Program Specific Requirements

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

Introduction: The estimated PY 2022 allocations allow MOH to carry out a wide range of housing and community development programs across every neighborhood of Boston.

**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.

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 percent of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(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

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include 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).

MOH 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 MOH staff rate and rank each proposal according to the criteria and then make funding

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recommendations to the MOH 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.

MOH 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 MOH staff rate and rank each proposal according to the criteria and then make funding recommendations to the MOH Director and the Leadership Council of the Boston CoC (the lead agency for the Boston CoC).

Discussion

MOH makes HOME, federal and local funds available through a Request for Proposals (RFPs) to support affordable housing with the highest public benefit. Nonprofit and for-profit developers are eligible to apply to RFPs that are publicly advertised on MOH's website (<https://www.boston.gov/departments/neighborhood-development/requests-proposals>) and also posted on the City of Boston supplier portal (<https://procurement.cityofboston.gov/psp/prdsp/SUPPLIER/ERP/h?tab=DEFAULT>)

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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 recent reductions 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. MOH 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.