



CITY OF BOSTON

PROGRAM YEAR 2024 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

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I. INTRODUCTION

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

This Program Year (PY24) CAPER report is year 1 (July 1, 2024 through June 30, 2025) of the current 5-year Consolidated Plan that spans from July 1, 2024 through June 30, 2029. HUD provides a required template for producing the report directly within HUD's Integrated Disbursement and Information System (IDIS). Once approved by HUD, this PY24 CAPER will be downloaded from the information entered to IDIS and posted on the Mayor's Office of Housing (MOH) webpage [CAPER Report](#). The report contains general accomplishments, program specific reporting and an appendix of information detailing activities. Note that the CAPER only reports data on completed projects that received one of the four HUD funding sources. The CAPER maps in the Appendix and the Completed Housing project report include projects that the City funded with other resources in addition, or in combination, with the HUD funds.

CARES Act Funding: In November 2020, \$20 million in CDBG-CV was awarded to the City of Boston to prevent, prepare for, and respond to the coronavirus pandemic. The funds are primarily targeted to the preservation and production of

affordable housing. To date we have committed all of the funding to projects and drawn \$16 million. The funds must be fully drawn by May 2026.

HOME American Rescue Plan Act Funding: The City of Boston was awarded \$21.6 million in HOME Investment Partnership Program – American Rescue Plan (HOME-ARP) funds meant to increase housing stability by assisting individuals, households, or other vulnerable populations who are homeless or at risk of homelessness. All of the HOME-ARP funds are committed and must be fully drawn by September 2030.

The complete plans are posted here: [HUD Plans & Reports](#)

2. CR-05 - GOALS AND OUTCOMES

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a). This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Table 1 summarizes the actual accomplishments during the PY24 plan year compared with the proposed accomplishments as listed in the Action Plan for PY24. The “proposed accomplishments” represent the number of units of output (housing units, jobs, etc.) expected to result from projects completed during the program year. 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 and grouped in five Priority Areas:

1. Affordable Housing
2. Homelessness and Supportive Services²¹⁹
3. Public Services
4. Economic Development
5. Public Facilities

Because many projects are funded with more than one funding source, it is generally not meaningful to report accomplishments separately for each funding source. For example, in addition to the HUD formula allocations (23% of budget), MOH's departmental budget of \$220.3 million for PY24 includes \$48.5 million in HUD and competitive grant funds; plus \$106.8 million in City funds to allocate to programs and activities.

Many HUD funded programs met or exceeded the estimated goals. To highlight a few: The Wu administration's commitment to expanding opportunities for homeownership for Boston residents yielded positive results, as MOH assisted **376 first-time homebuyers**, 52% (195) of the homebuyers are at or below the HUD income limits set at 80% of the area median income, an increase of 90 homebuyers from the estimated goal for the program year. A total of \$11.1 million in downpayment and/or closing cost assistance was awarded to the 376 first-time homebuyers.

The Neighborhood Housing Development division (NHD) completed a total of 1,150 units, 21% more units than the projected 953 units for the program year. Of the 1,150 units completed, 79% (915) are income-restricted, with 209 units designated for homeless households. See the Construction Completed Report in the Appendix.

In PY24, MOH's Office of Housing Stability, Tenant Stabilization Fund (TSF) distributed \$2.4 million for short term rental assistance to over 600 low income residents, utilizing a combination of City and Federal Emergency Rental Assistance (ERA) funding. This support remains crucial in helping families stay in their homes and avoid displacement. For more information about TSF and other OHS programs, visit: <https://www.boston.gov/departments/housing/office-housing-stability>

TABLE 1. Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

(TABLE 1) 5 Year Consolidated Plan Goals + Program Year 24 Accomplishments						
GOAL: Affordable Housing			5-Year Goal	Year 1 (PY24) Estimate	Year 1 (PY24) Actual	HUD Funds
3001	Homeowner Housing Rehab	HUD eligible Homeowners Housing Units Rehabbed	950	190	263	\$4.2M CDBG
3003	FA to Homebuyers	HUD eligible Homebuyers provided w/ financial assistance	575	115	195	\$747,133 CDBG
3005	Commitments to Rental Units Rehab	Commitments to Rental Units Rehabbed that are for HUD eligible (at or below 80% AMI) households	455	238	33	\$11.4M CDBG
3006	Commitments to new rental Units Constructed	Commitments to Rental Units Constructed that are for HUD eligible (at or below 80% AMI) households	3575	715	1118	\$1.5M CDBG, \$13.4M HOME
3007	Housing Rehab - Lead Paint	# of units deleaded that are at or below 80% AMI	200	40	24	\$238,596 CDBG, \$788,633 Lead Paint
GOAL: Homelessness and Supportive Services			5-Year Goal	Year 1 (PY24) Estimate	Year 1 (PY24) Actual	HUD Funds
3012	Housing for Homeless	# of homeless households placed in permanent housing/ # of homeless veterans placed in permanent housing	8250	1650	1770	\$319,496 CDBG, \$47.7M CoC
3013	Housing for HIV/AIDS	TBRA (# of households)	440	88	79	\$5.9M HOPWA
3034	Homeless Prevention	# of clients served	2500	500	400	\$740,794 ESG
3037	Homeless Prevention	# of clients served	2500	400	369	\$800,394 ESG

GOAL: Public Services			5-Year Goal	Year 1 (PY24) Estimate	Year 1 (PY24) Actual	HUD Funds
3004	TA (classes, workshops) + Foreclosure Prevention	Homebuyer and Homeowner Ed Classes (City Funded) (HB101=1425 graduates) + 150 Foreclosure Prevention Counseling	7875	1575 Total (with 150 foreclosure prevention)	1790	\$609,834 CDBG
3011	Tenants at Risk (CEDAC)	Preserving tenancies at HUD assisted rental housing developments	8,000	1600	1424	\$180,000 CDBG
3027	Public Services Contracts - # Clients	# of clients served	15,750	3,150	2457	\$2.6M CDBG
3031	Boston Fair Housing - TA	# of clients served	10,000	2000	2000	\$435,186 CDBG
3042	Housing Stability (evictions prevented)	# of evictions prevented	1125	225	447	\$818,631 CDBG
GOAL: Economic Development			5-Year Goal	Year 1 (PY24) Estimate	Year 1 (PY24) Actual	HUD Funds
3015	Main Streets (Jobs created) Abby	# of Jobs created/retained	2000	400	566	\$1.5M CDBG
3016	ReStore (storefronts) Aaron	# Storefronts +/- signage	150	30	17	\$1M CDBG
3017	Small Biz Loans (Loans) Hans	# of businesses assisted	30	6	11	\$755,670
3018	Business TA (# biz assisted) Emily	# of business assisted	2500	500	1281	\$966,497
3040	Micro Enterprise (included 3017)					

GOAL: Public Facilities			5-Year Goal	Year 1 (PY24) Estimate	Year 1 (PY24) Actual	HUD Funds
3014	Community Gardens	# of gardens completed	30	6	6	\$2.2 CDBG
3020	Partners with Nonprofits	# of grants	100	n/a	program on hold	\$0
3022	Disposition of tax property (bldg and land)	# of land parcels and buildings sold or transferred for development and open space	150	30	43 parcels	\$0
3023	Environmental Tests	# environmental tests or cleanup activities	300	60	80	\$500,000
3024	Property Management (as needed)	Maintain inventory - not HUD funded				\$0
3025	Demolition	# bldg demo	10	2	0	\$225,000

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

The primary uses of the CDBG funds are affordable housing development and rehabilitation (48%), public services (15%), economic development (14.5%) and public facilities (12.2%).

The final overall low-mod benefit for the CDBG program for PY24 has not been calculated at the time of this posting. On average, our CDBG funds reach a 95% low-mod benefit, far exceeding the overall 70% low-mod benefit requirement.

Affordable Housing Development

Program Year 2024 exceeded PY23 in both completed and permitted new income-restricted units. 843 affordable housing units had building permits pulled, while 1,303 affordable units were completed, including those funded by the City and those created with the City's developer extraction revenue.



120-122 Hancock St.

Neighborhood Homes Initiative - 15 Unit Condominium Project

During the program year, 525 low-income (non-elderly) units were permitted. Of those 525 units, 71 are designated for extremely low-income households (including homeless households). An additional 308 income-restricted units were permitted for moderate and middle-income households. Another 190 new construction low- and extremely low-income units were permitted by the Boston Housing Authority (BHA) to replace old outdated BHA units.

Based on citywide permit data, the breakdown of income-restricted units that completed construction during the program year by household income is as follows: 204 homeless, 262 extremely-low (up to 30% AMI) 381 very-low (up to 50% AMI) , 464 low- to moderate-income (up to 80%) and 167 units serving households at 81% to 100% of area median income.



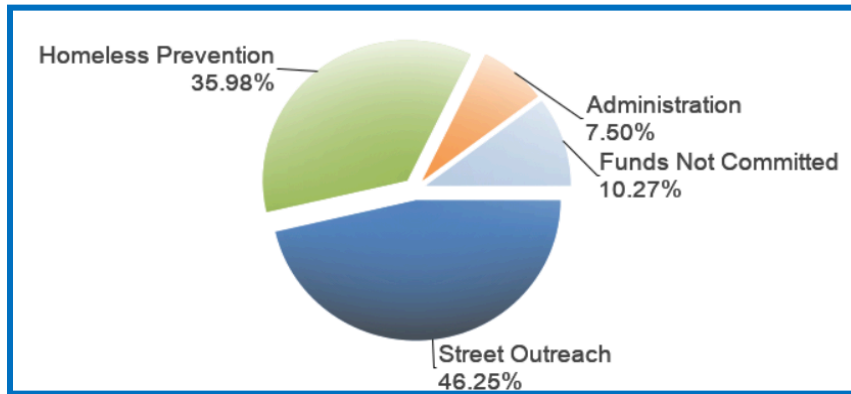
288 Harrison Residences - 85 Affordable Rental Units in Central Boston



270 Talbot Ave. - Mixed Use Project with 15 Condominium Units + Retail Space

Homelessness and Supportive Services

MOH was awarded \$1,541,188 from HUD's Emergency Solutions Grant Program



(ESG) and served approximately 900 individuals with homeless prevention (35.98% of grant) and street outreach (45.26% of grant) services.

The HOPWA (Housing Opportunities for Persons with AIDS) program was awarded almost \$3.7 million in PY24 funding to provide services across the Boston Metropolitan area, which includes Suffolk, Norfolk and Plymouth Counties. A total of 488 households were served in the areas of Tenant-Based Rental Assistance (TBRA), Short Term Rental, Mortgage and Utility Assistance (STRMU), Permanent Housing Placement (PHP), Housing Information Services (HIS) and Housing-Related Supportive Services (HRSS).

HUD awards homeless assistance program funding through the Continuum of Care (CoC) program. The Boston Continuum of Care is coordinated by the Mayor's Office of Housing, Supportive Housing Division. Direction comes from the Continuum of Care Board, known as the Boston Continuum of Care Housing and Stabilization Committee, and consumer groups, including the Boston Advisory Council on Ending Homelessness (BACHome) and the Boston CoC Youth Council (BCYC). The CoC accomplishments are reported to HUD in a separate report. However, section C-25 of this report contains MOH responses to HUD prompts regarding efforts to address homelessness and other special housing needs.

Public Services

CDBG funding supports important public service programs through the Mayor's Office of Workforce Development that provide a wide range of services to Boston residents, including case management, financial literacy, money management, career and college preparation, HiSET (High School Equivalency) classes, and job training.

CDBG funded public services resulted in a range of positive impacts for 2000+ beneficiaries including job placements resulting from occupational training and career services programs, enrollment and completion of alternative high school credentials (HiSET), and enrollment in economic security programs.

One example of long-term impact is Saint Francis House (SFH), a first year CDBG grantee combining both housing and workforce development services to support long term economic stability of Boston residents. In PY24 this program supported 16 CDBG beneficiaries at risk of homelessness. Of these, 13 secured employment, with 77% maintaining work for over three months and over 60% obtaining full-time jobs with benefits. Starting wages averaged \$20/hour, with some as high as \$25/hour. Clients were also connected to the organization's rapid rehousing services, strengthening both their housing and economic stability.

Economic Development

Approximately \$4.2 million in CDBG funds support neighborhood businesses in the **Mayor's Office of Small Business Assistance** (<https://www.boston.gov/departments/small-business-development>). The small business programs strive to provide much needed support towards economic improvement and development in neighborhood businesses. Reports in the Appendix provide further details on the four CDBG funded neighborhood business programs.



Greater Ashmont Main Streets Tree Lighting and Holiday Market



The **Boston Main Streets** program includes 20 Districts, of which 18 were active during the program year; two Main Streets (Washington Gateway and Mattapan) were without Executive Directors and did not receive funds in Program Year 24. 17 Main Streets primarily serve low to moderate-income neighborhoods and are funded with CDBG dollars, the remainder are funded with local resources. In Program Year FY24, Main Street organizations assisted over 1887 businesses, 96 new or expanded businesses were created adding 566 local jobs, and the average combined vacancy rate was 4.2%. Main Street organizations held 399 public events with combined attendance of over 127,000, and contributed 14,080 volunteer hours.



The **ReStore Boston** program helps eligible businesses and commercial property owners improve their storefronts by providing financial and design assistance for signage and/or facade renovations. Having well maintained facades and signage can increase foot traffic and revenue for local businesses; increasing the vitality of our neighborhood commercial corridors and Main Streets Districts.



The Restore Program completed 17 projects during the program year - 2 are facade renovations and the remainder are signage projects. Another 5 projects are in process.

Public Facilities



In PY24, the **Grassroots** Program completed two new gardens (Franklin Field Phase 1 and 44 Maple Street) and capital improvements to three other gardens (Julian, Judson & Dean Community Garden; Tommy's Rock Farm; and Melnea Cass Community Garden). The

Grassroots Program has also committed funds to four additional gardens (Washington Street Forest, Jackson Greenway, 8 Townsend, and Amory Greene). In PY24, GrowBoston, within which the Grassroots Program is housed, added a full time Program Assistant to increase staff capacity. One-half of the Program Assistant's time is dedicated to supporting the Grassroots Program. Please see the Grassroots report in the Appendix for more information.

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

Number of Households by Race & Ethnicity		
Race & Ethnicity	CDBG	HOME
American Indian or American Native	1	0
Asian	12	0
Black or African American	100	32
White	52	9
Other multi-racial	63	23
TOTAL	228	64
Hispanic	70	19
Not Hispanic	158	45

The data of households assisted with housing with CDBG and HOME funding is from IDIS report PR23 for completed housing activities. CDBG funds served 215 households: 43% Black or African American, 29% Other Multi-Racial, 23% White, and 5% Asian; 32% of the households’ report to be of Hispanic origin.

The HOME funded housing units completed in PY24 served 64 households: 50% Black or African American, 36% Other Multi-Racial and 14% White; 30% of the households’ report to be of Hispanic origin.

4. CR-15 Resources and Investments

Identify the HUD resources made available

HUD CPD Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$33,878,872	\$15,201,780
HOME	public - federal	\$14,001,959	\$3,681,520
HOPWA	public - federal	\$5,882,209	\$3,383,192
ESG	public - federal	\$1,541,188	\$1,545,196
CoC	public - federal	\$47,706,835	\$41,490,825
Lead Paint Grant	public - federal	\$788,633	\$686,910

Narrative

The table above summarizes the PY24 HUD resources that were available for the program year. At the outset of PY24, we projected \$55.3 million to be available in HUD/CPD funds. This total includes the allocation for the program year, funds remaining from earlier program years and any program income (loan repayments) expected. Based on MOH's Budget Office, we committed a total of \$23.8 million in funds from the four HUD programs, \$41.5M of Continuum of Care funds and \$686,910 in lead paint grant funds. Any remaining funds from the four HUD/CPD sources (CDBG, HOME, HOPWA and ESG) will be drawn as projects progress from start to finish. For example, larger scale housing development projects often span

more than one program year and budget cycle. HUD allows grantees more than one year to spend funding. The bulk of funds spent during one, 12-month program year are often from grant monies awarded from two or more prior program years. The HOPWA program allows grant funds to be spent over three years and the ESG program rule is to spend the funds in two years.

Identify the geographic distribution and location of investment

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

The **Boston Main Streets** program has 20 designated districts but only 18 were active during the program year; 17 Main Streets primarily serve low to moderate-income neighborhoods and are funded with CDBG dollars, the remainder are funded with local resources. A report in the Appendix details program year accomplishments by district.

The maps in the appendix show the geographic distribution and locations of the projects assisted under each of our major housing and community development programs during Program Year 2024.

Map 1: Homeowner Rehabilitation & Lead Paint Abatement

Map 2: Homebuyer Financial Assistance

Map 3: Affordable Housing Production and Preservation Projects

Map 4: Economic Development Programs (Small Business Loans + ReStore Program)

Map 5: Grassroots Program

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

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

Housing Development: During PY24, MOH completed 19 housing projects with 1,151 total units of housing comprising 1,052 rentals (209 designated for the homeless) and 27 ownership units. MOH provided \$45.9 million in City, State, and Federal funding; another \$16.5 million was awarded from the City of Boston Neighborhood Housing Trust; the projects leveraged \$400.4 million in additional private, state, and other federal financing.

Homebuyer Assistance leverages substantial amounts of private mortgage financing with its down payment and closing cost assistance program. The City used a combination of CDBG, ARPA and local funding sources to help a total of 367 homebuyers, 195 of the buyers are HUD eligible, with an average down payment assistance of \$29,427. The City's assistance in PY24 totaled \$11.1 million and leveraged \$151.6 million in private (bank) financing. Every \$1 in financial assistance leveraged \$14.70 in private investment.

Public Land: The Grassroots program is an example where vacant city-owned land supports the development of community gardens, urban farms and community-owned open spaces by neighborhood groups and nonprofits. Two new gardens (Franklin Field Phase 1 and 44 Maple Street) completed construction in PY24 and three additional gardens received capital improvements: Julian, Judson & Dean Community Garden; Tommy's Rock Farm; and Melnea Cass Community Garden. Grassroots funds were committed to four additional gardens that are projected to be completed in the next program year. A total of \$1.1 million in CDBG funds support these Grassroots projects and the projects leveraged \$4.6 million in private funding.

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

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$7,123,272
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$7,123,272
4. Match liability for current Federal fiscal year	\$ 91,284
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$7,031,988

HOME Match Report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$	\$	\$	\$	\$
\$5,634,003	\$1,542,617	\$0842,780	\$0	\$6,333,840

HOME Program Income

5. CR-20 - AFFORDABLE HOUSING 91.520(B)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	72	209
Number of Non-Homeless households to be provided affordable housing units	996	1110
Number of Special-Needs households to be provided affordable housing units	88	79
Total	1156	1398

Table 6 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	88	79
Number of households supported through The Production of New Units	715	729
Number of households supported through Rehab of Existing Units	238	33
Number of households supported through Acquisition of Existing Units	115	557
Total	1156	1398

Number of Households Supported

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

The “One-Year Goal” counts in the table above are from the Affordable Housing (AP-55) section of the PY24 Action Plan. The “Actual” counts are from MOHs Neighborhood Housing Development (NHD) completed projects report (included in the Appendix), the HOPWA annual report and the Boston Home Center’s Homebuyer Financial Assistance program report. It is important to note that the one-year goals reflect commitments to an estimated number of housing units. The majority of these housing units are produced over multiple program years as planned developments secure funding and proceed to construction and eventually completion.

Further, the HUD funding sources used for housing activities (CDBG and HOME) are combined with local resources such as City General Fund Revenue, Neighborhood Housing Trust (NHT), developer impact fees, and Community Preservation Act (CPA) funds to make a project financially possible. Below are details about the type of household supported.

Number of **homeless households** to be supported: A total of 209 units of housing designated for the homeless completed construction in PY24. Rental developments with 10 units or more must set-aside at least 10% of units for homeless households.

Number of **non-homeless households** to be provided affordable housing units: A total of 1110 units were completed. These units are a combination of projects in the Acquisition Opportunity Program (AOP), units created through our Neighborhood Housing Development (NHD) division’s Housing Production and Rehabilitation Programs and first-time homebuyers with completed purchases.

Number of **special-needs households** to be provided affordable housing units: The housing units for special needs households are reported in the HOPWA

(Housing Options for Person with AIDS) CAPER, 79 households were provided housing subsidy assistance.

Number of households supported through **Rental Assistance**: 79 HOPWA units were provided rental assistance in PY24.

Number of households supported through the **Production of New Units**: 729 new units completed construction in PY24; all are affordable to households at or below 80% of AMI.

Number of households supported through **Rehab of Existing Units**: 33 units were rehabbed; all are affordable to households at or below 80% of AMI.

Number of households supported through **Acquisition of Existing Units**: The AOP program completed 3 projects with 362 total income-restricted units and 195 HUD eligible first-time homebuyers were assisted.

Discuss how these outcomes will impact future annual action plans.

The primary focus of each of Boston's Annual Action Plans (and associated 5-Year Consolidated Plan) is affordable housing. This is both because affordable housing is one of the most important challenges facing the City and its residents and because the HUD resources covered by the Plan are primarily resources for affordable housing.

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

CDBG Number of Households Served	Housing Benefit	Non Housing
Extremely Low-income (0%-30%)	16	2,932
Low-income (31%-50%)	39	1423
Low/Moderate-income (51%-80%)	33	1668
Total	88	6023

Table 8 – Number of Households Served

HOME Number of Households Served	Housing Benefit
Extremely Low-income (0%-30%)	18
Low-income (31%-50%)	20
Low/Moderate-income (51%-80%)	26
Total	64

The table above is from HUD IDIS reports of household incomes benefited with CDBG and HOME funded projects. The funding benefited 22% extremely low-income households; 39% low-income households and 39% low to moderate income households. Additionally, income-restricted rental developments with 10 units or more must set-aside at least 10% of units for homeless households. With respect to persons with disabilities, MOH requires that at least 10% of the units in new construction projects of 4 or more units have universal design principles. As explained and captured in tables 8 above, many HUD eligible households were served with local or other funds that are not CDBG and/or HOME so would not be reported in the PR-23 report.

6. CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Mayor's Office of Housing serves as the Convening Authority (CA) for the Boston Continuum of Care (CoC), is the lead agency responsible for the development of the HUD Consolidated Plan, and is the recipient for the Emergency Solutions Grant (ESG) allocation. For this single plan jurisdiction, the homeless and homelessness prevention sections of the Plan are updated yearly by CoC and ESG staff to ensure the plan accurately reflects the current state of the CoC's homelessness response system. Staff rely on data from federal reports and the Homeless Management Information System (HMIS) for data on clients interacting with our homeless response system in developing community goals to reduce homelessness and housing instability.

The Boston CoC reaches out to homeless persons and assesses their individual needs through its Coordinated Entry (CE) system, which covers the entire geographic area of the CoC, ensuring access to housing and services regardless of location. The CoC has 100+ assessors strategically positioned across various systems, including day centers for veterans, women, and youth, overnight emergency shelters, community health centers, hospitals and schools. The CoC also collaborates with the City's 311 service, a widely recognized resource. Individuals can also walk into most day shelters and community centers to receive a CE assessment without needing an appointment. CE assessments are pre-translated into seven of the most commonly spoken languages in the CoC other than English, complementing available translation services for any language access needs. Additionally, all households enrolled in Boston CoC housing programs are provided with stabilization services in which case managers work with households to assess their needs and develop an individualized service plan.

The CoC's Coordinated Entry Policy Group, led by a Senior CE Housing Officer, develops and implements policy and process improvements to support an effective and efficient CE system. In PY24, the CoC refined its RRH to PSH Transfer Assessment to better assess households' housing-related supportive service needs and identify those most at risk of imminently returning to homelessness. The CoC also refined policies and procedures related to quickly identifying, assessing, and referring Boston families experiencing homelessness and individuals experiencing unsheltered homelessness. Additionally, new CE performance dashboards allow CoC staff to audit system performance and allow participating assessor organizations to perform self-audits. Finally, in PY24 the CoC planned a pilot integration of public housing site-based PSH projects into Coordinated Entry that will begin in early PY25.

The ESG street outreach investment is overseen by the Supportive Housing Division staff, which has contracted with Pine Street Inn to deliver support and outreach services to people experiencing unsheltered homelessness.

The CoC deploys street outreach to known locations via regular day and overnight routes. Outreach teams support unsheltered individuals in accessing shelter and permanent housing, resolving legal barriers to housing, and obtaining vital identification documents. Supplementing the street outreach is the CoC's Coordinated Response Team. This Team assesses individual needs and refers persons with severe service needs to shelter case management, public health workers, safety first responders, healthcare facilities, veteran service organizations, youth or mental health providers for additional follow up and treatment. Clients are coded as unsheltered in Boston's HMIS system to track engagement and ensure continuity of care. Our CoC street outreach network covers 100% of our CoC geographic area. Locations are continually updated via 311 Helpline requests in hard to access areas like highway tunnels, transit hubs, Logan Airport or urban wilds are covered through joint outreach with state

partner agencies like Mass Port, MA Highways, MBTA, Boston Park Rangers or the outreach arm of the Boston Police Department. Street Outreach coverage takes place 365 days/year 24/7 via Pine Street's O-Van. Additionally, Recovery Services are available 7am to 7pm daily at Mass & Cass and via BPD Street Outreach and BEST clinicians city-wide 8 am to 12 midnight daily. The CoC uses multiple strategies to ensure persons unknown to the system or least likely to seek shelter or services are assisted.

High Users of Emergency Services (HUES) with untreated mental, behavioral and / or severe medical needs are reviewed bi-weekly by Boston Health Care for the Homeless, Boston EMS, Massachusetts Department of Mental Health and the Pine Street Inn.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency Shelter: Boston currently has more than 4,800 year-round emergency shelter beds, as of the 2025 Housing Inventory Count. The CoC establishes additional seasonal and year-round emergency shelter beds as needed to meet the needs of special populations as well as overall demand for shelter.

The Boston CoC has undertaken multiple initiatives to transform and revitalize individual emergency shelters for individuals, engaging stakeholders including those with lived experience in planning and implementing efforts to end unsheltered homelessness, enhance shelter conditions, and prevent the spread of infectious diseases through additional non-congregate sheltering practices. The CoC and its partners have established new low-threshold shelters; set up winter overflow shelters to meet increased demand during the coldest months of the year; enhanced shelter services for the elderly; and established new non-congregate shelter beds for unsheltered women and for families. The state Executive Office of Housing and Livable Communities (EOHLC) oversees the

state's family shelter system. The CoC regularly coordinates with providers of emergency shelter and the state government to establish additional overflow shelter beds as needed.

The dedicated efforts of our network of providers have resulted in Boston consistently having one of the lowest rates of unsheltered homelessness of any Major City CoC. In the 2025 PIT Count (occurring during PY24), only 2.4 percent of people experiencing homelessness in Boston were unsheltered. There were no unsheltered families in Boston on the night of the 2024 PIT count, as has been true since federal reporting began in 2007. Our CoC has reduced unsheltered homelessness by 57 percent since the 2007 PIT Count, from 306 individuals in 2007 to 132 in 2025.

Our CoC street outreach network covers 100% of our CoC geographic area and operates daytime and overnight to ensure all people experiencing unsheltered homelessness are identified and engaged. In addition, the CoC's Coordinated Response Team (CRT) refers persons with severe service needs via 400 + 311 calls/ month to outreach, public health and safety-first responders, and healthcare, veteran, youth and young adult and mental health providers to assess and assist.

Transitional Housing:

Boston currently has 457 transitional housing beds, as of the 2023 Housing Inventory Count, including beds dedicated to families, veterans, single adults and unaccompanied youth. As part of the 2017 CoC Program competition, HUD announced that communities could apply to create Joint Transitional Housing–Rapid Rehousing (TH-RRH) programs. Joint TH-RRH has been an innovative and successful model in the Boston CoC, allowing participants a safe place to stay while searching for permanent housing. Sponsored by homeless service agencies with expertise in serving survivors of domestic violence, and in conjunction with local community-based hospitals and health clinics, the CoC's

joint TH-RRH portfolio helps to fill a well-documented gap of emergency housing placements.

In PY24, the CoC began operating new Joint TH-RRH bonus projects for youth and survivors of domestic violence. The programs provide survivors with safe transitional housing and case management to immediately stabilize households and address safety needs. They also provide a rapid rehousing component that includes case management, housing search, short-to-medium-term financial assistance, and wraparound stabilization services to support participants in quickly moving into permanent housing.

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

The CoC has continued to invest and coordinate state and local resources into Front Door Triage programming to better assist individuals and families presenting for shelter. Through this program, individuals that present at shelter are assessed to determine if the guest has any safe alternatives to shelter and, if so, to facilitate the reconnection to that housing option. Youth and young adults who are unstably housed (such as doubled up or couch-surfing) and ineligible for mainstream housing resources for people experiencing literal homelessness can access flexible housing funding through the CoC's Youth Flex Fund to avoid experiencing literal homelessness.

In addition, the City advocated with the state to institute stronger discharge protocols related to ensuring people leaving hospitals and other institutions of care have a housing plan, rather than a direct discharge to shelter, which are ill-equipped to support individuals with high acuity medical and recovery needs. In response, the state released new protocols and guidance in the spring of 2021.

The City and CoC are expanding partnerships and investments in grassroots organizations that serve historically marginalized populations, such as formerly incarcerated persons, to ensure the appropriate services and housing pathways are available to prevent discharge into the homeless system. During PY24, in collaboration with the Commonwealth of Massachusetts, the City awarded \$4.7 million in ARPA funding to provide rapid rehousing, case management, and recovery services to 114 individuals exiting substance use treatment facilities.

The City's shelters and outreach teams work to ensure that all households are connected with mainstream benefits for which they are eligible. Boston's Family Shelter Collaborative at United Way convenes family shelter and service providers operating multiple emergency shelter sites to share information on mainstream benefits, including SNAP, WIC, basic needs and digital access for information and referral. All family shelter providers ensure eligible family households enroll in TANF, SNAP, WIC, Children's Health Insurance or other MS benefits. Boston Health Care for the Homeless, Boston Medical Center Medical, and the Mayor's Health Line enroll disabled adults in Medicaid, Medicare, and SSI/SSDI at 70 shelter clinics. As recertification for health insurance returned after COVID waivers, the CoC, in collaboration with the MA State Re-Housing Data Collective and MassHealth, completed a data match to ensure that homeless clients would remain insured. The Boston CoC SOAR Collaborative meets monthly to help disabled individuals who are using health care services, shelter or housing pathways enroll in SSI/SSDI.

The City, through its Office of Housing Stability (OHS), has added capacity to its housing crisis coordination team and continues to invest in mediation resources and eviction prevention programming to preserve existing tenancies. Bostonians at risk of losing their housing can contact OHS via its well-advertised hotline, email or walk-in to its centrally located, downtown office. To maximize resources for at-risk households, OHS has partnered with the state's regional housing agencies to supplement access to assistance. The City also continues its

partnership with non-profit providers and the Boston Housing Court, in working to prevent the eviction of low-income tenants from subsidized units.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Boston CoC continues to make substantial investments to help homeless households transition to permanent housing and independent living. The CoC housed a total of 1,650 households (3,233 persons) experiencing homelessness in PY24, including 251 youth and young adults, 171 veterans, and 722 family households representing 2,158 persons in families.

In PY24 the City has continued its focus on utilizing 374 housing resources awarded via HUD's Special Notice of Funding Opportunity (SNOFO) for Unsheltered Homelessness. Through the end of PY24, the CoC housed 107 unsheltered households through SNOFO resources.

The Boston CoC continues to add to its portfolio of housing resources, including \$750,000 annually in local funds towards its Housing Works Partnership program, a rapid rehousing partnership that includes five provider agencies that offer an array of housing assistance, access to mainstream benefits, job training and placement pathways.

Clients first entering the CoC are assessed using the Housing Problem-Solving and Triage Toolkit, which focuses on diversion and rapid exit/return strategies to identify an immediate solution to end their housing crisis. Clients whose homelessness cannot be resolved immediately are assessed for PSH. The CoC prioritizes longest-term-homeless households with disabilities, including chronically homeless households, for PSH. Clients are assisted by case managers and navigators who serve as points of contact throughout the CES process, from

assessment to housing, to assisting clients with meetings, document readiness and unit viewings. The CoC uses a Coordinated Access System (CAS) software to monitor steps in the housing process for CES resources to ensure households quickly move into housing. The most intensive permanent housing resources are prioritized for populations that include longest-term-homeless households.

CoC and City resources are also dedicated to housing, service and educational needs of homeless youth and young adults (YYA). Family Unification Program (FUP) vouchers and Foster Youth to Independence (FYI) vouchers house over 190 DCF-involved families and unaccompanied youth. MOH received a HUD YHDP award and launched its “Rising to the Challenge” plan to prevent and end youth and young adult homelessness in November 2019, complemented by City funding. A Senior Housing Officer oversees strategy and implementation.

The CoC has also invested in a landlord liaison and incentive program to increase the pool of available market-rate housing, ensuring clients with rapid rehousing and mobile vouchers can quickly locate a unit. The landlord incentive program also supports clients experiencing unsheltered homelessness who have SNOFO-funded vouchers. In PY24, the Landlord Incentive Program provided \$640,000 to 104 unique landlords throughout greater Boston, identifying a total of 322 private-market units available to households experiencing homelessness and allowing us to adequately move 195 households out of homelessness. Additionally, clients who identify housing such as market-rate units, sober living homes, or living with friends and family, but need assistance to move in immediately, can access flexible one-time funding through the city’s Barrier Buster program.

The CoC also continues a highly collaborative and successful partnership with the Boston Housing Authority, including the adoption of priorities in the BHA’s administrative plan targeted to homeless households and collaboration with local affordable housing and supportive service providers. The CoC and the BHA work together to facilitate access to affordable housing resources such as Emergency

Housing Vouchers and Housing Choice Vouchers. The City also requires housing developers to reserve at least 10% of units within City-funded affordable housing developments for households exiting homelessness.

The City continues to pursue all available opportunities to increase housing resources for households experiencing homelessness. In PY24, the CoC the largest permanent supportive housing project in New England opened in Boston through a collaboration between The Community Builders, Pine Street Inn, and the BHA, the building provides 140 units of subsidized housing with onsite wraparound services to ensure the stability of households with intensive supportive service needs. Among those housed were 36 people who first became homeless over 10 years ago; of those 36 people, 10 first became homeless more than 15 years ago. In PY24 the CoC also began planning for the opening of another 99 units of PSH with The Community Builders, Pine Street Inn and the BHA.

Once placed in housing, clients work with supportive service providers to stabilize in housing, ensure their service needs are met, and prevent returns to homelessness. Case managers and landlords within the CoC are trained to identify predictive factors that may increase the risk of housing loss and returns to homelessness. These factors include late rent payments, behavioral lease violations, social isolation and other indicators of potential instability. Recognizing these early warning signs enables advocates to take swift action to prevent further returns to homelessness. The CoC has a robust assessment process for individuals to transfer from RRH to PSH. This assessment helps identify individuals who have been in RRH for at least 6 months and are struggling with housing stability, indicating a potential need for PSH. The CoC's Landlord Incentive Program is also a strategy to prevent returns to homelessness by increasing tenant stability. By proactively engaging landlords and providing them with support, the CoC can better prevent evictions and additional returns to homelessness, fostering stable and sustained housing for our participants.

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

Actions taken to address the needs of public housing



Primary responsibility for public housing and resident initiatives rests with the Boston Housing Authority (BHA) and is reported separately in the

BHA's annual report to HUD: *BHA Annual Plan* which includes an attachment called the *5 Year Plan Progress Report* which provides an update on BHA's progress towards its goals. The BHA is the largest public housing authority in New England and the sixth largest in the nation. In total, BHA currently owns and/or oversees approximately 10,700 rental units of public housing in Boston and houses more than 17,000 people under the public housing program. The BHA owns 55 housing developments. Of the 55 developments, 38 are designated as housing for seniors and residents with disabilities and 17 are designated for low-income families.

In addition to public housing, the BHA administers approximately 17,000 Housing Choice Vouchers. The BHA has used its authorization to project-base 4,200 its allocation of its Housing Choice Vouchers. Approximately 39,000 people are served by tenant-based vouchers and 6,900 are served by project-based vouchers.

BHA also has an allocation of 416 Emergency Housing Vouchers, which function as tenant-based vouchers and serve approximately 1,000 persons.

BHA maintains a Moderate Rehabilitation program consisting of 433 project-based units, mostly studios and SROs, serving about 600 people in total.

Vouchers through the Massachusetts Rental Voucher (MRVP) Program assist an additional 981 households that serve 1650 people.

The BHA also has a City of Boston funded voucher program serving 440 households with 850 individuals.

The Public Housing Waiting List is open and has more than 39,000 applicants at this time. The Leased Housing Waiting List includes about 1,000 applicants at this time; however, it has been closed to all new applicants except the highest priority emergencies since 2008. In December 2020, the City of Boston announced the BHA's efforts to target 1,000 Housing Choice Vouchers towards homeless families with children enrolled in Boston Public Schools.

Historically, housing authorities have been limited by the US Department of Housing and Urban Development (HUD) to one payment standard, known as Fair Market Rent (FMR), for each metropolitan area. However, under new HUD regulations, Small Area Fair Market Rent (SAMFR) is being used by the BHA to adjust its payment standards for each zip code, more precisely matching the actual rental costs. As a result, families now have the choice to rent in areas that have historically been unaffordable with a voucher. This change affirmatively furthers fair housing goals and takes steps towards deconcentrating voucher families by providing expanded housing choices in Boston and the surrounding areas. A chart of the current payment standards by zip code can be found here: <https://www.huduser.gov/portal/datasets/fmr/smallarea/index.html>

The BHA has a \$2 billion redevelopment pipeline, one of the most ambitious development initiatives in its nearly 90-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 and BHA are advancing plans to address the capital needs of the Mildred C. Hailey, Bunker Hill, and Mary Ellen McCormack federal family developments among others 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 City provides support to selected programs serving public housing residents through its CDBG-funded human service programs; and provides CDBG, HOME or other funding to BHA redevelopment projects through the Rental Housing

Preservation or the Rental Housing Production programs.

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

BHA activities to increase resident involvement include

1. the Resident Advisory Board which is an elected group of BHA residents who advise on the development and implementation of the Annual Plans;
2. Local Tenant Organizations which are elected by their peers and represent residents in public housing developments and advocate for the needs of residents on all matters;
3. In the past, Section 8 Tenants Incorporated has worked on behalf of leased housing participants in areas of education and resident rights and advocates for the needs of leased housing participants although it is currently inactive; and
4. the Resident Empowerment Coalition which is composed of residents and advocates and designed to strengthen resident engagement through educating and mobilizing residents to support organizing.

With respect to homeownership, residents participating in the BHA's Section 8 Homeownership Voucher program are encouraged to enroll in MOH's homebuyer education and counseling programs and, upon completion of the program, are eligible to receive down payment and closing cost assistance from MOH if they are purchasing a home in Boston.

A recent initiative is BHA's **First Home** Program, a partnership with the City of Boston Mayor's Office of Housing where the City is providing eligible BHA residents with enhanced down payment assistance of up to \$75,000 for a home purchased within the City of Boston. During PY24, 37 BHA household purchased homes with [BHA First Home Program](#)

Actions taken to provide assistance to troubled PHAs - Not applicable

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

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

Income- Restricted Housing in Boston

The Massachusetts Comprehensive Permit Law (Chapter 40B) aims for every municipality in the state to income-restrict at least 10 percent of its housing stock for low- and middle-income households. ***With 59,439 income-restricted housing units, Boston far surpasses this threshold and has one of the highest percentages of income-restricted units in the country, as 19 percent of all housing units, and 29 percent of all rental units are income-restricted.***

While individual neighborhoods are not subject to the state's Chapter 40B law, which allows developers to seek special permits when a municipality does not have 10 percent of its units in income-restricted buildings, income-restricted units are distributed throughout the city, but some neighborhoods have much higher concentrations than others. Roxbury has the most income-restricted units as a percent of its total housing stock (50 percent), followed by Chinatown (42 percent), Mission Hill (41 percent), the South End (30 percent), and Charlestown (25 percent).

Six neighborhoods do not meet the 10 percent threshold: Back Bay, Beacon Hill, Hyde Park, Longwood Medical Area, the North End, and the Seaport.

Housing affordability has been a central concern of Boston residents for many years, especially after the repeal of rent control in the mid-1990s deregulated 22,000 apartments occupied by low income and elderly tenants. In addition, Boston's growing, high-tech economy has further contributed to rapid increases in housing costs. Mayor Michelle Wu, who took office in November 2021, ran on a commitment to increasing housing affordability. As a result of this commitment, 38 percent of the housing permits in 2023 and 2024 were income restricted. In

addition, in 2022 Mayor Wu signed an executive order to streamline permitting for income-restricted housing development, and on October 1, 2024, the City's new development regulations went into effect, which will reduce the threshold and increase the requirement for residential projects that must provide income-restricted units. For more information on the City's new development standard, visit [2024 Update Development Standards](#).

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

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

- a. the high prices of homes offered for sale are beyond the reach of most low- and moderate-income residents and even many middle-income residents;
- b. market rents are not affordable for lower-income residents, especially those with extremely low incomes;
- c. rapid increases in rents have led to hardship and displacement for Boston's renters;
- d. lack of operating subsidies makes it difficult to finance the development of housing that is affordable to very low and extremely low-income households and
- e. state and federal resources have not grown with the needs.

During PY24, Boston continued to advocate for additional funding for federal programs such as CDBG, HOME, for 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 Massachusetts Rental Voucher Program. MOH aggressively pursued all available resources for housing and community development.

In total, CDBG and HOME funds support nine housing and homeless programs. In addition, CDBG funds support our economic development, public service and public facility / property management programs. Both HOME and CDBG-funded

housing activities provide significant benefits to the lowest income level households. The HOME program reaches a lower-income population because the program is primarily used for development of new housing in conjunction with Low Income Housing Tax Credits and Section 8 subsidies.

In PY24, the City of Boston continued to invest record levels of funding from the CARES Act and American Rescue Plan Act (ARPA) to address the needs of those disproportionately impacted by the negative effects of the COVID pandemic. Of its \$550 million ARPA allocation, the City has dedicated over \$236 million to critical housing initiatives, including homeownership development and financial assistance, production of supportive housing for homeless households and seniors, energy efficiency upgrades for the Boston Housing Authority (BHA) and privately-owned affordable housing projects, and acquisition of market-rate properties to preserve tenancies and create long-term affordable housing. The City also used ARPA funding to make significant investments in Economic Development (\$62 million), behavioral health (\$27 million), and early childhood education (\$17.8 million). All of the City's ARPA funding was obligated by the federal deadline of December 31, 2024. For more information about the City's use of ARPA funding, visit [Boston's American Rescue Plan](#)

The City also launched an [Access to Counsel](#) pilot program to support families at risk of eviction and continued to provide short-term rent and utility assistance through the Tenant Stabilization Fund. Both of these initiatives are funded with local revenue and administered by the [Office of Housing Stability](#).

Finally, the City has continued to expand the [City of Boston Voucher Program](#), which is administered by the Boston Housing Authority and provides project-based and tenant-based vouchers for low and extremely low income households.

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

MOH's Boston Home Center (BHC) administers Boston's nationally recognized Lead Safe Boston (LSB) program. The program utilizes federal, state and homeowner funds to assist the abatement of lead hazards in existing housing. In partnership with HUD, since its inception of the lead hazard programs in 1994, LSB has been directly responsible for the abatement of over 3,000 housing units in Boston.

MOH was awarded a \$4.46 million dollar grant from HUD's Office of Healthy Homes and Lead Hazard Control (OHHLHC) to abate lead paint in 160 privately owned units over 48-months with January 2025 award. Release of Funds was granted in March 2025. A total of 24 units were completed during this program year. The resources of Lead Safe Boston are available citywide, but assistance is prioritized:

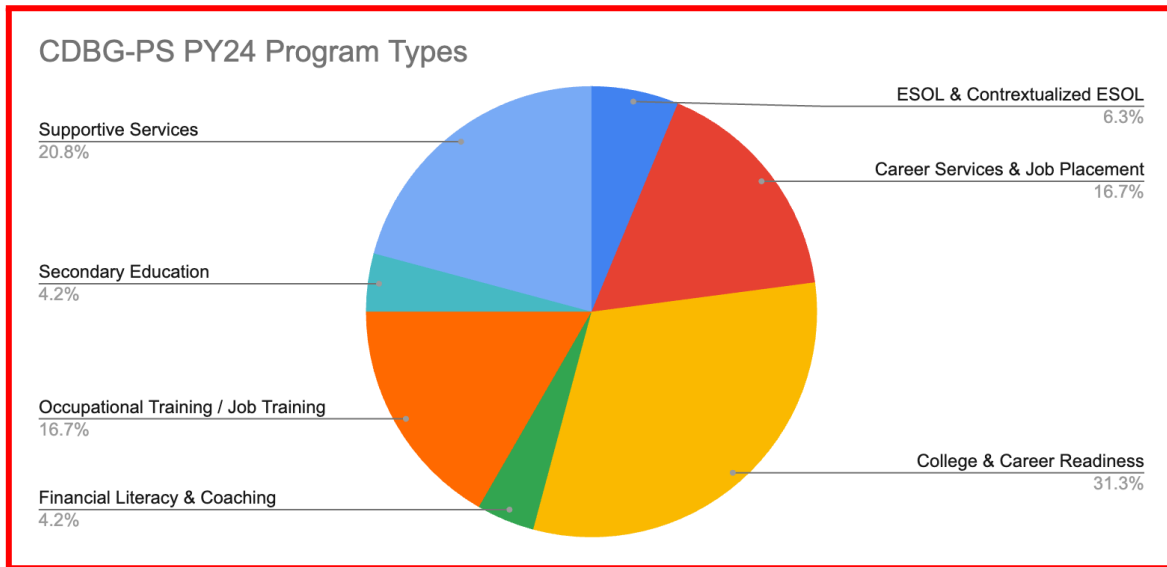
1. First priority is given to addressing lead hazards in properties citywide where a child under age 6 has been found to have an actionable blood lead level under Massachusetts law (EBLL ≥ 10 ug/dL) and the property owner has been ordered by the court to abate the lead hazards.
2. Second priority is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

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

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



The City provides extensive funding for anti-poverty activities such as job training and education initiatives through the Office of Workforce Development (OWD). Approximately \$2.2 million in CDBG dollars funded 40 organizations serving 2,457 people in PY24. These funds were targeted to support programs providing services to Boston residents facing multiple barriers to employment, with a goal of increasing the household income and financial stability of those served. Grant recipients provided a wide range of important services to Boston residents, including case management, financial literacy, money management, career and college preparation, HiSET classes, and job training, as shown below.



Although initial projections anticipated a larger overall client base in PY24, the enrollment goal was adjusted from 3,150 to 2,185 clients to account for funding more intensive, higher-cost services. Several grantees, including NeighborHealth’s new pharmacy technician training program, provided deeper, industry-recognized credentialing that required longer-term investments. Ultimately, programs exceeded contracted enrollment goals by 12%, reaching a total of 2,457 clients.

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

Some of the nation's strongest and most experienced community development corporations are based in Boston. In the past, the City of Boston has provided financial support to this network by using up to 5% of its HOME funds for operating assistance to CDCs and other Community Housing Development Organizations (CHDOs). Presently, we are not providing assistance as we await new HUD guidelines on providing CHDO funded assistance under the HOME program.

In PY24, MOH continued to administer its Predevelopment Funding and Technical Assistance program for small, local developers working on affordable housing projects. These developers often have limited cash reserves and difficulty accessing traditional bank financing, and may require assistance in navigating the development and permitting process.

MOH also provided funding to the Greater Boston Community Land Trust Network to help Community Land Trusts (CLTs) acquire property for affordable housing. CLTs are an important City partner in addressing the housing crisis and maximizing community benefits from limited real estate.

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

Over the last several years, 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 agencies of planning efforts, funding opportunities, changes in policy and practice or any other information that the agencies find useful. Often, other agencies, including state agencies, will solicit our assistance to get the word out on a variety of topics and opportunities.

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

The City of Boston operates its HUD-funded programs in compliance with all applicable fair housing laws and regulations and has taken a number of actions to ensure fair access to housing:

Support the work of the Fair Housing Commission: In Program Year 2024, the City allocated \$435,186 of CDBG funding to the Fair Housing Commission to help prevent and address discrimination in housing. A few examples of accomplishments include: closing 36 discrimination cases, providing education and outreach to 2500 residents and providing specialized training to housing providers.

Make More Healthy Housing Available to Families: In March 2025, a \$4.5 million dollar federal grant awarded to MOH to abate lead paint hazards in 160 housing units began. Through its Lead Safe Boston program MOH provided funding to homeowners to abate lead hazards in 24 units of housing, reducing barriers to housing for families with children. The City has also dedicated Capital and ARPA funding to the Boston Housing Authority rehab units to upgrade HVAC, windows, and ventilation systems to improve health outcomes for families in public housing.

Overcome Barriers to Homeownership and Wealth Creation: The Boston Home Center (BHC) provides down payment assistance and mortgage subsidies to low, moderate, and middle income first-time homebuyers to expand opportunities in Boston's high priced housing market. In Program Year 2024, BHC provided \$11 million in financial assistance to 376 homebuyers; 189 of the homebuyers were HUD eligible with household incomes at or below 80% of the area median income.. MOH also funded a number of affordable homeownership development projects using ARPA and local revenues, including several projects on formerly City-owned land.

Provide Legal Assistance to Families Facing Eviction: In PY 2024, the Office of Housing Stability utilized City funding to launch an Access to Counsel pilot program for low income families with school aged children facing eviction.

9. CR-40 - Monitoring 91.220 and 91.230

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

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

Environmental Review: The Grants Management Unit performs all required Environmental Reviews and ensures compliance with all public noticing requirements.

Jobs Monitoring: The Grants Management Unit also has the primary responsibility for monitoring adherence to all federal requirements relating to meeting the national objective standards for creating and/or retaining permanent jobs in the CDBG and Section 108 programs.

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

Rent, Income & Housing Quality Monitoring: The Housing Compliance and Asset Management (HCAM) division maintains a database of all restricted properties and ensures that rent and income certifications and housing quality standards are being performed in accordance with HOME regulations and City policies. Procedures and electronic workflows are in place to ensure ongoing compliance. The Boston Housing Authority and MOH are operating under an agreement for conducting Uniform Physical Condition Standards (UPCS) inspections for units that both agencies monitor.

Section 3 and Wage-Rate Requirements: The City’s Office of Labor Compliance and Worker Protection monitors all projects to ensure compliance with the City’s jobs ordinances and with the requirements of Section 3, Davis-Bacon and other employment related requirements.

Fair Housing: MOH manages the affirmative marketing plans to ensure compliance with Fair Housing requirements and with the terms of the Consent Decree.

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

Description of the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Mayor’s Office of Housing (MOH) took several steps to notify the public of the release of the draft Program Year 2024 (PY24) CAPER and the opportunity to comment. The PY24 CAPER was issued for the required 15-day comment period on September 29 with comments accepted through October 14. A public notice soliciting comments was published on the City of Boston’s, Mayor’s Office of Housing website. An email notice was sent to 3,300 subscribers on a mailing list the Department maintains for this purpose; a reminder email was sent on October 7. Additionally, the opportunity to comment on the draft CAPER was shared with other city departmental email lists such as: Metrolist (42,799), , Small Business Weekly (3,696) and the Boston Public Library network (24 branches). The promotion also included 13,300 social media subscribers (X/Twitter and Facebook).

The CAPER is posted here:

[https://www.boston.gov/departments/neighborhood-development/hearings-and-public-comment`](https://www.boston.gov/departments/neighborhood-development/hearings-and-public-comment)

10. CR-45 - CDBG 91.520(c)

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

There was one substantial amendment during Program Year 2024. In May 2025, we added \$4.6 million of prior year CDBG funds to the budget. The **increase** in CDBG funding was added to the Housing Preservation program that is managed by MOH's Neighborhood Housing Development Division (NHD).

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

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

11. CR-50 - HOME 91.520(d)

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

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

A total of 94 HOME units were inspected in PY24 for Uniform Physical Condition Standards (UPCS). HOME units are inspected on a three-year cycle. A report in the Appendix lists the developments and the total number of HOME-funded units inspected for each development.

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

MOH administers the ***Affirmative Fair Housing Marketing (AFHM) Program*** to ensure that all -income restricted housing projects, including HOME units, comply with anti-discrimination and fair housing laws, as well as the Consent Decree

between HUD and the City of Boston. AFHM staff provide technical assistance to developers and property managers in the preparation of affirmative marketing and tenant/buyer selection plans and monitor the implementation of approved plans.

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

IDIS Report PR23 "*HOME Summary of Accomplishments*" shows \$9.1 million in HOME funds were disbursed in PY24. 66 rental units were completed that served 64 households at or below 60% of the area median income: 18 households 0-30%, 20 household at 31-50%, and 26 households at 51-60%.

Describe other actions taken to foster and maintain affordable housing. 91.220(k)

Acquisition Opportunity Program (AOP): MOH administers AOP, which protects Boston's rental housing stock from market forces. The AOP gives loans to help responsible investor-owners buy occupied, multi-family rental properties.

The AOP benefits residents by:

- creating affordable housing for Boston residents who can't afford market-rate rents
- funding developments that have more restricted units, or have units restricted to lower incomes, and
- fighting the forces of gentrification. We work to make sure tenants' apartments don't become unaffordable over time.

The AOP also benefits developers whom we pre-qualify for a set amount of funding. These potential buyers can then become more competitive in the real estate market. During PY24, a total of \$17 million in funds were awarded to seven acquisitions projects with a total of 398 income-restricted rental units - 203

units serving households up to 60% of the area median income and 195 units serving households up to 80% of the area median income. A report in the Appendix lists these projects.

Details on the AOP program are posted here:

<https://www.boston.gov/departments/housing/acquisition-opportunity-program>

Public Land:

Boston strives to expand affordable housing opportunities and employment opportunities utilizing strategic land acquisition, site assembly and disposition. During PY24, 17 projects, 43 parcels were sold for redevelopment. When these projects are complete, a total of 93 housing units will be created (24 rentals and 69 ownership). The rental units will be income-restricted to residents earning between 30% to 80% of the area median income (AMI) and the ownership units will serve residents earning between 80% to 100% AMI. In addition, approximately 42,000 square feet of land will be preserved and improved as public open space.

With respect to emergency transfer requests, the property management company is responsible to notify MOH if there is a safety concern in a HOME funded unit. MOH will then work with the management company to determine a course of action to protect the safety of the tenant. MOH is not aware of any emergency transfers during the program year.

12. CR-55 - HOPWA 91.520(e)

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

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

Number of Households Served Through:	One-year Goal	Actual
STRUM: Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	42	56
TBRA: Tenant-based rental assistance	88	79
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

Table 9 – HOPWA Number of Households Served

Narrative

Through its HOPWA investments, the Boston EMSA served 488 HOPWA-eligible households with housing assistance and housing-related supportive services for the program year that concluded on 6/30/2025.

During the operating year 7/1/24 to 6/30/25, the Boston EMSA HOPWA -funded providers were able to maximize their resources in providing services to eligible households; Commonwealth Land Trust (CLT) was able to provide Housing - Related Supportive Services to 44 SRO residents. Father Bill's Main Spring (FBMS), which covers Norfolk and Plymouth Counties, successfully supported 16 HOPWA households with a variety of Housing Information Services. Justice Resource Institute (JRI) ensured 158 individuals successfully remained housed, and leveraged their JRI PACT Community

Health team to ensure Medication Adherence occurred and facilitated linkage to PCPs for those struggling to take medications. Victory Programs assisted 56 households to remain stably housed through its STRMU program and assisted an additional 21 HOPWA - eligible households with start-up costs to obtain permanent housing; all 77 of these HOPWA households were able to access and or maintain a source of income.

The Boston EMSA's largest HOPWA investment is its Tenant Based Rental Assistance contract, administered by Metro Housing Boston (MHB). Metro successfully supported 79 HOPWA eligible households in the TBRA portfolio.

Boston re-procured the HOPWA program in Spring 2025 and initiated new three-year contracts with five (5) non-profit organizations. This report represents accomplishments for final year 3 of the multi-year contracts. The array of contracted agencies allows for HOPWA-eligible households to receive services across the Boston EMSA, which includes Suffolk, Norfolk and Plymouth Counties. The areas of investment are Tenant-Based Rental Assistance (TBRA), Short Term Rental, Mortgage and Utility Assistance (STRMU), Permanent Housing Placement (PHP), Housing Information Services (HIS) and Housing-Related Supportive Services (HRSS). There continues to be a need for permanent affordable housing for HOPWA-eligible households. To directly address this need, Boston increased funding for its HOPWA Tenant Based Rental Assistance program, to allow for rental increases to sustain existing tenancies for People Living with HIV/AIDS.

The scant supply of affordable, safe housing makes it critical that People Living with HIV/AIDS (PLWHA) maintain current housing situations or rapidly secure new housing when needed. Therefore, continued funding for financial assistance and housing-related supportive services is critical to ensure tenancy stabilization. Financial assistance to support housing stability includes funds for Short-Term Rent, Mortgage and Utility assistance (STRMU), a total of 77 households were served: 56 households were able to access STRMU assistance and an additional 21 households were able to secure new units with Permanent Housing Placement (PHP) financial assistance for rental startup costs.

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

HUD requires ESG recipients to submit their financials and program accomplishments in the Sage HMIS reporting platform rather than in IDIS. A summary of the SAGE report, submitted 8/27/25, will be included in this PY24 CAPER when it is approved by HUD. The table below shows the organizations funded in PY24 with ESG. In total, 478 persons were served in the street outreach contract and the homeless prevention contracts assisted 393 households with eviction prevention services.

MOH is not aware of any emergency transfers in ESG programs for domestic violence. Domestic violence transfer requests are directed to the CoC.

Emergency Solutions Grant Subrecipients: Program Year 2024			
	Provider	Contract Amount	ESG Component
1	Asian American Civic Association	\$32,073	Homelessness Prevention
2	Boston Medical Ctr.	\$130,346	Homelessness Prevention
3	Pine Street Inn St.	\$712,836	Street Outreach
4	ABCD	\$38,259	Homelessness Prevention
5	Family Aid Boston	\$2353,886	Homeless Prevention
	Funds Not Committed	\$158,236	
	TOTAL	\$1,425,636	
	Grant Administration	\$115,552	
	GRAND TOTAL	\$1,541,188	

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

All contracts with agencies that are funded with McKinney-Vento resources, including ESG, are required to participate in Boston’s Homeless Management Information System (HMIS). Programs are required to collect the HUD prescribed Universal Data Elements and Program Specific Data Elements for their clients and

provide data for the Annual Homeless Assessment Report and the annual McKinney-Vento funding application to HUD. Program Specific Data Elements are required to be captured at program entry and program exit. HUD also requires McKinney-Vento recipients to collect data regarding a client’s homeless status in regards to HUD’s definition and the number of chronically homeless served.

Mayor’s Office of Housing at Neighborhood Events:



Nightingale Community Garden, Dorchester



Open Streets Roxbury