

Housing & Neighborhood Development

Housing & Neighborhood Development.....	109
Neighborhood Development.....	111
Administration.....	118
Real Estate Management & Sales	119
Housing Development & Services.....	120

Housing & Neighborhood Development

Sheila Dillon, Chief of Housing & Neighborhood Development

Cabinet Mission

The Cabinet is committed to making Boston the most livable city in the nation by working with its many communities to build strong neighborhoods through the strategic investment of public resources.

Operating Budget	Total Actual '17	Total Actual '18	Total Approp '19	Total Budget '20
Neighborhood Development	12,926,210	13,685,668	14,220,701	20,577,614
Total	12,926,210	13,685,668	14,220,701	20,577,614

Capital Budget Expenditures	Actual '17	Actual '18	Estimated '19	Projected '20
Neighborhood Development	710,161	2,984,074	1,786,412	3,850,000
Total	710,161	2,984,074	1,786,412	3,850,000

External Funds Expenditures	Total Actual '17	Total Actual '18	Total Approp '19	Total Budget '20
Neighborhood Development	89,339,801	80,192,437	83,892,291	84,964,640
Total	89,339,801	80,192,437	83,892,291	84,964,640

Neighborhood Development Operating Budget

Sheila Dillon, Chief of Housing & Neighborhood Development, Appropriation 188000

Department Mission

The Cabinet is committed to making Boston the most livable city in the nation by working with its many communities to build strong neighborhoods through the strategic investment of public resources. In 2014, Mayor Walsh announced his Boston 2030 plan which outlines a new comprehensive approach to accommodating Boston's complex housing needs over the next 15 years. Funding committed for the new plan has been renamed the "Housing 2030 Fund" which is included in the Neighborhood Development Operating Budget in "Program 3. Housing Development and Services."

Selected Performance Goals

Administration

- Collect loan repayments in a timely manner.

Real Estate Management & Sales

- Dispose of tax-foreclosed and surplus property.

Housing Development & Services

- Assist existing homeowners in retaining their homes.
- Assist tenants and landlords to preserve their tenancies.
- Ensure growth and affordability in Boston's Housing Market.
- Foster Homeownership in Boston Neighborhoods.
- Help Homeowners Improve their Homes and Communities.
- Increase equitable access to City assisted housing development.
- Provide assistance towards ending homelessness in Boston.

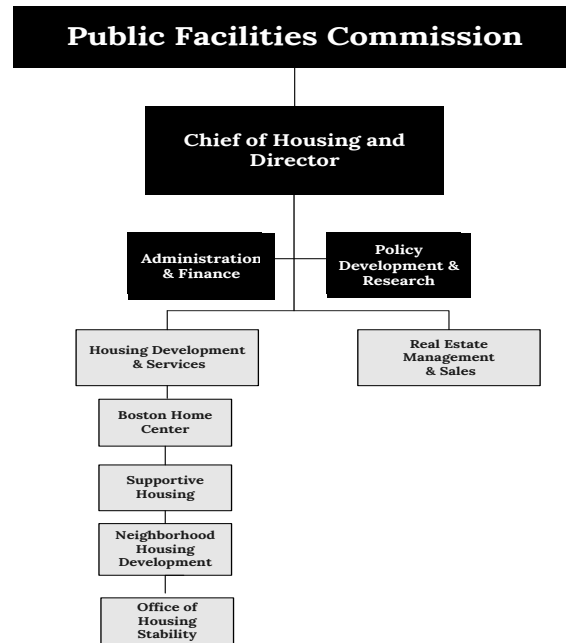
Operating Budget	Program Name	Total Actual '17	Total Actual '18	Total Approp '19	Total Budget '20
	Administration	1,476,416	1,554,436	1,797,468	1,792,435
	Real Estate Management & Sales	1,705,069	2,180,242	1,839,414	1,974,658
	Housing Development & Services	9,744,725	9,950,990	10,583,819	16,810,521
	Total	12,926,210	13,685,668	14,220,701	20,577,614

External Funds Budget	Fund Name	Total Actual '17	Total Actual '18	Total Approp '19	Total Budget '20
	Abandoned Property Rehab Grant	288	0	0	0
	ARRA - Neighborhood Stabilization Program	12,944	0	0	0
	BRA/HODAG Program Income	1,343,379	0	0	0
	Brownfields Economic Development Initiative	29,073	79,452	50,334	50,334
	CDBG	23,572,708	18,420,386	20,924,767	20,714,641
	Choice Neighborhood Implementation Grant	1,824,272	1,095,931	305,000	291,408
	Community Challenge Planning Grant	111,048	0	0	0
	Continuum of Care	21,810,576	22,315,120	26,285,486	29,206,961
	Emergency Solutions Grant	1,309,065	2,310,926	1,647,869	1,634,494
	EPA/Brownfields	0	49,567	133,333	133,333
	HOME	2,660,595	7,220,948	6,620,994	6,627,315
	HOPWA	2,279,594	2,496,889	2,855,671	2,845,190
	Housing 2030	6,245,137	2,805,064	0	0

Inclusionary Development Fund	23,484,710	20,255,518	21,658,074	20,086,000
Lead Paint Abatement	1,380,838	1,051,345	1,271,481	1,094,896
Neighborhood Development Fund	2,686,551	1,916,962	67,025	67,025
Regional Foreclosure Education Grant (COM)	135,337	103,230	72,257	151,659
Section 108 (Unrestricted)	153,688	31,530	0	0
Urban Agenda Grant	300,000	39,567	0	0
Youth Homelessness Demonstration Program	0	0	2,000,000	2,061,384
Total	89,339,803	80,192,435	83,892,291	84,964,640

Operating Budget	Actual '17	Actual '18	Approp '19	Budget '20
Personnel Services	3,123,565	3,436,530	3,607,648	3,866,748
Non Personnel	9,802,645	10,249,138	10,613,053	16,710,866
Total	12,926,210	13,685,668	14,220,701	20,577,614

Neighborhood Development Operating Budget



Authorizing Statutes

- Enabling Legislation, 1961 Mass. Acts ch. 642, §§ 1-3.
- Sale of Certain Surplus Property, 1982 Mass. Acts ch. 190, § 24; 1986 Mass. Acts ch. 701, § 4.
- Design Services, M.G.L.A. c. 7, § 38A 1/2.
- Public Works Construction, M.G.L.A. c. 30, § 39M.
- Building Construction, M.G.L.A. c. 149, §§ 44A-44J.
- Municipal Participation in Condominiums, M.G.L.A. c. 183A, § 20.
- Boston Urban Homestead Program, CBC Ord. §§ 8-2.1-8-2.8.
- Code Enforcement, M.G.L.A. c.40, § 21d; M.G.L.A. c. 270, § 16.
- Transfers of Property to Boston Redevelopment Authority, CBC St. 11 §§ 251, 255.
- Committee on Foreclosed Real Estate; Powers, CBC Ord. §§ 11-7.1-11-7.2; CBC St. 11 §§ 251, 255.
- 1994 Mass. Acts ch. 282; CBC Ord. § 10-2.1.

Description of Services

The Department provides services and assistance through a wide variety of programs that are designed to improve the current housing stock of existing homeowners, promote homeownership, develop and preserve affordable housing, and dispose of City-owned tax foreclosed and surplus property in a responsible manner.

Department History

Personnel Services	FY17 Expenditure	FY18 Expenditure	FY19 Appropriation	FY20 Recommended	Inc/Dec 19 vs 20
51000 Permanent Employees	3,097,788	3,423,767	3,594,148	3,811,248	217,100
51100 Emergency Employees	0	0	0	42,000	42,000
51200 Overtime	0	0	0	0	0
51600 Unemployment Compensation	25,344	0	11,000	11,000	0
51700 Workers' Compensation	433	12,763	2,500	2,500	0
Total Personnel Services	3,123,565	3,436,530	3,607,648	3,866,748	259,100
Contractual Services	FY17 Expenditure	FY18 Expenditure	FY19 Appropriation	FY20 Recommended	Inc/Dec 19 vs 20
52100 Communications	60,466	63,910	50,736	50,736	0
52200 Utilities	39,653	5,330	49,053	23,996	-25,057
52400 Snow Removal	6,575	975	6,575	0	-6,575
52500 Garbage/Waste Removal	8,382	8,800	8,750	8,750	0
52600 Repairs Buildings & Structures	86,011	88,359	101,202	101,202	0
52700 Repairs & Service of Equipment	15,719	7,763	13,445	10,500	-2,945
52800 Transportation of Persons	3,446	3,267	4,000	4,120	120
52900 Contracted Services	892,320	1,366,127	1,213,184	3,073,459	1,860,275
Total Contractual Services	1,112,572	1,544,531	1,446,945	3,272,763	1,825,818
Supplies & Materials	FY17 Expenditure	FY18 Expenditure	FY19 Appropriation	FY20 Recommended	Inc/Dec 19 vs 20
53000 Auto Energy Supplies	130	36	295	295	0
53200 Food Supplies	0	0	0	0	0
53400 Custodial Supplies	0	0	0	0	0
53500 Med, Dental, & Hosp Supply	0	0	0	0	0
53600 Office Supplies and Materials	23,679	17,207	25,800	25,800	0
53700 Clothing Allowance	0	21,525	18,000	18,000	0
53800 Educational Supplies & Mat	0	0	0	0	0
53900 Misc Supplies & Materials	1,804	5,693	11,625	11,625	0
Total Supplies & Materials	25,613	44,461	55,720	55,720	0
Current Chgs & Oblig	FY17 Expenditure	FY18 Expenditure	FY19 Appropriation	FY20 Recommended	Inc/Dec 19 vs 20
54300 Workers' Comp Medical	21,261	1,344	10,000	10,000	0
54400 Legal Liabilities	0	3,400	3,400	3,570	170
54500 Aid To Veterans	0	0	0	0	0
54600 Current Charges H&I	0	0	0	0	0
54700 Indemnification	0	0	0	0	0
54800 Reserve Account	0	0	0	0	0
54900 Other Current Charges	80,529	104,302	122,781	119,606	-3,175
Total Current Chgs & Oblig	101,790	109,046	136,181	133,176	-3,005
Equipment	FY17 Expenditure	FY18 Expenditure	FY19 Appropriation	FY20 Recommended	Inc/Dec 19 vs 20
55000 Automotive Equipment	0	0	0	0	0
55400 Lease/Purchase	3,934	0	0	0	0
55600 Office Furniture & Equipment	0	0	0	0	0
55900 Misc Equipment	8,736	1,100	8,755	8,755	0
Total Equipment	12,670	1,100	8,755	8,755	0
Other	FY17 Expenditure	FY18 Expenditure	FY19 Appropriation	FY20 Recommended	Inc/Dec 19 vs 20
56200 Special Appropriation	8,550,000	8,550,000	8,965,452	13,240,452	4,275,000
57200 Structures & Improvements	0	0	0	0	0
58000 Land & Non-Structure	0	0	0	0	0
Total Other	8,550,000	8,550,000	8,965,452	13,240,452	4,275,000
Grand Total	12,926,210	13,685,668	14,220,701	20,577,614	6,356,913

Department Personnel

Title	Union Code	Grade	Position	FY20 Salary	Title	Union Code	Grade	Position	FY20 Salary
Accountant	SU2	21	0.25	20,727	HMIS Administrator	SU2	23	0.05	4,843
Accounting Manager	SU2	22	0.25	22,402	HMIS Coordinator	SU2	21	0.05	4,019
Admin Assist	EXM	19	0.57	35,025	Housing Crisis Case Coord	SU2	21	2.00	135,427
Architect	SU2	21	0.10	8,141	Housing Development Officer	SU2	22	2.32	196,898
Asset Manager	SU2	21	0.25	20,727	Legal Sec	EXM	19	0.25	15,362
Assistant Director	EXM	26	4.10	431,188	Loan Monitor	SU2	19	0.50	35,488
Assistant-Director	EXM	26	0.35	37,242	Manager Of Research & Dev	SU2	23	0.25	24,215
Assoc Deputy Director	EXM	28	0.65	73,507	Operations Manager	EXM	25	1.35	118,179
Asst Dir for Compliance-Loans	EXM	26	0.25	26,348	Policy Advisor	EXM	28	0.25	31,120
Budget Manager	SU2	22	0.25	15,346	Procurement Officer	SU2	20	0.25	19,177
Business Analyst/Product Owner	SU2	22	0.25	15,346	Prog Asst	SU2	19	2.95	185,123
Communication Spec	EXM	22	0.25	19,437	Program Manager	SU2	21	3.80	297,883
Compliance Monitor	SU2	20	0.20	15,341	Project Manager	SU2	22	1.00	89,609
Computer Specialist	SU2	20	0.35	24,336	Project Mngr	SU2	21	2.40	185,569
Construction & Design Serv Manager	SU2	24	0.10	10,470	ProjMgr(RealEstate&CommntyDev)	SU2	21	1.00	56,446
Construction Manager	SU2	23	0.40	38,536	Property Mgmt	SU2	22	2.00	179,219
Construction Specialist II	SU2	21	0.90	72,265	Research & Development Anl	SU2	21	0.50	39,436
Construction Supervisor	SU2	21	1.20	92,381	Records Manager	SU2	21	0.25	20,318
Controllor	EXM	27	0.25	28,772	Senior Account Specialist	SU2	21	0.25	20,727
Deputy Director	EXM	27	0.40	46,035	Spec Asst (DND)	EXM	25	0.25	24,594
Deputy Director	EXM	29	2.45	322,841	Special Assistant	EXM	22	0.25	19,437
Dir of Asset & Prog Strategy	EXM	29	0.40	53,855	Sr Budget Manager	SU2	24	0.25	26,175
Director	CDH	NG	1.00	160,879	Sr Communications Spec	EXM	24	0.25	22,739
Director of Legal Unit	EXM	28	0.25	31,120	Sr Compliance Officer	SU2	22	0.20	17,454
Director of Marketing	EXM	28	0.25	31,120	Sr Developer	SU2	24	0.25	26,175
Director of Operations	EXM	29	1.00	113,627	Sr Housing Develop Officer	SU2	24	0.50	52,351
Dir-Public/Media Relations	EXM	28	1.00	119,691	Sr Program Manager	SU2	23	0.50	48,429
Finance Manager	SU2	22	0.25	22,402	Sr Project Manager	SU2	23	1.00	96,859
Financial Analyst	SU2	19	0.25	17,744	Sr Project Manager (DND)	SU2	24	0.50	52,351
					Total			44	3,972,473
					Adjustments				
					Differential Payments				0
					Other				30,592
					Chargebacks				0
					Salary Savings				-191,817
					FY20 Total Request				3,811,248

External Funds History

Personnel Services	FY17 Expenditure	FY18 Expenditure	FY19 Appropriation	FY20 Recommended	Inc/Dec 19 vs 20
51000 Permanent Employees	7,754,585	7,676,907	7,853,817	7,903,966	50,148
51100 Emergency Employees	0	0	0	0	0
51200 Overtime	39,046	0	0	0	0
51300 Part Time Employees	0	0	0	0	0
51400 Health Insurance	998,911	1,015,477	1,172,206	931,889	-240,317
51500 Pension & Annuity	814,212	698,389	703,323	702,317	-1,006
51600 Unemployment Compensation	0	0	0	0	0
51700 Workers' Compensation	0	0	0	0	0
51800 Indirect Costs	1,488	2,520	0	0	0
51900 Medicare	88,967	91,434	113,311	113,149	-162
Total Personnel Services	9,697,209	9,484,727	9,842,657	9,651,321	-191,337
Contractual Services	FY17 Expenditure	FY18 Expenditure	FY19 Appropriation	FY20 Recommended	Inc/Dec 19 vs 20
52100 Communications	31,401	40,250	53,204	53,204	0
52200 Utilities	46,151	19,903	91,500	91,500	0
52400 Snow Removal	0	0	0	0	0
52500 Garbage/Waste Removal	1,277	1,146	5,080	5,080	0
52600 Repairs Buildings & Structures	116,968	22,736	141,153	41,153	-100,000
52700 Repairs & Service of Equipment	7,863	6,458	24,500	24,500	0
52800 Transportation of Persons	42,287	48,617	69,198	119,845	50,647
52900 Contracted Services	79,137,349	70,335,029	73,182,322	74,499,677	1,317,355
Total Contractual Services	79,383,296	70,474,139	73,566,957	74,834,959	1,268,002
Supplies & Materials	FY17 Expenditure	FY18 Expenditure	FY19 Appropriation	FY20 Recommended	Inc/Dec 19 vs 20
53000 Auto Energy Supplies	110	137	500	500	0
53200 Food Supplies	0	0	0	0	0
53400 Custodial Supplies	211	175	1,250	1,250	0
53500 Med, Dental, & Hosp Supply	0	0	0	0	0
53600 Office Supplies and Materials	71,048	37,027	86,300	86,300	0
53700 Clothing Allowance	0	725	0	0	0
53800 Educational Supplies & Mat	0	0	0	0	0
53900 Misc Supplies & Materials	3,911	6,535	9,760	19,400	9,640
Total Supplies & Materials	75,280	44,599	97,810	107,450	9,640
Current Chgs & Oblig	FY17 Expenditure	FY18 Expenditure	FY19 Appropriation	FY20 Recommended	Inc/Dec 19 vs 20
54300 Workers' Comp Medical	0	7,614	5,000	5,000	0
54400 Legal Liabilities	0	0	0	0	0
54600 Current Charges H&I	0	0	0	0	0
54700 Indemnification	0	0	0	0	0
54800 Reserve Account	0	0	0	0	0
54900 Other Current Charges	115,048	87,806	295,649	281,693	-13,956
Total Current Chgs & Oblig	115,048	95,420	300,649	286,693	-13,956
Equipment	FY17 Expenditure	FY18 Expenditure	FY19 Appropriation	FY20 Recommended	Inc/Dec 19 vs 20
55000 Automotive Equipment	0	0	0	0	0
55400 Lease/Purchase	0	0	0	0	0
55600 Office Furniture & Equipment	7,230	26,319	25,000	25,000	0
55900 Misc Equipment	61,738	67,233	59,218	59,218	0
Total Equipment	68,968	93,552	84,218	84,218	0
Other	FY17 Expenditure	FY18 Expenditure	FY19 Appropriation	FY20 Recommended	Inc/Dec 19 vs 20
56200 Special Appropriation	0	0	0	0	0
57200 Structures & Improvements	0	0	0	0	0
58000 Land & Non-Structure	0	0	0	0	0
Total Other	0	0	0	0	0
Grand Total	89,339,801	80,192,437	83,892,291	84,964,641	1,072,349

External Funds Personnel

Title	Union Code	Grade	Position	FY20 Salary	Title	Union Code	Grade	Position	FY20 Salary
Accountant	SU2	21	0.75	62,180	Financial Analyst	SU2	19	0.75	53,233
Accounting Manager	SU2	22	0.75	67,207	HMIS Administrator	SU2	23	0.95	92,016
Admin Assist	EXM	19	1.43	87,870	HMIS Coordinator	SU2	21	0.95	76,353
Advisor to the Chief of DND	EXM	NG	1.00	96,994	Housing Crisis Case Coord	SU2	21	1.00	70,882
Architect	SU2	21	0.90	73,268	Housing Development Officer	SU2	22	10.68	858,883
Asset Manager	SU2	21	0.75	62,180	Legal Sec	EXM	19	0.75	46,086
Assistant Director	EXM	26	4.90	505,463	Loan Monitor	SU2	19	1.50	106,465
Assistant-Director	EXM	26	1.65	175,569	Manager Of Research & Dev	SU2	23	0.75	72,644
Assoc Deputy Director	EXM	28	2.35	262,908	Operations Manager	EXM	25	2.65	246,068
Asst Dir for Compliance-Loans	EXM	26	0.75	79,044	Policy Advisor	EXM	28	0.75	93,359
Budget Manager	SU2	22	0.75	46,038	Procurement Officer	SU2	20	0.75	57,531
Business Analyst/Product Owner	SU2	22	0.75	46,038	Prog Asst	SU2	19	4.05	272,509
Communication Spec	EXM	22	0.75	58,312	Program Manager	SU2	21	7.20	559,115
Compliance Monitor	SU2	20	1.80	138,073	Project Mngr	SU2	21	4.60	354,908
Computer Specialist	SU2	20	1.65	103,966	Research & Development Anl	SU2	21	1.50	118,308
Construction & Design Serv Manager	SU2	24	0.90	94,231	Records Manager	SU2	21	0.75	60,954
Construction Manager	SU2	23	1.60	154,144	Senior Account Specialist	SU2	21	0.75	62,180
Construction Specialist II	SU2	21	2.10	168,154	Spec Asst (DND)	EXM	25	0.75	73,782
Construction Supervisor	SU2	21	4.80	369,526	Special Assistant	EXM	22	0.75	58,312
Controllor	EXM	27	0.75	86,316	Sr Budget Manager	SU2	24	0.75	78,526
Deputy Director	EXM	27	0.40	46,035	Sr Communications Spec	EXM	24	0.75	68,216
Deputy Director	EXM	29	4.55	591,541	Sr Compliance Officer	SU2	22	1.80	157,090
Dir of Asset & Prog Strategy	EXM	29	0.60	80,782	Sr Developer	SU2	24	0.75	78,526
Director of Legal Unit	EXM	28	0.75	93,359	Sr Housing Develop Officer	SU2	24	4.50	471,155
Director of Marketing	EXM	28	0.75	93,359	Sr Program Manager	SU2	23	1.50	114,818
Finance Manager	SU2	22	0.75	67,207	Sr Project Manager	SU2	23	1.00	96,859
					Sr Project Manager (DND)	SU2	24	0.50	52,351
					Total			92	8,160,892
					Adjustments				
					Differential Payments				0
					Other				0
					Chargebacks				0
					Salary Savings				-256,926
					FY20 Total Request				7,903,966

Program 1. Administration

Rick Wilson, Deputy Director, Organization 188100

Program Description

The Administration Program enforces Department policies and procedures and provides support services to all Neighborhood Development programs to ensure the effective completion of departmental goals in compliance with City, State and Federal laws and regulations.

Operating Budget	Actual '17	Actual '18	Approp '19	Budget '20
Personnel Services	1,127,004	1,343,308	1,404,997	1,435,321
Non Personnel	349,412	211,128	392,471	357,114
Total	1,476,416	1,554,436	1,797,468	1,792,435

Performance

Goal: Collect loan repayments in a timely manner

Performance Measures	Actual '17	Actual '18	Projected '19	Target '20
% of loan \$ paid back on time	97%	96%	97%	97%

Program 2. Real Estate Management & Sales

Donald Wright, Deputy Director, Organization 188200

Program Description

The Real Estate Management & Sales Program works to manage disposal of foreclosed land parcels and foreclosed buildings as quickly as possible, and in a manner that generates revenue for the City and provides benefits to the community.

Operating Budget	Actual '17	Actual '18	Approp '19	Budget '20
Personnel Services	1,095,724	1,079,143	956,264	1,008,338
Non Personnel	609,345	1,101,099	883,150	966,320
Total	1,705,069	2,180,242	1,839,414	1,974,658

Performance

Goal: Dispose of tax-foreclosed and surplus property

Performance Measures	Actual '17	Actual '18	Projected '19	Target '20
# of land parcels and buildings sold or transferred for development and open space	186	79	74	80

Program 3. Housing Development & Services

M. Flynn, L. Bernstein, J. Boatright, D. Williams, Deputy Directors, Organization 188300

Program Description

DND's Housing Development and Services programs support a wide range of housing creation and support activities that strive to make Boston the most livable city in the nation. This is accomplished through the work of the Boston Home Center (BHC), Neighborhood Housing Development (NHD), and the Supportive Housing (SH) divisions. BHC is designed to help Boston residents obtain, retain, and improve their homes. NHD works with non-profit and for-profit partners to develop and preserve affordable housing. SH provides funding for housing and supportive services for Boston's homeless and those at risk of homelessness. In 2014, Mayor Walsh announced his Boston 2030 plan which outlines a new comprehensive approach to accommodating Boston's complex housing needs over the next 15 years. Funding committed for the new plan has been renamed the "Housing 2030 Fund" which is included in this program.

Operating Budget	Actual '17	Actual '18	Approp '19	Budget '20
Personnel Services	900,837	1,014,079	1,246,387	1,423,089
Non Personnel	8,843,888	8,936,911	9,337,432	15,387,432
Total	9,744,725	9,950,990	10,583,819	16,810,521

Performance

Goal: Assist existing homeowners in retaining their homes

Performance Measures	Actual '17	Actual '18	Projected '19	Target '20
# of homeowners assisted with foreclosure prevention counseling	257	233	240	245

Goal: Assist tenants and landlords to preserve their tenancies

Performance Measures	Actual '17	Actual '18	Projected '19	Target '20
# of housing-insecure households placed in permanent housing	166	303	400	400
# of potential evictions averted	281	479	600	625

Goal: Ensure growth and affordability in Boston's Housing Market

Performance Measures	Actual '17	Actual '18	Projected '19	Target '20
# of low income housing units permitted (Deed restricted and IDP)	279	315	347	499
# of middle income housing units permitted (Deed restricted and market)	1,714	1,777	1,000	1,445
Total # of net new housing units permitted	4,692	4,889	2,500	3,275

Goal: Foster Homeownership in Boston Neighborhoods

Performance Measures	Actual '17	Actual '18	Projected '19	Target '20
# of homebuyers assisted with down payment assistance	99	111	105	105

Goal: Help Homeowners Improve their Homes and Communities

Performance Measures	Actual '17	Actual '18	Projected '19	Target '20
# of homeowners assisted through the home repair and rehab program	984	1,051	1,000	1,000

Goal: Increase equitable access to City assisted housing development

Performance Measures	Actual '17	Actual '18	Projected '19	Target '20
# Affirmative Marketing compliance submissions evaluated within 10 days			200	200
Affirmative Marketing plans evaluated within 15 days	24	56	60	60

Goal: Provide assistance towards ending homelessness in Boston

Performance Measures	Actual '17	Actual '18	Projected '19	Target '20
# of chronically homeless individuals placed in permanent housing	224	220	200	200
# of homeless veterans placed in permanent housing	248	184	200	200

External Funds Projects

Abandoned Property Rehab Grant

Project Mission

The Abandoned Property Rehab Grant was a three year grant from the Commonwealth of Massachusetts' Attorney General's Office targeted to promote the rehabilitation of distressed/abandoned properties in high-foreclosure areas of Boston that cannot be rehabilitated through other means being implemented by the City. This was a multi-year grant totaling \$150,000 that started on 1/4/2010 and ended on 12/31/2014.

ARRA – Neighborhood Stabilization Program

Project Mission

The ARRA Neighborhood Stabilization Program grant was made available to Boston and several other direct grant communities on a competitive basis from the US Department of Housing and Urban Development. The NSP initiative was created as part of the "Housing and Economic Recovery Act of 2009" designed to boost local economies through the provision of resources to purchase and rehab foreclosed homes. This was the second round of NSP funding in the amount of \$13.6M for the purpose of expanding the City's existing strategies of foreclosure prevention and reclamation efforts. Specifically, this funding allowed the City to support responsible redevelopment of foreclosed homes in those neighborhoods most burdened by Boston's bank-owned properties, namely Dorchester, East Boston, Roxbury, Hyde Park, and Mattapan. ARRA NSP was a three year grant totaling \$13,610,343 that started on 2/11/2010 and ended 2/10/2013, however any program income received may continue to be expended.

BRA/HODAG Program Income

Project Mission

The BRA/HODAG Program is program income generated from a HODAG loan the BRA made to the Douglas Housing Plaza Phase I Development. The funds totaling \$4,297,327 were used to support the construction of affordable housing development projects in the City.

Brownfields Economic Development Initiative

Project Mission

The purpose of the Brownfields Economic Development Initiative (BEDI) is to spur the return of Brownfields to productive economic use through financial assistance to public entities and enhance the security or improve the viability of a project financed with Section 108 guaranteed loan authority. BEDI grants must be used in conjunction with a new Section 108 guaranteed loan commitment. The most recent BEDI grant was used to promote the remediation and redevelopment of the former Modern Electroplating Brownfields site, with a portion of the funding being used to pay environmental monitoring at the Dudley Police Station.

Choice Neighborhoods Implementation Grant

Project Mission

The Choice Neighborhood Implementation Grant is a competitive grant from the U.S. Department of Housing and Urban Development. The \$30 million grant was awarded to the Boston Housing Authority (BHA) for the redevelopment of the Whittier Street public housing development. With DND as the lead, several City of Boston departments are responsible for administering the \$4 million neighborhood improvements portion of the grant, which includes road improvements, open space projects, art projects, first-time homebuyer assistance, business assistance, and educational assistance. The grant started on 8/15/17 and ends on 9/30/23.

Community Challenge Planning Grant

Project Mission

The Community Challenge Grant is a competitive grant from the US Department of Housing and Urban Development. The grant is being used for planning, strategic land acquisition, and for outreach & engagement in order to facilitate smart growth and transit-oriented development along the Fairmount Commuter Rail Line in conjunction with four new train stations and improvements to existing stations. The grant totaling \$1,865,160 started on 2/15/2012 and ended on 2/14/2015.

Community Development Block Grant

Project Mission

The Community Development Block Grant (CDBG) is an annual entitlement grant from the U.S. Department of Housing and Urban Development to the City of Boston designed to fund a variety of neighborhood development activities. At least 70 percent of CDBG funds must be used to benefit low- and moderate-income households. CDBG funds are used to produce and preserve affordable housing, revitalize neighborhood commercial districts, assist the renovation of non-profit facilities, improve vacant lots, promote and monitor fair housing activities, and assist non-profit organizations in the operation of emergency shelters, health care, child care, youth and adult literacy programs. CDBG funds cannot be used for general government services or to replace funding cuts from existing public service activities. The CDBG awards for FY16, FY17 and FY18 were \$16,101,121, \$15,958,081, and \$15,761,309 respectively. The FY19 award was \$17,229,498, and the FY20 award is expected to be approximately the same.

Continuum of Care

Project Mission

The Continuum of Care (CoC) program combines the previously standalone Supportive Housing and Shelter Plus Care programs into one annual competitive grant program from the U.S. Department of Housing and Urban Development (HUD). The purpose of the program is to assist individuals and families experiencing homelessness and to provide the services needed to help such individuals move into transitional and permanent housing, with the goal of long-term stability. Specifically, the program helps develop housing and related supportive services for people moving from homelessness to independent living. The program provides rental assistance that, when combined with social services, provides supportive housing for homeless people with disabilities and their families. The CoC award for FY16, FY17, and FY18 were \$24,163,154, \$22,664,525, and \$24,583,209 respectively. The FY19 award was \$26,368,398. The FY20 Tier I (renewals) award is \$26,283,604. HUD has not yet announced Tier II awards. The Department of Neighborhood Development applied for \$3,000,000 in Tier II funding.

Emergency Solutions Grant

Project Mission

Formerly the Emergency Shelter Grant, the Emergency Solutions Grant (ESG) is an annual entitlement grant to the City of Boston from the U.S. Department of Housing and Urban Development. It is used to assist individuals and families to quickly regain stability in permanent housing after experiencing a crisis or homelessness. The ESG awards for FY16, FY17, and FY18 were \$1,460,989, \$1,449,423, and \$2,014,377 respectively. The FY19 award was \$1,418,872, and the FY20 award is expected to be approximately the same.

EPA/Brownfields

Project Mission

The U.S. Environmental Protection Agency makes Brownfield Assessment and Clean-Up grants available on a competitive basis. These grants are used to evaluate and/or clean up contamination at EPA-eligible Brownfield sites. Brownfields are defined as real property, expansion, redevelopment, or re-use of which may be complicated by the presence or the potential presence of a hazardous substance, pollutant, or contaminant. Assessment grant funds were used to assess environmental conditions on parcels abutting or near the Fairmount-Indigo Commuter Rail line.

Home Investment Partnership (HOME)

Project Mission

The HOME Partnership Program is an annual entitlement grant from the U.S. Department of Housing and Urban Development (HUD) to the City of Boston to support the development of affordable housing. Eligible activities include new construction or rehabilitation of housing, tenant-based rental assistance for up to two years, and assistance to first-time homebuyers. All HOME funds must be used to benefit low- and moderate-income households. Fifteen percent of HOME funds are set aside for Community Housing Development Organizations. HOME grants are four years in duration. The HOME awards in FY16, FY17, and FY18 were \$3,998,161, \$4,153,113, and \$4,152,803 respectively. The FY19 award was \$5,863,642, and the FY20 award is expected to be approximately the same.

HOPWA

Project Mission

The Housing Opportunities for People with AIDS (HOPWA) Program is a three-year grant awarded annually from the U.S. Department of Housing and Urban Development to the City of Boston. The program is designed to provide affordable, appropriate housing for people with AIDS (PWAs) in the metropolitan Boston area. Eligible activities include housing, counseling, housing development, rental assistance, technical assistance, homelessness prevention, operating costs including support services, and housing-related costs. DND will be directing these funds to three primary activities: metropolitan-area housing counseling to help PWAs find/retain affordable housing, technical assistance to developers of housing for PWAs, and emergency assistance payments to help PWAs retain their existing housing. The HOPWA awards in FY16, FY17, and FY18 were \$2,715,215, \$2,005,609, and \$2,285,329 respectively. The FY19 award was \$2,588,781, and the FY20 award is expected to be approximately the same.

Inclusionary Development Fund

Project Mission

The Inclusionary Development (IDP) fund is managed jointly by the Boston Redevelopment Authority and the Department of Neighborhood Development. The fund is capitalized through fees paid by private developers in lieu of building onsite inclusionary affordable housing. IDP is used to fund the department's affordable housing production pipeline.

Lead Paint Abatement

Project Mission

The Lead Paint Abatement grant is a competitive 36-month grant from the U.S. Department of Housing and Urban Development's Office of Healthy Homes and Lead Hazard Control to the City of Boston. The purpose of the grant is to reduce the exposure of young children to lead-based paint hazards in their homes through intensive services consisting of counseling, outreach, and abatement in the high-risk target areas of Dorchester, Roxbury, and Mattapan, and to provide financing services citywide. Activities include abatement, inspections, risk assessments, and temporary relocations. The grant awarded in FY16 totaling \$3,231,610 started on 11/2/15 and ends on 5/31/19, but the program will continue to run using funds generated from the repayment of Lead Paint loans. The Department of Neighborhood Development expects to apply for a new grant in the fall of 2019.

Neighborhood Development Fund

Project Mission

The Neighborhood Development Fund receives revenue from the repayment of Urban Development Action Grant (UDAG) loans to the City. Funds can be used for eligible HUD Title I activities which are somewhat less restrictive than CDBG regulations.

Neighborhood Stabilization Program (State Funds)

Project Mission

Neighborhood Stabilization Program grants were made available to Boston and several other direct grant communities on a non-competitive basis from the Massachusetts Department of Housing and Community Development. The Commonwealth of Massachusetts agreed to match Boston's HUD NSP funds \$1-\$1 and NSP admin funds \$0.50-\$1. Funds were used to establish financial mechanisms for purchase and redevelopment of foreclosed homes and residential properties. Such mechanisms included soft-second, loan loss reserves, and shared-equity loans for low and moderate income homebuyers; purchase and rehabilitation of homes and residential properties that were abandoned or foreclosed upon in order to sell, rent, or redevelop such homes as properties; establish land banks for homes that were foreclosed upon; demolish blighted structures; and redevelop demolished or vacant properties. The first NSP State grant totaled \$4,020,500. A second NSP State grant totaled \$999,999.

OBD/EDI

Project Mission

The Economic Development Initiative (EDI) Program is a special HUD program that makes available grants to cities to spur economic opportunity by creating jobs, attracting private partnerships, and training residents for new job opportunities; to promote community development through a long-term economic development strategy; to establish community-based partnerships; and to develop a plan for responding to community needs by integrating economic, physical, human, and other strategies. EDI must be used in conjunction with loans guaranteed under the Section 108 Program to enhance the feasibility of economic development and revitalization projects financed with Section 108 Loan Guarantee funds.

Regional Foreclosure Education Grant (COM)

Project Mission

The Regional Foreclosure Education grant from the Commonwealth of Massachusetts supported the expansion of foreclosure counseling providers under contract with the City of Boston. These providers served geographic areas of Boston with high rates of default and foreclosures targeting occupants of 1-4 unit properties.

Section 108 Loan Guarantee Programs/Section 108 Unrestricted

Project Mission

Section 108 funds are available to eligible cities from the U.S. Department of Housing and Urban Development (HUD) on an application basis. Section 108 funds are secured by the City through a pledge of its current and future CDBG grant awards. These funds are used for economic development projects. The Boston Invests in Growth Loan Fund is a \$40 million HUD Section 108 funded loan pool designed to jumpstart well-financed construction projects, create jobs, and strengthen Boston's economy. This program is designed for large commercial projects in Boston that have both permanent financing and equity in place. Boston Invests will finance the gap that remains between the financing and equity and the total project cost, known as mezzanine financing. In addition, up to 10% of the loan pool will be set aside for smaller neighborhood based projects of at least 5,000 square feet, the underwriting criteria for which will be the same as for the larger loans but the interest rate charged as well as the additional interest paid at the end will be lower. Additionally, \$2.5 million HUD Section 108 funded loan pool will be used for energy efficiency and to promote job creation. The Section 108 Spread Unrestricted Fund is income earned as a result of the interest spread between Section 108 loan repayments owed to DND by its borrowers and Section 108 repayments DND owes to HUD.

Triple Decker Initiative

Project Mission

The Triple-Decker Initiative was supported by funds from the Boston Redevelopment Authority. The program funds Neighborhood Development's 3D HELP program which supports the renovation and energy retrofitting of owner-occupied triple-deckers. The Triple Decker awards from the BRA totaled \$900,000 between FY13 and FY15.

Project Mission

To help end youth homelessness in Boston, the U.S. Department of Housing and Urban Development (HUD) has awarded \$4.92 million through its Youth Homelessness Demonstration Program (YHDP). The new grant award was announced on 7/16/18. This project will support a wide range of housing programs including rapid rehousing, permanent supportive housing, transitional housing, and host homes. The grant period is two years.

Neighborhood Development Capital Budget

Overview

Capital investment will support efforts to repair and rebuild public facilities, revitalize neighborhood business districts, and improve public spaces operated by the Department of Neighborhood Development.

FY20 Major Initiatives

- Renovation of a former branch library will begin to transform it into a new senior center in Orient Heights.
- New security cameras will be installed at various BHA locations.
- The City will invest in public infrastructure supporting the development of affordable housing in conjunction with the Boston Housing Authority.

Capital Budget Expenditures	Total Actual '17	Total Actual '18	Estimated '19	Total Projected '20
Total Department	710,161	2,984,074	1,786,412	3,850,000

Neighborhood Development Project Profiles

BHA HOUSING SUPPORT

Project Mission

Investment to improve the quality and supply of BHA's affordable housing.

Managing Department, Neighborhood Development **Status**, New Project

Location, Various neighborhoods **Operating Impact**, No

Authorizations

Source	Existing	FY20	Future	Non Capital Fund	Total
City Capital	0	30,000,000	0	0	30,000,000
Grants/Other	0	0	0	0	0
Total	0	30,000,000	0	0	30,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/18	FY19	FY20	FY21-24	Total
City Capital	0	0	3,000,000	27,000,000	30,000,000
Grants/Other	0	0	0	0	0
Total	0	0	3,000,000	27,000,000	30,000,000

ORIENT HEIGHTS SENIOR CENTER

Project Mission

Convert the former Orient Heights Branch Library into a new senior center.

Managing Department, Public Facilities Department **Status**, In Design

Location, East Boston **Operating Impact**, No

Authorizations

Source	Existing	FY20	Future	Non Capital Fund	Total
City Capital	1,000,000	0	0	0	1,000,000
Grants/Other	0	0	0	0	0
Total	1,000,000	0	0	0	1,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/18	FY19	FY20	FY21-24	Total
City Capital	0	0	100,000	900,000	1,000,000
Grants/Other	0	0	0	0	0
Total	0	0	100,000	900,000	1,000,000

Neighborhood Development Project Profiles

SECURITY CAMERAS AT BHA

Project Mission

Install security cameras at various BHA locations.

Managing Department, Public Facilities Department **Status**, To Be Scheduled

Location, Various neighborhoods **Operating Impact**, No

Authorizations

Source	Existing	FY20	Future	Non Capital Fund	Total
City Capital	1,500,000	0	0	0	1,500,000
Grants/Other	0	0	0	0	0
Total	1,500,000	0	0	0	1,500,000

Expenditures (Actual and Planned)

Source	Thru 6/30/18	FY19	FY20	FY21-24	Total
City Capital	0	0	750,000	750,000	1,500,000
Grants/Other	0	0	0	0	0
Total	0	0	750,000	750,000	1,500,000