

CITY OF BOSTON
Program Year 2018 DRAFT CAPER

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Introduction

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. As a condition of receiving the four funding 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, 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 (CAPER) report detailing actual accomplishments.

This PY18 CAPER report is for year 1 of the current 5-year Consolidated Plan. HUD provides a required template for producing the report directly within HUD's Integrated Disbursement and Information System (IDIS). Once approved, this Program Year 2018 CAPER will be downloaded from the information entered to IDIS and posted on DND's webpage ([CAPER Reports](#)). The report contains general accomplishments, program specific reporting and an appendix of information detailing activities.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

In September 2018, the City issued an update to the Walsh Administration's housing plan, **Housing a Changing City: Boston 2030**, first introduced in 2014. Based on current demographic data, Boston's 2030 population is projected to be 760,000 people. To house this increased population, Boston's housing production goal increased from 53,000 to 69,000 new units of housing. The 69,000 new units will serve a range of household incomes including 15,820 additional income-restricted units bringing to 70,000 (1 out of 5) the total number of income-restricted homes in Boston. As of the end of 2018, 29,385 new housing units (rental and ownership) have been permitted. Of the overall permitted units, 2724 are targeted to low-income households (earning 30-80% of the area median income). In calendar 2018, \$2.1 billion was invested in residential development with 4219 new housing units permitted including 721 income-restricted, creating 4350 new construction jobs. The update, plan and reports are accessible here: [Boston 2030](#)

In October 2018, Mayor Walsh and 14 other communities in the Metro Mayors Coalition announced a regional housing production goal of 185,000 new units of housing for coalition cities and towns to meet the demands of a robust economy and growing population in Boston and surrounding areas. View the new task force website which outlines the production goals and strategies at <http://housingtaskforce.mapc.org>.

The Whittier Housing Development in Roxbury (awarded a \$30 million HUD Choice Neighborhood grant in PY16) created 106 new mixed-income apartments (including 39 deeply subsidized “replacement units” for apartments being demolished at the Whittier site and 92 new apartments (43 of which are replacement units) are nearing construction completion at the original Whittier site. DND awarded Phase 2 of the Whittier redevelopment \$3.5 million in February 2019, including up to \$2.5 million in HOME or CDBG funds.

Our affordable housing preservation and production program projected completing and/or committing funds to about 940 units in our preservation and productions programs. We completed 11 projects (538 units), another 9 projects (525 units) are in construction. There are 1063 total units in the 20 projects; 918 (86%) are income-restricted. Another 435 units (26 ownership and 409 rental units) are in our development pipeline; of these, 418 (96%) are income-restricted. CEDAC provided technical assistance to 33 developments of 3022 units

The public service programs exceeded their proposed service levels: the Office of Workforce Development served a total of 3869 residents, 29% more in 53 programs than projected. The Boston Fair Housing Commission received 1208 discrimination inquiries and served 3360 people with their outreach and education programs.

The programs offered through the Boston Home Center met or exceeded projections. The homebuyer financial assistance program was off pace for the year using a combination of CDBG and local funding sources to help 83 first-time homebuyers (assistance averaged \$9,400). Another 27 homebuyers are in the pipeline. The accomplishments of the homebuyer assistance program are notable given the high-cost and competition for the low inventory of housing on the market. Of the homes purchased, 53 are condos, 16 are 1-family, 12 are 2-family and 2 are 3-family. 20 of the purchases were made in Roxbury, 14 in Mattapan and 10 in Hyde Park. The pool of 83 homebuyers is racially diverse with 49% Black African American and 25% White.

The Lead Paint abatement program (Lead Safe Boston) is completing a 3-year \$3.2 million HUD grant that ends in September 2019. A

total of 75 units were completed during the program year with 20 more units in the pipeline. The homeowner repair programs had a productive year completing rehab projects for 71 senior homeowners (107 units), 1850 minor repairs through the senior agency contracts, replaced heating systems for 37 seniors, and completing 124 HomeWorks projects with 207 housing units.

DND's Real Estate Management and Sales (REMS Division) is responsible for the maintenance, site assessment and disposition of the City's tax foreclosed and surplus property, which include vacant parcels, as well as residential, commercial and industrial properties. REMS manages the process through which land and buildings are disposed. The brownfields program completed 88 environmental tests for the year, including Phase I Environmental Site Assessments (to identify potential or existing contamination) on more than 40 parcels as well as additional sampling and remediation on parcels where contaminants were identified, risks assessments, and regulatory reporting. REMS disposition program closed on 55 parcels in PY18, 14 buildings and 41 land parcels. Twenty-two of the parcels will be redeveloped creating 103 rental units, 93% will be income-restricted. Two other dispositions are part of DND's Neighborhood Homes Initiative and will create 43 units of housing, 67% will be income-restricted. The Grassroots program completed 9 new garden projects. And, the Partners with NonProfits program, providing matching grants of up to \$25,000 to community-based organizations for capital improvements to their facilities, assisted 23 nonprofits, falling short of the annual goal of 30.

The Office of Housing Stability (OHS), formed by Mayor Walsh in 2016, works to prevent displacement, stabilize households, and promote affordable housing opportunities. OHS exceeded its two key target metrics: the households assisted with eviction prevention (500 projected, 534 actual) and at-risk households rehoused (250 projected, 446 actual). Highlights of some of OHS' work and accomplishments:

Eviction Prevention Task Force: Mayor Walsh appointed a coalition of small property owners, legal services agencies, health-equity organizations, tenant advocates, community development corporations, and local housing authorities to examine the eviction and displacement landscape in Boston. Four meetings culminated in a report of best practices, policy proposals, resources, and actionable items.

Massachusetts Defense for Eviction (MADE) Application: OHS and the Housing Innovation Lab at DND partnered with Greater Boston Legal Services to develop an online tool for tenants facing eviction in court. The application will help tenants to generate an answer to a court summons, keep track of deadlines, and file counter claims for housing conditions violations. The Office of Language and Communications Access was also engaged to translate the application into five of the city's most commonly spoken languages. MADE website: <https://www.gbls.org/MADE>

Housing Court Navigator: Utilizing \$65,000 in local funds, OHS will implement a Housing Court Navigator Program at the Eastern District Housing Court, serving all of Boston. The Navigator will be responsible for informing tenants of resources for financial assistance, opportunities for legal representation, and rights during the eviction process. This will better inform the timeline for fund disbursement and can be used to help prevent evictions.

Metrolist: OHS enhanced the content and layout of its weekly newsletter that highlights affordable housing opportunities in the Boston-Metro area. These improvements resulted in a 35% increase in subscribers between January 1, 2018-June 30, 2019.

Flexible Financial Assistance: OHS has increased its investment in a flexible financial assistance program to help preserve tenancies that might not otherwise be eligible for existing state funded programs. This allows OHS to reach and serve elderly households, households with disabled members, and households that do not have children.

Approximately \$4.4 million in CDBG funds support neighborhood businesses through the Mayor's Office of Economic Development.

Detailed project reports are in the Appendix.

Economic Development Center: Since the launch in June 2017, the unit has accomplished many of the goals of the Mayor's 5-year Small Business plan by merging new and existing resources and programs to foster economic and social equity and inclusion for small businesses as well as enhance neighborhood vibrancy. An example of this work is increased workshop offerings across the city in low mod area neighborhoods for various types of small businesses allowing the City to engage with new businesses. Rotating the Economic Development Center through these neighborhoods helped promote CDBG funded programs such as Restore, Business Technical Assistance, Main Streets and the Neighborhood Business Access loan program.

Boston Main Streets: There are 20 Main Streets Districts in Boston, 16 are funded with CDBG. In PY18, more than 2,400 businesses received assistance, 85 new businesses opened and 316 local jobs were created. The average storefront occupancy rate in the Main Street districts is 95%.

Business Assistance: The City's ReStore Boston program commits CDBG funds and other resources to help neighborhood businesses and property owners with storefront improvements, professional design services, and signage. The program leveraged \$2 in private financing for every \$1 of CDBG investment last year. The Restore Program completed 63 projects and the Design Services program completed 32 projects. The Business Technical Assistance team held 24 workshops with almost 500 attendees and assisted 44 businesses with a diverse range of technical assistance services tailored to the needs of the business such as legal, financial coaching, marketing and website design and operations coaching.

Neighborhood Business Access Loan (NBA): In PY 18 the NBA Loan Program loaned \$355,000 dollars to 7 small local businesses across the City. All of the loans went to minority, women, or immigrant owned businesses. The majority of the loans were to restaurants and cafes but the loans also assisted a composting company and a local pharmacy. NBA loans are targeted to businesses that do not typically have access to traditional bank loans to achieve their business and life goals. In total, seven businesses either expanded or started due to the NBA program.

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The Housing Opportunities for Persons with AIDS (HOPWA) CAPER is submitted in a separate HUD system. The CR55 table in this report captures the the number of individuals assisted and the types of assistance provided. The CAPER data for the Emergency Solutions Grant (ESG) reports in HUD’s SAGE system. The draft will be posted shortly

Accomplishments: Program Year 2018						
	Goal	Category	Needs Addressed	Funding	Projected	Actual
1	Improve the quality of owner housing	Affordable Housing	Affordable Housing - Rehab of Existing Units	CDBG: \$4,519,724 Housing 2030: \$3,015,000 Operating Funds: \$373,422	1000 Units	1009
2	Increase supply of lead safe housing	Affordable Housing	Affordable Housing - Rehab of Existing Units	CDBG: \$366,234 Lead Hazard Control: \$1,650,124	90 Units deleaded	75
3	Improve quality existing affordable rental housing	Affordable Housing	Affordable Hsg. Rental & Homeownership	CDBG: \$2,957,831 Operating Funds: \$21,031	Rental units rehabilitated: 257	261
4	Increase supply of affordable housing	Affordable Housing	Affordable Hsg. Rental & Homeownership	CDBG: \$1,245,993 HOME: \$5,858,345 Housing 2030: \$4,750,000 Inclusionary Dev Fund (IDP): \$21,447,534 Operating Funds: \$128,636	Rental units constructed: 681	202
5	Housing Related Services to Homeless	Homeless	Housing -Related Services to Homeless	CDBG: \$334,620 Competitive McKinney-Vento Homeless Assistance Act: \$26,368,398 Housing 2030: \$1,523,420 Operating Funds: \$114,786	Housing for Chronic Homeless: 400	509
6	Increase Housing Options for HIV/AIDS	Non-Homeless Special Needs	Supportive Housing for Persons with AIDS	HOPWA: \$2,852,364	Housing for People with HIV/AIDS: 140	129
7	Support Development Community Gardens	Public Facilities	Community Development - Public Services	CDBG: \$1,031,569	4 Gardens	9

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Accomplishments: Program Year 2018						
	Goal	Category	Needs Addressed	Funding	Projected	Actual
8	Abate Brownfields Sites for Redevelopment	Test and remediate brownfield sites	Brownfield Sites	CDBG: \$556,845 EPA Brownfields: \$133,333 Economic Development Initiative (EDI): \$50,334 Operating Funds: \$148,695	100 Environmental Tests	88
9	Increase self-sufficiency low-income residents	Public Service	Public Services	CDBG: \$2,677,399 Choice Neighborhoods: \$30,000	3000 Persons Assisted	3869
10	Improve quality of neighborhood facilities	Non-Housing Community Development	Community Development - Public Facilities	CDBG: \$647,639	30 PNP Projects	23
11	Improve Neighborhood Storefronts	Non-Housing Community Development	Revitalize Neighborhood Business Districts	CDBG: \$1,105,809 Choice Neighborhoods: \$50,000 Neighborhood Dev Fund (NDF): \$60,000	Facade treatment/business building rehabilitation: 80 Business	63
12	Increase employment opportunities	Non-Housing Community Development	Employment Opportunities	CDBG: \$885,491	Jobs created/retained: 100 Jobs	18
13	Improve Access to Affordable Owner Housing	Affordable Housing	Affordable Hsg. Rental & Homeownership	CDBG: \$702,886 Choice Neighborhoods: \$175,000 Housing 2030: \$1,000,000 Operating Funds: \$238,852	Financial Assistance to Homebuyers: 105	83
14	Support CHDOs	Operating Support	Affordable Hsg. Rental & Homeownership	HOME: \$305,465	Rolling, as projects are eligible	
15	Provide Housing Stabilization Services	Housing Stability Services	Public Services	CDBG: \$945,195 Housing 2030: \$767,300 Operating Funds: \$598,389	Public service activities for Low/Moderate Income Housing Benefit: 225 Households Assisted	446
16	Prevent Loss Subsidized Housing Stock	Affordable Housing	Public Services	CDBG: \$160,573 Housing 2030: \$180,000	Public service activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted	3022

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Accomplishments: Program Year 2018						
	Goal	Category	Needs Addressed	Funding	Projected	Actual
17	Revitalize Business Districts	Non-Housing Community Development	Revitalize Neighborhood Business Districts	CDBG: \$1,551,157 Neighborhood Dev Fund (NDF): \$230,000 Operating Funds: \$350,000	Boston Main Streets Jobs created/retained: 500 Jobs	316
18	Provide business technical assistance	Non-Housing Community Development	Community Development - Public Services	CDBG: \$811,318 Neighborhood Dev Fund (NDF): \$27,500	Businesses assisted: 700 Businesses Assisted	2690
19	Reduce City's inventory buildings and land	Sell surplus building and land	Redevelop city-owned vacant land and buildings	CDBG: \$73,000 Operating Funds: \$534,881	Other: 26 dispositions	14 Building / 41 land parcels
20	Maintain City-owned building and lots	property management	Redevelop city-owned vacant land and buildings	CDBG: \$189,500 Operating Funds: \$1,209,943	Other: 1 Other	
21	Demolish Blighted Buildings	Demolition	Redevelop city-owned vacant land and buildings	CDBG: \$324,061	Buildings Demolished: 2 Buildings	0
22	Expand Fair Housing Choice	Public Service - fair housing access	Public Services	CDBG: \$486,976	2000 Persons Assisted	3360
23	Provide Research and Reports	research and reports		CDBG: \$416,580 Operating Funds: \$93,870	Not Applicable	
24	Administration	Administration		CDBG: \$3,526,046 HOME: \$699,831 Choice Neighborhoods: \$100,000 Inclusionary Dev Fund (IDP): \$150,540 Lead Hazard Control: \$125,450 Neighborhood Dev Fund (NDF): \$67,025 Operating Funds: \$1,631,492	Not Applicable	

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Accomplishments: Program Year 2018						
	Goal	Category	Needs Addressed	Funding	Projected	Actual
25	Provide technical assistance to owners and renters	Affordable Housing	Public Services	CDBG: \$748,931 Div of Banks: \$120,000 Inclusionary Dev Fund (IDP): \$60,000 Operating Funds: \$161,251	4000 Households Assisted	4042
26	Essential Services to Unsheltered Homeless	Homeless	Housing -Related Services to Homeless	ESG: \$1,608,872	Tenant-based rental assistance / Rapid Rehousing: 160 Households Assisted	101
27	Whittier Choice Grant	Affordable Housing		Choice Neighborhoods: \$500,000	Tracks CDBG funds pledged to redevelopment	

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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 (58%), public services (11%), economic development (10%) and public facilities (13%). There were no significant changes in program objectives this year.

The overall low-mod benefit for the CDBG program for PY18 is **97.52%** as shown in the CDBG Financial Summary (IDIS PR-26) in the appendix section of this CAPER exceeding the overall 70% low-mod benefit requirement.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	HOPWA	ESG
	Households		Persons	
White	101	8	268	
Black or African American	170	20	431	
Asian	161	1	11	
American Indian or American Native	2		7	
Other multi-racial	36	10	20	
Total	470	39	737	
Hispanic	74	14	157	
Not Hispanic	396	25	580	

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The CDBG and HOME counts captured above are households. The data is captured in IDIS report PR23 included in the Appendix section of this report. CDBG funds served 470 households: 21% White, 36% Black or African American, 34% Asian, with 16% of Hispanic origin. The HOME program served 39 households: 21% White, 51% Black or African American, 26% multi-racial with 36% of Hispanic origin.

The total number of persons assisted during program year 2018 using **ESG** funding will be detailed in the new Sage reporting system and posted when available.

The total number of persons living with HIV/AIDS assisted during program year 2018 using HOPWA funding is 737: 36% White, 58% Black, 2% Asian, 1% American Indian or American Native, and 3% Other Multi-Racial. 21% identified as of Hispanic origin. This data is collected from the HOPWA funded providers including Housing Information Services (HIS) and Housing Related Supportive Services (HRSS) providers which do not contribute to the Race and Ethnicity table in the HOPWA CAPER.

CR-15 - Resources and Investments 91.520(a)

Source of Funds	Resources Made Available PY18	Amount of PY18 Funds Committe During Program Year
CDBG	\$26,765,378	\$21,225,801
HOME	\$7,058,345	\$2,500,277
HOPWA	\$2,852,364	\$170,359
<u>ESG</u>	<u>\$1,608,872</u>	<u>\$1,319,133</u>

Table 3 - Resources Made Available

Narrative

The table above summarizes the PY18 HUD resources that were available to the City for the year. At the outset of PY18, we projected \$38.3 million to be available in 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 the IDIS PR06 *Summary of Consolidated Plan Projects* report in the appendix, we committed a total of \$25.3 million in CPD funds as shown in the table above. The dollar amounts committed for projects are significantly higher than the amounts spent; any remaining funds from the 4 HUD 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. The ESG expended amount is from IDIS report PR-91 “ESG Financial Summary”.

The HOPWA expended amount spent during the program year totals \$4.55 million. However, the \$72,581 shown above is for administration (up to 3% of award) from the PY18 award only. HUD allows grantees three years to spend HOPWA funding. The bulk of the funds spent during PY18 are from prior HOPWA awards: \$1.3 million PY15, \$1.5 million PY16 and \$1.7 million PY17.

ACTUAL HUD Grants: 5 Years (7/1/18 to 6/30/22)					
Year	CDBG	HOME	HOPWA	ESG	TOTAL
PY 17	\$ 15,761,309	\$ 4,152,803	\$ 2,285,329	\$ 2,014,377	\$ 24,213,818
1 (PY18)	\$ 17,229,498	\$ 6,058,345	\$ 2,588,781	\$ 1,418,872	\$ 27,295,496
2 (PY19)					
3 (PY20)					
4 (PY21)					
5 (PY22)					
Total 5 Years (PY18 to PY22)	\$17,229,498	\$6,058,345	\$2,588,781	\$1,418,872	\$27,295,496
PROJECTED HUD Grants: 5 Years (7/1/18 to 6/30/22)					
Years	CDBG	HOME	HOPWA	ESG	TOTAL
5 x PY17	\$ 78,806,545	\$ 20,764,015	\$ 11,426,645	\$ 10,071,885	\$ 121,069,090
Actual Less Expected	\$ 1,468,189	\$ 1,905,542	\$ 303,452	\$ (595,505)	\$ 3,081,678

Boston’s funding allocations vary from year to year due to the amount of funds appropriated by Congress, the number of communities eligible to receive a funding allocation and certain demographics. For budget planning purposes, in the development of the 5-year Consolidated Plan, DND estimated the amount of HUD funds that will be received over the 5-year period that spans 7/1/18 to 6/30/23. PY18 is the first year of the 5-year cycle. In total, we our HUD allocations are just over \$3 million more than estimated.

Identify the geographic distribution and location of investments

Most of the City’s housing and community development programs are available city-wide, except for programs such as Main Streets, which serve designated neighborhood business districts, 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 persons.

The Main Streets program was targeted to 20 neighborhood commercial business districts in PY18. CDBG funds (\$57,500 each district) are used for the 16 Main Street Districts that are located in qualified LMA areas. The total PY18 CDBG program budget for Main Streets is \$1.55

million. The remaining 4 districts are funded with non-federal resources.

CDBG Neighborhood Revitalization Strategy Area (NRSA): HUD encourages CDBG Entitlement grantees to develop and implement NRSAs as described in the consolidated plan regulations at 24 CFR 91.215(g). NRSA designations provide greater flexibility in the use of CDBG resources, including Section 108 Loan Guarantee program funds. HUD requires that designation of a NRSA be included in a grantee's consolidated plan submission or submitted in an annual action plan. We had one designation during PY18: The Boston Housing Authority's Whittier Choice target area is designated as an NRSA through the end of the grant period, 9/30/2023. The City committed a total of \$1.6 million in CDBG funds to BHA's Whittier Choice project. See section CR-30 of this report for more details on Whittier.

Narrative

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 this first year of our 5-year Consolidated Plan. Note that newly constructed projects and projects that combined multiple parcels may not show on the map if they have not yet been assigned a parcel identification. These maps will be used throughout the 5-year Consolidated Plan.

Map 1: Homeowner Rehabilitation & Lead Paint Abatement

Map 2: Homebuyer Financial Assistance

Map 3: Affordable Housing Production and Preservation

Map 4: Economic Development Programs

Map 5: PNP & Grassroots

Map 6: Opportunities Zones and Whittier Choice Target Area

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.

Housing Development: During PY18, DND completed 11 multi-family housing projects with 538

units of housing. DND provided \$21.2 million in funding including CDBG and HOME funds, and leveraged \$224.3 million in additional private, state, and other federal financing. HUD's most recent HOME Program Performance Snapshot (6/30/19) ranks Boston in the 100th percentile nationally on leveraging; leveraging \$14.08 for every \$1 of HOME funds.

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 and local funding sources to help 83 buyers (average assistance \$9,425). The City's assistance in PY18 totaled \$782,250 leveraging \$25.2 million in private (bank) financing. Every \$1 in financial assistance leveraged \$31 in private investment.

Business Assistance: The City's **ReStore Boston** program commits CDBG funds and other resources to help neighborhood business and property owners with storefront improvements, professional design services, signage, security measures, and general repairs - leveraged \$856,000 in private financing last year. The ReStore program completed 63 projects and the design services program completed 32 projects. Reports are included in the appendix.

Public Land: Boston strives to expand affordable housing opportunities and employment opportunities utilizing strategic land acquisition, site assembly and disposition. DND sold 94 parcels in PY18 generating just over \$1 million in sales revenue and \$275,000 in future annual real estate tax collection. The Neighborhood Homes Initiative (NHI) closed on 25 parcels, with 43 total units of housing. Grassroots is another example where vacant city-owned land supports the development of community gardens by neighborhood groups and non-profits. In PY18 nine new gardens were completed with a total investment of \$1.5 million. Grassroots leveraged \$550,000 in private funds.

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. There is a table of projects included in the Appendix of this report.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$14,390,431
2. Match contributed during current Federal fiscal year	\$ 0
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$14,390,431
4. Match liability for current Federal fiscal year	\$1,072,299
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$13,318,131

Table 4 – Fiscal Year Summary - HOME Match Report

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

HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	2	0	0	0	0	2
Dollar Amount	12,303,909	0	0	0	0	12,303,909
Sub-Contracts						
Number	79	1	2	4	11	61
Dollar Amount	16,369,653	199,000	780,500	337,714	4,541,385	10,511,054
	Total	Women Business Enterprises	Male			
Contracts						
Number	2	0	2			
Dollar Amount	12,303,909	0	12,303,909			
Sub-Contracts						
Number	79	9	70			
Dollar Amount	16,369,653	2,509,186	13,860,467			

Table 5 - Minority Business and Women Business Enterprises

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	160	144
Number of non-homeless households to be provided affordable housing units	1219	695
Number of special-needs households to be provided affordable housing units	70	84
Total	1449	923

Table 6 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	230	185
Number of households supported through the production of new units	683	202
Number of households supported through the rehab of existing units	431	453
Number of households supported through the acquisition of existing units	105	83
Total	1449	923

Table 7 – Number of Households Supported

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

Number of homeless households to be provided affordable housing units: ESG’s rapid rehousing placed 101 households in permanent housing and NHD production projects completed 8 units of housing designated for the homeless. Another 149 units set aside for the homeless are in construction.

Number of non-homeless households to be provided affordable housing units: Through our Neighborhood Housing Development (NHD) division, 495 units were completed, 85% of the units are income-restricted. Another 525 started construction during the program year, 500 are rental units and 25 are ownership, 87% of the units are income-restricted.

Number of special-needs households to be provided affordable housing units: Reported in the HOPWA CAPER, 84 households provided housing subsidy assistance and 42 households received short term rental, mortgage or utility assistance.

Number of households supported through The Production of New Units: Through our Neighborhood Housing Development (NHD) division, we completed 202 new units, another 575 new units are in construction, 85% are income restricted.

Number of households supported through Rehab of Existing Units: NHD's preservation program completed the preservation of 443 rental units, 25 designated for the homeless. Another 20 units are under construction, 100% affordable.

Number of households supported through Acquisition of Existing Units: The homebuyer programs provided financial assistance to 83 households to purchase homes out of a projected 105. There are another 27 approved homebuyers in the program's pipeline. Of the 83 households assisted in PY18, 53 purchased condos, 16 single families, 12 two-families and 2 purchased three-families. The top three neighborhoods purchased are Roxbury Hyde Park and Mattapan.

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. The housing element of the Plans is in turn a part of the City's broader housing strategy **Housing a Changing City: Boston 2030**. By the year 2030, Boston's population will exceed 700,000 residents. **Boston 2030** is the City's strategy to responsibly plan for that growth. By creating housing across demographics and neighborhoods, the City will help ensure that growth and prosperity reaches every corner of Boston. The complete plan is available here: [Boston 2030](#)

In November 2018, the City released the first ever inventory of Boston's affordable housing which documents and analyzes the type and location of the 54,247 units of income-restricted housing in the city. This is a comprehensive inventory of nearly 1,300 projects that show one in five housing units in Boston is income restricted. The neighborhoods with the highest percentages of income-restricted housing stock are the South End/Lower Roxbury with 48 percent, Roxbury with 45 percent, and Charlestown and Jamaica Plain with 25 percent

each. The inventory is posted here:

https://docs.google.com/document/d/15gKQAmtirddx6JqiAZIECsSG_RwneYbA8cdrZif8_ms/edit

The Walsh Administration's 5-year plan to support the 40,000 small businesses in the City of Boston includes a rotating Small Business Center with increased workshop offerings in three low mod neighborhoods. The Center allows the City to engage with new businesses and helps to promote CDBG programs such as Restore, Business Technical Assistance, Main Streets and the Small Business Loan program. For more information: Boston's [2016 Citywide Small Business Plan](#) and [Imagine Boston 2030](#).

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

As part of the development of its Coordinated Entry System, in the last year, the Boston CoC has continued to incorporate new housing resources into its Coordinated Access System. CAS, a matching engine that interacts with the CoC's Homeless Management Information System (HMIS), pairs chronically homeless clients to vacancies in CoC-funded Permanent Supportive Housing programs and refers prioritized homeless clients to Rapid Rehousing opportunities. CAS matches homeless clients to housing resources, based on an assessment of their vulnerability. Street outreach teams continue to conduct individualized needs assessments of those on the street and make recommendations to the CoC and housers to match them to appropriate housing through CAS.

The CoC has also begun planning for a scaled-up Front Door Triage system, to increase capacity to provide an immediate housing-problem-solving conversation with new guests entering emergency shelters. Currently, the City continues to fund workers at its two largest emergency shelter provider agencies, Pine Street Inn and Boston Public Health Commission, to implement Front Door Triage. Front Door Triage uses a uniform assessment tool to identify, engage and assist individuals based on specific needs, including connecting to available Rapid Re-Housing and Permanent Supportive Housing programs. Chronic individuals, including those on the street, are matched to PSH vacancies through Boston's by-name list and CAS based on vulnerability and length of time homeless. The prioritization rules for this matching engine align with guidance from HUD Notice CPD-16-11. Families are assessed for Emergency Assistance (EA) using a common assessment tool at coordinated points of entry managed by the state. As part of that assessment families are offered up to \$8,000 in RRH funds that can be used for move in costs or rental assistance for up to 12 months. Alternatively, all EA eligible families are entitled to enter State – funded emergency shelter.

Permanent Housing: As part of *Boston's Way Home: An Action Plan to End Veterans and Chronic Homelessness*, the city has created a Chronic Leadership Team and Working Group to focus resources on providing permanent housing to Boston's most vulnerable residents.

Currently, the City of Boston coordinates Rapid Re-Housing (RRH) projects through CoC, ESG, and City of Boston funding. RRH projects are projected to serve annually 854 households, of which 551 are individuals, 193 are families with children, 40 are youth, and 70 are veterans and their families. From 2017–2019, the City of Boston committed a total of \$3,075,000 to a RRH system serving individuals experiencing homelessness. From 7/1/18–6/30/19, 101 individuals were housed with an average of 84 days from enrollment to placement. The RRH system put in place a partnership structure with the City of Boston's two largest shelters and three additional homeless services providers. The partnership allows for improved access for homeless individuals to RRH resources throughout the City of Boston, increased capacity for housing search, and increased earned income potential through employment services.

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

As part of its Front Door Triage program, the City is assessing clients that present at shelter to determine if viable alternatives exist that would prevent the client from entering shelter. The City recognizes the enormous cost that unnecessary evictions of low-income households places on systems of care, not to mention the trauma it inflicts on households. In 2016 the City created the Office of Housing Stability (OHS) to focus on homelessness prevention. In the past year, OHS has intervened in 257 homeless prevention cases. The Boston CoC continues its partnership with non-profit providers and the Boston Housing Court, in working to prevent the eviction of low-income tenants from subsidized units.

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 in the build out of its Rapid Re-Housing system, including \$900k annually in local funds to sustain this intervention and target this resource to chronically homeless, long-term shelter stayers, families and unaccompanied youth. The CoC's 2018 CoC grant application requested funding for 3 new permanent housing programs that will provide housing to 79 additional households. The City also continues a highly collaborative and successful partnership with the Boston Housing Authority, including 175 new Housing Choice Vouchers dedicated to chronically homeless individuals and homeless veterans this year. The City is also working with its partners at the State level to investigate the prioritization of resources for people experiencing homelessness.

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 5 Year Plan Progress Report. 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 12,623 rental units of public housing in Boston and houses more than 25,000 people under the public housing program. BHA owns 63 housing developments. Of the 63 developments, 36 are designated as elderly/disabled developments and 27 are designated as family developments. Three of the 27 family developments have elderly/disabled housing on site and one of the elderly developments has designated units for families.

In addition to housing developments, BHA administers approximately 11,469 rental assistance vouchers, otherwise known as Tenant-Based Section 8 vouchers, that allow families to rent in the private market and apply a subsidy to their rent. A similar state program assists an additional 700 households. With this assistance, residents are able to pay approximately 30-40 percent of their income toward rent and BHA pays the remainder. BHA helps provide housing to approximately 29,000 people under these programs. In addition, BHA provides subsidy to more than 2,100 households under its Section 8 Project-Based Voucher and Moderate Rehabilitation programs as well.

The BHA also administers Housing Choice Vouchers (Section 8 or Leased Housing) to over 13,000 families that lease apartments from private landlords. The Leased Housing Waiting List includes about 2,000 applicants at this time; however it has been closed to all new applicants except the highest priority emergencies since 2008. In April 2019, Mayor Walsh announced the release of 1,000 new rental housing vouchers for chronically homeless residents and families in Boston.

New in the upcoming Program Year 2019 that starts July 1, 2019, the BHA will implement a Small Area Fair Market Rent (SAMFR) policy, allowing more than 12,000 residents with federal Housing Choice Vouchers greater access to Boston area neighborhoods and towns. The BHA, along with the Cambridge Housing Authority, are the first housing authorities in the Nation to voluntarily adopt the SAFMR standards.

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, BHA can now adjust its payment standards for each zip code, more precisely matching the actual rental costs. As a result, families will 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 new 2019 payment standards by zip code can be found [here](#).

In December 2016, HUD awarded the BHA \$30 million in Choice Neighborhood Implementation grant funds for the Whittier Transformation Plan. DND committed \$1.6 million in CDBG funds to assist with the Neighborhood component of Whittier and designated the neighborhood as a Neighborhood Revitalization Strategy Area (NRSA). The NRSA designation provides some additional flexibility in the use of CDBG funds in the designated area. The \$30 million grant is leveraging an additional \$260 million in private and public funds to transform the Whittier Street public housing site and the surrounding community by providing educational and economic opportunities for low income residents and by investing in community amenities that will improve the quality of life for all residents in the lower Roxbury neighborhood. To date the Whittier Choice program has created 106 new mixed-income apartments (including 39 deeply subsidized “replacement units” for apartments being demolished at the Whittier site) in the Whittier neighborhood, and 92 new apartments (43 of which are replacement units) are nearly construction completion at the original Whittier site. DND awarded Phase 2 of the Whittier redevelopment \$3.5 million in February 2019, including up to \$2.5 million in HOME or CDBG funds.

Beyond housing, Whittier Choice includes a Critical Community Improvements Plan which was approved by HUD in March 2018. The thirteen projects in the Plan will promote economic development in the target area (see map in appendix) as well as support and enhance housing and neighborhood initiatives. It is expected that the \$4.5 million investment in Choice grant funds will leverage \$38 million in other investments. For more information: [Whittier Choice](#)

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. Public housing residents participating in the BHA's Section 8 Homeownership Voucher program are encouraged to enroll in DND's homebuyer education and counseling programs and, upon completion of the program, are eligible to receive downpayment and closing cost assistance from DND if they are purchasing a home in Boston. More information on the BHA's Section 8 Homeownership program is available in Chapter 16 of the BHA's Section 8 Administrative

Plan: <http://www.bostonhousing.org/en/Policies/Section-8-Admin-Plan-Ch-16.aspx>

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 a group of residents elected to represent and reflect the diversity of residents served by BHA and to advise on the development and implementation of the Annual Plan; 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) Section 8 Tenants Incorporated which works on behalf of leased housing participants on areas of education and resident rights and advocates for the needs of leased housing participants; and 4) the Resident Empowerment Coalition composed of residents, advocates, and BHA has convened resident leaders and advocate organizations to form the Resident Empowerment Coalition of BHA (REC).

Actions taken to provide assistance to troubled PHAs

Not applicable.

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)

The statewide target for affordable housing is that all communities in Massachusetts have at least 10 percent of housing stock in government-assisted affordable housing. Boston far exceeds that target; affordable housing represents nearly 20 percent of our existing stock and 24 percent of all new housing production since 2000. Despite these efforts, the cost of housing remains a huge challenge for many Bostonians; more than 40,000 renters and 10,000 homeowners pay more than 50% of their monthly income for rent or a mortgage.

Addressing these high housing cost burdens has been at the center of every Boston housing plan since the repeal of rent control in the mid-1990s deregulated 22 thousand apartments occupied by low income and elderly tenants. In 2014 Mayor Martin J. Walsh released **Housing a Changing City: Boston 2030**, the administration's plan to meet Boston's housing challenges that include increasing the supply of housing, increasing the supply of housing for elderly and low-income households and incentivizing developers to build quality affordable housing. The complete plan is available here: <https://www.boston.gov/finance/housing-changing-city-boston-2030> **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. lack of operating subsidies make it difficult to finance the development of housing that is affordable to very low and extremely low-income households and
- d. state and federal resources previously available to address these needs continues to be cut.

During the program year, Boston continued to advocate for additional funding for federal programs such as CDBG, HOME, rental assistance programs such as HOPWA, Shelter Plus

Care and Section 8, and for State programs such as the Affordable Housing Trust, the Housing Stabilization Program and the Mass. Rental Voucher Program. The Department of Neighborhood Development aggressively pursued all available resources for housing and community development.

In total, CDBG and HOME funds support 12 housing and homeless programs. In addition, CDBG funds support our economic development, public service and property management programs. Both HOME and CDBG-funded housing activities provide significant benefits to the lowest income levels. 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. The overall low-mod benefit for the CDBG program for PY18 is **97.52%** as shown in the CDBG Financial Summary (IDIS PR-26) in the appendix section of this CAPER exceeding the overall 70% low-mod benefit requirement.

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

DND'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. Our current HUD grant (a \$3.2 million award to address lead hazards in 178 units and Healthy Homes interventions in 70 units through September 2019) is now in the closeout phase. DND submitted a new grant proposal for \$4 million to abate 200 units over 42-months; our proposal is under review with HUD's Office of Lead Hazard Controls and Healthy Homes. A total of 75 units were completed during this program year and another 20 units are in the pipeline to be deleaded. In partnership with HUD since its' inception of the lead hazard programs in 1994, LSB has been directly responsible for the abatement of 2985 housing units in Boston.

A significant development in 2018 was the Massachusetts Department of Public Health's Childhood Lead Poisoning Prevention Program (CLPPP) amended its Lead Poisoning Prevention and Control Regulation. Major changes include reducing blood lead levels that constitute poisoning from 25 to 10 µg/dL. Second is to that deleading standards have changed so fewer intact surfaces are considered lead hazards. These regulation changes increased demand for DND's services to address lead paint while reducing abatement costs by about 15%. Lead Safe Boston resources 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 those neighborhoods where the numbers and incidence rate of elevated blood lead levels is higher than the citywide average.
3. In addition, DND works closely with the Boston Housing Authority's Leased Housing Division and Metropolitan Boston Housing Partnership 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 its Office of Workforce Development (OWD), a division of the Economic Development Industrial Corporation doing business as the Boston Planning and Development Agency. Approximately \$2.2 million funded 52 organizations serving over 4091 people. These funds include funds to programs targeting populations who have the most barriers to employment and among the poorest in the city.

A major accomplishment during this program year is continued implementation of an extensive revision of our Policies and Principles for CDBG-PS to better align the services with the goal of helping participants move toward economic self-sufficiency by each program prioritizing a goal of having each participant pursuing at least one of these steps to increase their financial stability:

1. Enrolling in post-secondary education leading to a well-paying job enabling family self-sufficiency;
2. Placement in a job either having, or on a career pathway towards family-sustaining wages or completing a job training program that would result in such a job; or
3. Maximizing financial stability through education and information about public and private benefits available to participants, and financial literacy training to manage and save finances to move toward economic self-sufficiency.

Program year 2018 is the second year of a two year funding cycle for CDBG-PS. Programs were awarded funding based upon their proposal submissions in response to an open and competitive Request for Proposal (RFP) procurement process.

In addition, every winter the City runs a volunteer-staffed program to assist low-income families take advantage of the Earned Income Tax Credit (EITC).

Despite these many actions Boston has taken to address poverty, the number of poverty level families continues to rise, largely due to the growing number of very low-income Hispanic families. According to the most recent American Community Survey data¹, Boston has a total of 126,885 family households in 2017, an increase of 10,512 or 8.3% since 2012. Of these, 20,302 (16%) have incomes below the poverty level, an increase of 2,031 or 10% since 2012.

	2013-2017	2008-2012	# Change	% change
# families HHs	126,885	116,373	10,512	8.3%
% below poverty level	16.0%	15.7%		0.3%
# below poverty	20,302	18,271	2,031	10.0%

While Hispanic families account for 44% of the increase in the number of family households during this period, they make up 67% of the increase in family households living below the poverty level (1,369 out of 2,031 families.) About 30% of Hispanic families live in poverty, nearly double the city-wide rate of 16%.

	2013-2017	2008-2012	# Change	% change
Hispanic family HHs	27,052	22,428	4,624	17.1%
% below poverty level	30.1%	30.2%		-0.1%
# below poverty	8,143	6,773	1,369	16.8%

Boston will need to take additional targeted actions to address the poverty of Hispanic families if we are to make progress towards reducing the overall number of families living in poverty.

¹ See "Poverty Status of Families in Boston" in the Appendix

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 here in Boston. The City of Boston provides financial support for this network by using 5% of its HOME funds to provide operating assistance to CDCs and other Community Housing Development Organizations (CHDOs). The operating assistance is administered through the Neighborhood Development Support Collaborative, a program of the Local Initiatives Support Corporation (LISC) and several Boston-area foundations. CHDO funds are available on a rolling basis throughout the program year; eligible CDCs apply for funds when they have an eligible project. Currently, we are reviewing four projects.

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, DND has developed extensive email lists that includes all homeless and at-risk agencies, mainstream service and housing agencies, community development organizations, civic leaders, etc. We use these email lists regularly to inform these agencies of planning efforts, funding opportunities, changes in policy and practice or any other information that these agencies find useful. 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)

In July 2015 HUD issued a new Rule replacing the Analysis of Impediments to Fair Housing Choice (AI) with a new process called an Assessment of Fair Housing (AFH). The Rule required consultation and community participation in the analysis of fair housing data, an assessment of fair housing issues and contributing factors, and an identification of fair housing priorities and goals. The AFH planning process was designed to help communities analyze challenges to fair housing choice and establish their own goals and priorities to address the fair housing barriers in their community.

Starting in January 2017 through May 2018, the Boston Housing Authority (BHA), the Department of Neighborhood Development (DND), the City's Office of Fair Housing and Equity (OFHE) and Boston Planning and Development Agency (BPDA), formerly the Boston Redevelopment Agency, worked collaboratively on a draft Assessment of Fair Housing. Other

key organizations involved include the Boston Public Health Commission, the Boston Tenant's Coalition, and neighborhood organizations across the city, the Boston Disabilities Commission and various special interests groups. The goal of this work was to complete an Assessment of Fair Housing (AFH) that would replace the Analysis of Impediments to Fair Housing as directed by HUD's new AFFH Rule.

However, on May 18th of 2018 HUD announced that it was withdrawing its AFH Tool for Local Governments and directed grantees that they were not to submit their AFHs for HUD review until further notice. Despite HUD's decision, DND and the BHA remain committed to completing a locally tailored fair housing plan and we are in the process of completing that work in conjunction with our community partners. The Plan will reflect the information and feedback received through the 16-month community engagement process and will make use of much of the data provided by HUD for the AFH. However, it is our goal to produce a document that is streamlined, more readable and more useful than HUD's original AFH. The document must also satisfy HUD's requirement that in lieu of the AFH, grantees must conduct an analysis of impediments of fair housing choice and update their Analysis of Impediments.

In the meantime, the City continues to take actions to overcome the effects of impediments identified in the City's Analysis of Impediments to Fair Housing Choice. Actions taken in past program year include:

- DND provided the Office of Fair Housing and Equity with \$486,976 in CDBG funds to support the OFHE's review of affirmative marketing plans to ensure compliance with Fair Housing requirements and OFHE's work investigating fair housing discrimination complaints.
- Through its Lead Safe Boston program DND provided funding to 23 homeowners to abate lead hazards in 56 units of housing, reducing barriers to housing for families with children.
- The Boston Home Center provided \$555,600 in financial assistance to 51 households of color to enable them to purchase their first home, reducing the barriers to homeownership for households of color.
- In December of 2017, mayors of 15 Boston-area communities joined together to establish housing targets, including targets for affordable housing, and to agree on a set of 10 principles to guide future housing development and preservation. In October of 2018 they announced a housing production goal of adding 185,000 new housing units in their 15 communities units by 2030. This will help expand housing opportunities, including opportunities for households of color, in communities of opportunity outside the City of Boston.

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: DND has a long and successful track record in administering HUD-funded housing and community development programs. The Compliance Unit in DND's Policy Development and Research Division 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, sub-recipients are monitored through a combination of periodic reporting and site visits.

Jobs Monitoring: The Compliance 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. DND has adopted and is following a Jobs Monitoring Plan.

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

Rent, Income & Housing Quality Monitoring: The Compliance Unit in DND's Policy Development & Research Division has undertaken a thorough review of its affordable housing database which will assist in meeting the requirements of the rent and income certification and housing quality standards under the HOME regulations and City policies. Procedures and electronic workflows are in place to insure on-going compliance. The Boston Housing Authority and DND are operating under an agreement for conducting HQS inspections for units that both agencies monitor.

Boston Resident's Jobs Policy: The City has an Equity and Inclusion Unit in Economic Development which reviews 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: The City's Fair Housing Commission reviews affirmative marketing plans to ensure compliance with Fair Housing requirements and with the terms of the Consent Decree. <https://www.boston.gov/departments/fair-housing-and-equity>

IDIS: The Compliance 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.

Citizen Participation Plan 91.105(d); 91.115(d)

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

DND took several steps to notify the public of the release of this draft Program Year 2018 CAPER and the opportunity to comment. This draft Program Year 2018 CAPER was issued for the required 15-day comment period on September 6. DND placed a notice and request for comments in the Boston Globe September 6. An email of the same notice was sent out to 300+ individuals and organizations subscribed to DND's Policy News list encouraging comments and feedback on the report. The draft CAPER is posted on the Department's website at: http://www.cityofboston.gov/dnd/pdr/HUD_Plans_Reports.asp and paper copies are available at the Department of Neighborhood Development, 26 Court Street, Boston.

Comments received will be summarized in the final CAPER.

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 were no substantial changes during Program Year 2018.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

DND has one open BEDI grant for the Boston Executive Municipal Plaza project. The BEDI grant is used to make the interest payment of the Section 108 loan. The principal payments are repaid by City of Boston capital funds.

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 591 units in 112 projects were inspected during the program year. A table in the appendix of this report shows the HQS inspections completed from July 2018 to June 2019. No major issues were detected during the inspection and all projects were inspected on schedule.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.

92.351(b) The Office of Fair Housing and Equity, Boston Fair Housing Commission continues to administer the Affirmative Marketing Program, which fosters equitable access to government-assisted housing, and inclusionary developments, by providing technical assistance to developers/managers in the preparation of affirmative marketing and tenant/buyer selection plans; and by monitoring the implementation of plans approved by the Commission. During the program year, 56 marketing plans were approved and 45 lotteries were held for affordable units.

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 that 39 units were completed during the program year. Of the 39, 59% (23 units) served extremely low income (up to 30% of area median income); the other 16 units (41%) served households between 31% to 60% of area median income. With respect to race of the households served, 54% of the HOME units are occupied by minorities household and 20% by white households and 26% multi-racial.

A total of \$1,243,676 in HOME Program Income was committed to housing activities during PY18.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Boston is fortunate to have a well-developed institutional infrastructure for affordable housing development. Some of the nation's strongest and most experienced community development corporations (CDCs) are based in Boston. The City of Boston, through DND, provides financial support for this network by using up to 5% of its HOME funds to provide operating assistance to CDCs and other Community Housing Development Organizations (CHDOs). Presently, we have not officially made CHDO awards for PY18. DND has a rolling and open request for funding from CHDOs who will apply when they have an eligible project.

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
Short-term rent, mortgage, and utility assistance payments	70	45
Tenant-based rental assistance	70	84
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Total	140	129

Table 8 – HOPWA Number of Households Served

Narrative

There continues to be a need for permanent affordable housing. To directly address this need, the City increased funding for its HOPWA Tenant Based Rental Assistance program, allowing for the release of additional permanent housing vouchers for People Living with HIV/AIDS.

Moreover, the limited supply of affordable housing highlights the need for People Living with HIV/AIDS to maintain current housing situations or swiftly secure new housing when needed. Therefore, funding for financial assistance or supportive services affecting housing stability has continued in PY18. Financial assistance impacting housing stability includes funds for short-term rent, mortgage, and utility assistance, which 45 households were able to access and an additional 41 households were able to secure new units with final assistance for rental startup costs. Providing supportive services with PSH has assisted 265 households to maintain their housing and have access to care and supports.

For those searching for housing (including clients with a housing voucher), the competitive rental market has necessitated resources to be directed to housing information and search services; 296 households were assisted in PY18.

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization We do not use our ESG funds for shelter units

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nighths available	0
Total Number of bed - nights provided	0
Capacity Utilization	0

Table 24 – Shelter Capacity

11. 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.

ESG Recipients are required to submit their HMIS data in the Sage HMIS Reporting Repository.

CR-75 – Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
Subtotal Homelessness Prevention	515,732	951,432	500,353

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	0		
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0		
Expenditures for Housing Relocation & Stabilization Services - Services	565,657	245,720	112,365
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
Subtotal Rapid Re-Housing	565,657	245,720	112,365

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services	0		
Operations	0		
Renovation	0		
Major Rehab	0		
Conversion	0		
Subtotal	19,107	0	0

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Street Outreach	190,221	615,975	600,000
HMIS	50,000	50,000	50,000
Administration	108,706	151,078	106,415

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2016	2017	2018
	1,449,423	2,014,377	1,418,872

Table 29 - Total ESG Funds Expended