

City of Boston
Program Year 2018 –Action Plan
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AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

For the most part, our CDBG, HOME, HOPWA and ESG funds will be used to continue very effective programs; about 63% of the HUD funds support **15** housing and homeless programs

CDBG funds also support our economic development, public service and property management programs. Any funding increase in CDBG or HOME programs will support affordable housing production or rental housing production.

City of Boston, Action Plan Program Year 2018

| City of Boston, Neighborhood Development PY18 Budget - HUD (8/13/18) | \$ Amount | % of total |
|---|----------------------|----------------|
| Community Development Block Grant (CDBG) | \$26,765,378 | 25.26% |
| PY18 grant | \$17,229,498 | 16.26% |
| Program Income | \$4,000,000 | 3.77% |
| Prior Year Funds | \$5,535,880 | 5.22% |
| Home Investment Partnerships Program (HOME) | \$ 7,058,345 | 6.66% |
| PY18 grant | \$ 6,058,345 | 5.72% |
| Program Income | \$1,000,000 | 0.94% |
| Prior Year Funds | \$0 | 0.00% |
| Housing Opportunities for Persons With AIDS (HOPWA) | \$2,852,364 | 2.69% |
| PY18 grant | \$2,588,781 | 2.44% |
| Prior Year Funds | \$263,583 | 0.25% |
| Emergency Solutions Grant (ESG) | \$1,608,872 | 1.52% |
| PY18 grant | \$1,418,872 | 1.34% |
| Prior Year Funds | \$190,000 | 0.18% |
| HUD/CPD FORMULA GRANT SUBTOTAL | \$38,284,959 | 36.13% |
| Economic Development Initiative (EDI) | \$50,334 | 0.05% |
| Subtotal Section 108 Loan Guarantees & EDI Grants | \$50,334 | 0.05% |
| HUD Lead Hazard Control (partial FY15 3-year grant) | \$1,775,574 | 1.68% |
| McKinney-Vento CoC Homeless Assistance Programs (estimate) | \$26,368,398 | 24.88% |
| Choice Neighborhood Initiative (Boston Housing/Whittier) | \$355,000 | 0.33% |
| EPA Brownfields | \$133,333 | 0.13% |
| Subtotal HUD & EPA Competitive Grants | \$28,632,305 | 27.02% |
| City Operating Budget | \$5,605,248 | 5.29% |
| Neighborhood Development Fund | \$384,525 | 0.36% |
| Housing 2030 Fund (special appropriation from Operating Budget) | \$11,235,720 | 10.60% |
| Inclusionary Development Fund | \$21,658,074 | 20.44% |
| Mass Division of Banks - Chapter 206 | \$120,000 | 0.11% |
| Subtotal City Funds | \$39,003,567 | 36.81% |
| SUBTOTAL OTHER FUNDS (All Funds Except for HUD/CPD Formula Grants) | \$67,686,206 | 63.87% |
| GRAND TOTAL ALL FUNDS | \$105,971,165 | 100.00% |

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The HOME match is documented every year in Boston’s annual performance report (CAPER) and is met by a combination of State rental assistance and non-Federal funds such as Inclusionary Development, Neighborhood Development Fund, etc. We leverage **\$14.36** in additional financing for every dollar in HOME assistance the City provides, earning Boston a leverage ranking in the 100th percentile nationally based on HUD’s HOME Program Performance Snapshot (3/31/18).

The ESG program requires that grantees match the funding received from HUD. The City meets this requirement by requiring that its non-profit sub-recipients identify eligible sources of matching funds as part of their application to the City for ESG funds. They are required to provide documentation of the availability of the matching funds as part of DND’s routine sub-recipient monitoring.

LEVERAGE: Several of the programs included in this Action Plan are directly linked to the implementation of the City’s housing production goals. The City allocates substantial amounts of its HUD funds as well as City funds towards these goals.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

This website: <https://buildinghousing.boston.gov/> was developed to make it easy for the public to be more fully informed about all active real estate disposition projects undertaken by the Department of Neighborhood Development. It also provides an online mechanism for residents to offer their opinions about any of DND's active real estate disposition projects.

An **Acquisition Loan Fund** administered by DND's Neighborhood Housing Development division was created last year to assist community based organizations to acquire land, industrial property or vacant residential property for redevelopment to low or moderate income housing.

The **Neighborhood Homes Initiative (NHI)** uses city-owned land to create affordable homeownership opportunities for a range of middle-class homebuyers. DND will be selling approximately 250 parcels of City-owned land for these homes and will provide subsidies to developers to ensure that these homes are priced affordably. Homes will be priced between \$284,000 - \$425,000, and will be affordable to households with a combined income between \$60,000 - \$100,000. The affordable homes produced through NHI will have a 50-year resale restriction to provide affordability for future generations of homebuyers. There are currently 247 parcels in the NHI pipeline.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|--------------------|-----------------|--|---|--|
| 1 | Improve the quality of owner housing | 2018 | 2023 | Affordable Housing | | Affordable Housing - Rehab of Existing Units | CDBG: \$4,519,724 Housing 2030: \$3,015,000 Operating Funds: \$373,422 | Homeowner Housing Rehabilitated: 1600 Household Housing Unit |
| 2 | Increase supply of lead safe housing | 2018 | 2022 | Affordable Housing | | Affordable Housing - Rehab of Existing Units | CDBG: \$366,234 Lead Hazard Control: \$1,650,124 | Homeowner Housing Rehabilitated: 90 Household Housing Unit |
| 3 | Improve quality existing affordable rental housing | 2018 | 2022 | Affordable Housing | | Affordable Hsg. Rental & Homeownership | CDBG: \$2,957,831 Operating Funds: \$21,031 | Rental units rehabilitated: 257 Household Housing Unit |

City of Boston, Action Plan Program Year 2018

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---------------------------------------|------------|----------|----------------------------|-----------------|--|---|--|
| 4 | Increase supply of affordable housing | 2018 | 2022 | 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 Household Housing Unit |
| 5 | Housing Related Services to Homeless | 2018 | 2022 | 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 Homeless added: 1800 Household Housing Unit |
| 6 | Increase Housing Options for HIV/AIDS | 2018 | 2022 | Non-Homeless Special Needs | | Supportive Housing for Persons with AIDS | HOPWA: \$2,852,364 | Housing for People with HIV/AIDS added: 140 Household Housing Unit |

City of Boston, Action Plan Program Year 2018

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|-------------------------------------|-----------------|---|--|---|
| 7 | Support Development Community Gardens | 2018 | 2022 | Public Facilities | | Community Development - Public Services | CDBG: \$1,031,569 | Other: 4 Other |
| 8 | Abate Brownfields Sites for Redevelopment | 2018 | 2022 | Test and remediate brownfield sites | | Brownfield Sites | CDBG: \$556,845 EPA Brownfields: \$133,333 Economic Development Initiative (EDI): \$50,334 Operating Funds: \$148,695 | Other: 100 Other |
| 9 | Increase self-sufficiency low-income residents | 2018 | 2022 | Public Service | | Public Services | CDBG: \$2,677,399 Choice Neighborhoods: \$30,000 | Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted |
| 10 | Improve quality of neighborhood facilities | 2018 | 2022 | Non-Housing Community Development | | Community Development - Public Facilities | CDBG: \$647,639 | Other: 30 Other |

City of Boston, Action Plan Program Year 2018

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|-----------------------------------|---|--|---|--|
| 11 | Improve Neighborhood Storefronts | 2018 | 2022 | Non-Housing Community Development | Allston Village Main Street Bowdoin/Geneva Main Street Brighton Main Street | 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 |
| 12 | Increase employment opportunities | 2018 | 2022 | Non-Housing Community Development | | Employment Opportunities | CDBG: \$885,491 | Jobs created/retained: 100 Jobs |
| 13 | Improve Access to Affordable Owner Housing | 2018 | 2022 | Affordable Housing | | Affordable Hsg. Rental & Homeownership | CDBG: \$702,886 Choice Neighborhoods: \$175,000 Housing 2030: \$1,000,000 Operating Funds: \$238,852 | Direct Financial Assistance to Homebuyers: 105 Households Assisted |
| 14 | Support CHDOs | 2018 | 2022 | Operating Support | | Affordable Hsg. Rental & Homeownership | HOME: \$305,465 | Other: 6 Other |

City of Boston, Action Plan Program Year 2018

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|-----------------------------------|---|--|---|---|
| 15 | Provide Housing Stabilization Services | 2018 | 2022 | 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 |
| 16 | Prevent Loss Subsidized Housing Stock | 2018 | 2022 | Affordable Housing | | Public Services | CDBG: \$160,573 Housing 2030: \$180,000 | Public service activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted |
| 17 | Revitalize Business Districts | 2018 | 2022 | Non-Housing Community Development | Allston Village Main Street Bowdoin/Geneva Main Street Brighton Main Street | Revitalize Neighborhood Business Districts | CDBG: \$1,551,157 Neighborhood Dev Fund (NDF): \$230,000 Operating Funds: \$350,000 | Jobs created/retained: 500 Jobs |
| 18 | Provide business technical assistance | 2018 | 2022 | Non-Housing Community Development | | Community Development - Public Services | CDBG: \$811,318 Neighborhood Dev Fund (NDF): \$27,500 | Businesses assisted: 700 Businesses Assisted |
| 19 | Reduce City's inventory buildings and land | 2018 | 2022 | Sell surplus building and land | | Redevelop city-owned vacant land and buildings | CDBG: \$73,000 Operating Funds: \$534,881 | Other: 26 Other |

City of Boston, Action Plan Program Year 2018

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---------------------------------------|------------|----------|--------------------------------------|-----------------|--|---|---|
| 20 | Maintain City-owned building and lots | 2018 | 2022 | property management | | Redevelop city-owned vacant land and buildings | CDBG: \$189,500 Operating Funds: \$1,209,943 | Other: 1 Other |
| 21 | Demolish Blighted Buildings | 2018 | 2022 | Demolition | | Redevelop city-owned vacant land and buildings | CDBG: \$324,061 | Buildings Demolished: 2 Buildings |
| 22 | Expand Fair Housing Choice | 2018 | 2022 | Public Service - fair housing access | | Public Services | CDBG: \$486,976 | Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted |
| 23 | Provide Research and Reports | 2018 | 2022 | research and reports | | | CDBG: \$416,580 Operating Funds: \$93,870 | Other |

City of Boston, Action Plan Program Year 2018

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|--------------------|-----------------|-----------------|--|---|
| 24 | Administration | 2018 | 2022 | 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 | Other |
| 25 | Provide technical assistance to owners and renters | 2018 | 2022 | Affordable Housing | | Public Services | CDBG: \$748,931 Div of Banks: \$120,000 Inclusionary Dev Fund (IDP): \$60,000 Operating Funds: \$161,251 | Public service activities for Low/Moderate Income Housing Benefit: 4000 Households Assisted |

City of Boston, Action Plan Program Year 2018

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|--------------------|-----------------|---------------------------------------|---------------------------------|---|
| 26 | Essential Services to Unsheltered Homeless | 2018 | 2022 | Homeless | | Housing -Related Services to Homeless | ESG: \$1,608,872 | Tenant-based rental assistance / Rapid Rehousing: 160 Households Assisted |
| 27 | Whittier Choice Grant | 2018 | 2022 | Affordable Housing | | | Choice Neighborhoods: \$500,000 | |

Table 2 – Goals Summary

Projects

AP-35 Projects – 91.220(d)

Introduction

Our CDBG, HOME, HOPWA and ESG funds will be used to continue the same important programs we funded last year. In total, CDBG and HOME funds support 14 housing and homeless programs. In addition, CDBG funds support our economic development, public service and property management programs.

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

For the most part, our CDBG, HOME, HOPWA and ESG funds will be used to continue very effective programs. about 63% of the HUD funds support **15** housing and homeless programs

CDBG funds also support our economic development, public service and property management programs.

Any funding increase in CDBG or HOME programs will support affordable housing preservation or rental housing production.

| AP-38 Project Summary | | |
|-----------------------|--|--|
| 1 | Project Name | Homeowner Rehab |
| | Goals Supported | Improve the quality of owner housing |
| | Needs Addressed | Affordable Housing - Rehab of Existing Units |
| | Funding | CDBG: \$4,519,724 Housing 2030: \$3,015,000 Operating Funds: \$373,423 |
| | Description | This program includes a combination of grants, deferred payment loans, and technical assistance to Boston's homeowners in making needed improvements to their properties. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 1600 households |
| | Location Description | citywide |
| | Planned Activities | The program has multiple components: 1) Deferred loans for repairs of owner-occupied 1-4 family properties of up to \$10,000 for a condominium unit, up to \$20,000 for a one to four-family ; 2) Deferred loans of up to \$30,000 for repairs for owner occupants of triple decker properties; one-third of the funds must be used for exterior repairs; 3) Deferred loans up to \$35,000 for low income senior citizens to undertake moderate rehabilitation projects; 4) Emergency grants of up to a maximum of \$5,000 per building to assist seniors with immediate health and safety repairs; 5) Seniors Save program provides senior homeowners with assistance to replace heating systems 12 years or older with a grant of \$3,500 per homeowner and a deferred loan for the remaining balance. Households over 120% AMI receiving loans of any type must provide a 100% match to loan provided by the City. The loans are interest-free, and are repayable if the unit is sold, refinanced or at the end of the buyer's primary residency. |
| 2 | Project Name | Homebuyer Financial Assistance |
| | Goals Supported | Improve Access to Affordable Owner Housing |
| | Needs Addressed | Affordable Hsg. Rental & Homeownership |

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|----------|--|--|
| | Funding | CDBG: \$702,886 Choice Neighborhoods: \$175,000 Housing 2030: \$1,000,000 Operating Funds: \$238,852 |
| | Description | This program provides down payment assistance loans to first time homebuyers with an income of up to 120% AMI. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 105 |
| | Location Description | citywide |
| | Planned Activities | Working with a City of Boston participating lender, eligible applicants can receive up to 5% of the sales price for a condominium, 1, 2 or 3 family property depending on the loan product. The loans are interest-free, and are repayable if the unit is sold, refinanced or at the end of the buyer's primary residency. |
| 3 | Project Name | Homebuyer Technical Assistance |
| | Goals Supported | Provide technical assistance to owners and renters |
| | Needs Addressed | Public Services |
| | Funding | CDBG: \$748,931 Div of Banks: \$120,000 Inclusionary Dev Fund (IDP): \$60,000 Operating Funds: \$161,251 |
| | Description | The project provides homeowners and first-time homebuyers, especially low-income and minority homebuyers, with educational classes. The program also offers foreclosure counseling. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 4000 individuals attending courses, workshops and housing fairs. |
| | Location Description | Citywide |

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| | Planned Activities | This program has four components to assist homebuyers and homeowners. They are: 1) Information and outreach provided by the Boston Home Center; 2) Education which includes seminars, workshops and courses such as Homebuying 101, offered around the City; and 3) Foreclosure Prevention and Intervention, which assists homeowners at risk of losing their homes and 4) Certifying incomes for homebuyers entering lotteries for Neighborhood Housing Initiative program properties and certifying incomes for homebuyers wanting to purchase a DND deed-restricted property marketed by the developer or as part of a resale process. |
| 4 | Project Name | Rental Housing Preservation |
| | Goals Supported | Improve quality existing affordable rental housing |
| | Needs Addressed | Affordable Housing - Rehab of Existing Units |
| | Funding | CDBG: \$2,957,831 Operating Funds: \$21,031 |
| | Description | This project preserves and increases the stock of affordable rental housing. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 257 units rehabbed. |
| | Location Description | citywide |

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| | Planned Activities | This program provides loans to private and non-profit developers through Competitive Funding Rounds to help support the acquisition and/or rehabilitation of occupied buildings in order to capture or preserve affordable housing. The loans are primarily provided to existing multifamily rental and cooperative projects that are occupied by low and moderate income tenants. Decisions are made in conjunction with the State's Consolidated funding rounds for HOME, HSF, HIF, CIPF, LIHTC, et cetera. The focus of the program is to prevent displacement and the loss of housing opportunities and securing long term affordability. Projects with 10 or more rental units are required to set aside at least 10% of the units for homeless households with incomes or no more than 30% AMI. This set-aside of units is achieved through normal turnover of rental units over time. In addition, technical assistance is provided to previously funded developments seeking capital resources to stabilize developments and provide capital improvements that will improve the operations, stabilize tenancies, and preserve and extend affordability. |
| 5 | Project Name | Housing Production |
| | Goals Supported | Increase supply of affordable housing |
| | Needs Addressed | Affordable Hsg. Rental & Homeownership |
| | Funding | CDBG: \$1,245,993 HOME: \$6,058,345 Housing 2030: \$4,750,000 Inclusionary Dev Fund (IDP): \$21,447,534 Operating Funds: \$128,636 |
| | Description | This program provides loans to not-for-profit and for-profit developers to create new housing units for low, moderate and middle-income households through new construction, rehabilitation, or adaptive re-use of vacant buildings. The developments may provide affordable rental or ownership opportunities to income qualified households. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 681 housing units |
| | Location Description | citywide |

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| | Planned Activities | <p>The program consists of several components: (1) Funding Requests for Proposals - which seek to solicit worthy multifamily rental, mixed use and cooperative developments or turnkey homeownership developments that would be selected for funding under the criteria outlined in the RFP and align with identified housing needs. Funding decisions are made in conjunction with the State's consolidated funding round for HOME, HSF, HIF, LIHTC, and other resources that assist with the development of affordable housing for families, individuals, homeless or other targeted populations. Rental developments with 10 units or more, must set-aside at least 10% of units for homeless households. and ownership developments must adhere to DND's policies on household size, owner occupancy, and long term affordability; (2) Housing for Homeless Households - multi-family permanent rental housing providing stabilization services to the tenants, including SRO's and family sized units for homeless households and individuals. Developments may access funding through the competitive funding round process or may be considered for funding independent of the funding round; and (3) Land and Funding opportunities - which utilizes City-owned land as a resource to help to create new housing opportunities, including affordable ownership for moderate and middle income households, and affordable rental opportunities for a wide range of incomes, from homeless households to unrestricted market units. Appropriate sites are offered for development as housing, Criteria for the housing program is developed in conjunction with the communities and stakeholders located in the immediate area of the site and associated funding may be offered in the RFP that would allow the development to make the housing affordable to low, moderate and middle income households.</p> |
| 6 | Project Name | Lead Paint Abatement |
| | Goals Supported | Increase supply of lead safe housing |
| | Needs Addressed | Affordable Housing - Rehab of Existing Units |
| | Funding | CDBG: \$366,234 Lead Hazard Control: \$1,650,124 |
| | Description | The project provides grants and loans to abate lead paint hazards in homeownership and rental housing occupied by low-income households with a child under age 6. |
| | Target Date | 6/30/2019 |

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| | Estimate the number and type of families that will benefit from the proposed activities | 90 households |
| | Location Description | Citywide; prioritized for areas with high numbers and % of children with elevated blood lead levels. |
| | Planned Activities | This program assists qualified homeowners or investor owners to de-lead their properties, reducing the risk of lead paint poisoning of children. The program offers no payment 0% deferred loans up to \$8,500 per unit (forgivable after five years) to assist with lead abatement while requiring the property owners to maintain affordable rents. The loans are interest-free, and are repayable if the property owner does not follow terms and conditions of the loan, or property is sold or refinanced within 5 years. Program is available to income eligible owner occupied property and property owners that rent to income eligible tenants. First priority for the funding requested is to those properties citywide where a child under age 6 has already been reported to have an elevated blood lead level (EBLL) by Boston Public Health Commission and priority to new property owners assisted by DND and landlords that participate in tenant-based Section 8 voucher program. |
| 7 | Project Name | CHDO Operating Assistance |
| | Goals Supported | Support CHDOs |
| | Needs Addressed | Affordable Hsg. Rental & Homeownership |
| | Funding | HOME: \$305,465 |
| | Description | The project provides HOME funds for the operating expenses of certified Community Housing Development Organizations (CHDOs) developing affordable housing. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | Up to 6 CHDOs |
| | Location Description | citywide |

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| | Planned Activities | This program provides HOME funds for the operating expenses of certified Community Housing Development Organizations (CHDO) engaged in the housing development and preservation of affordable housing that will receive HOME funding. At the time of each commitment, the organization must certify that they meet the requirements of the CHDO definition, including the Board composition, development experience of staff and that they have a HOME eligible development that is likely to begin construction within 24 months of the CHDO Operating award of funds. Individual contracts are executed with each certified CHDO. Funds are awarded under competitive funding rounds each year with the following year dependent upon performance in the previous year, along with yearly recertification. The personnel services charged in this program is Home administration cost. |
| 8 | Project Name | Tenants At Risk |
| | Target Area | |
| | Goals Supported | Prevent Loss Subsidized Housing Stock |
| | Needs Addressed | Public Services |
| | Funding | CDBG: \$160,573 Housing 2030: \$180,000 |
| | Description | The project supports low and moderate-income residents of HUD-financed multifamily rental properties to preserve their buildings, maintain affordable rents and build resident communities. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 2000 tenant households |
| | Location Description | citywide |

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| | Planned Activities | <p>This program supports low and moderate-income residents of HUD-financed multifamily rental properties to preserve the affordability of the buildings, maintain their affordable rents, and build resident communities. It is focused on three main categories: HUD Expiring Use, existing rental properties supported by long-term Section 8 Project Based contracts, and properties that fall under the State's 40T regulations. Residents in these properties are "at risk" to varying degrees of dislocation, severe rent increases, substandard physical conditions, and/or dangerous social conditions. The program works through the Community Economic Development Corporation (CEDAC) that provides organizational and project development consulting services to resident organizations and nonprofit entities. This assistance enables tenants to participate meaningfully in redevelopment and financial stabilization decisions that directly impact them. In addition to the technical assistance to the tenant groups and non-profits around acquisition helps to ensure long term affordability is maintained. CEDAC provides pre-development funding through a revolving loan fund to organizations to establish and ensure the feasibility of the projects to support the redevelopment of these developments. This program also supports the Boston Tenants Organizing Project (BTOP). Through BTOP, CEDAC provides support to tenants with the technical assistance and organizing tools to deal fairly with current and potential owners.</p> |
| 9 | Project Name | Homeless & Supportive Housing Services |
| | Goals Supported | Housing Related Services to Homeless |
| | Needs Addressed | Housing -Related Services to Homeless |
| | Funding | <p>CDBG: \$334,620 Competitive McKinney-Vento Homeless Assistance Act: \$26,368,398 Housing 2030: \$1,523,420 Operating Funds: \$114,786</p> |
| | Description | This program provides housing-related services to the homeless. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 1800 Housing Units |
| | Location Description | Citywide |

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| | Planned Activities | This program provides housing-related services to the homeless. It is funded primarily through HUD's Continuum of Care (CoC) Programs. The CoC program funds permanent supportive housing, rapid rehousing and support services. CoC funds prioritize programs that serve the chronically homeless and families in rapid rehousing programs. 95% of CoC funds support permanent supportive housing and rapid rehousing programs. In addition, CDBG funding supports the City of Boston Rental Assistance Fund (BRAAF), which provides startup cost assistance and short-term rental assistance and stabilization services to formerly homeless persons. |
| 10 | Project Name | 2018-2021 City of Boston MAH18F-001 (BOS) |
| | Funding | HOPWA: \$73,347 |
| | Description | Grantee administration for the HOPWA program. |
| 11 | Project Name | Grassroots |
| | Goals Supported | Support Development Community Gardens |
| | Needs Addressed | Redevelop city-owned vacant land and buildings |
| | Funding | CDBG: \$1,031,569 |
| | Description | This project supports the development of community gardens on city-owned vacant land. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 4 community gardens |
| | Location Description | citywide |

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| | Planned Activities | The program provides grant funds, city-owned land, and technical assistance to neighborhood groups and nonprofits that want to organize, develop, own, manage, and maintain community gardens and open space in low and moderate income neighborhoods. Typically, projects are funded in two phases. Requests for Proposals are issued offering land and funding that will assist with the creation of community garden space that will provide low and moderate income residents in the area with the opportunity to establish gardens and grow healthy food for families and the community. Sites are selected through consultation with the local residents and stakeholders and RFPs require that the land be restricted to open space uses with the resulting garden under stable ownership with long term maintenance plans. No CDBG funds are used for on-going maintenance at these properties. |
| 12 | Project Name | Main Streets |
| | Target Area | Allston Village Main Street Bowdoin/Geneva Main Street Brighton Main Street |
| | Goals Supported | Revitalize Business Districts |
| | Needs Addressed | Revitalize Neighborhood Business Districts |
| | Funding | CDBG: \$1,551,157 Neighborhood Dev Fund (NDF): \$230,000 Operating Funds: \$350,000 |
| | Description | The project provides assistance to 20 designated Main Street districts to support commercial districts by attracting new businesses and providing jobs to area residents. 16 with CDBG funds, 4 with local funds |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 500 jobs created or retained. |
| | Location Description | 20 designated Main Streets Districts |

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| | Planned Activities | This program provides five different types of assistance to support the efforts of designated Main Streets districts. The five types of assistance include: design assistance to shape the physical Image of district, organizational assistance to build strong Main Streets organizations; promotional assistance to help promote local businesses; economic restructuring support to retain and recruit businesses; and assistance in the use of technology. Additionally the Main Street's programs work closely with the Business Technical Assistance Program providing direct business assistance, workshops, seminars and trainings and ReStore program to access design and financial assistance to improve the appearance of storefronts within the districts. |
| 13 | Project Name | ReStore |
| | Target Area | Allston Village Main Street Bowdoin/Geneva Main Street Brighton Main Street |
| | Goals Supported | Improve Neighborhood Storefronts |
| | Needs Addressed | Revitalize Neighborhood Business Districts |
| | Funding | CDBG: \$1,105,809 Choice Neighborhoods: \$50,000 Neighborhood Dev Fund (NDF): \$60,000 |
| | Description | This city-wide Storefront Improvement Program, which includes Boston's Main Streets Districts, provides matching grants up to a maximum of \$75,000 per project and \$10,000 per storefront for moderate to substantial exterior and/or facade improvements for businesses located in neighborhood commercial areas. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 80 businesses |
| | Location Description | Citywide with focus on Main Street Districts |

| | | |
|----|--|---|
| | Planned Activities | This program also funds exterior amenities (e.g., seating, new landscaping). The primary focus of this program is targeting businesses in recognized business districts. A separate signage component provides grants up to \$5,000 on a non-matching basis to provide quality improvements to signage proposals. Grants are also available on a non-matching basis to facilitate the removal of roll-down grates or specific security enhancements. Design assistance is available to participating projects. All sign and facade improvement proposals are subject to OBD design review and approval. There is also be a limited number of high impact projects with funding up to \$15,000 per storefront and design assistance. |
| 14 | Project Name | Neighborhood Business Access Program |
| | Goals Supported | Increase employment opportunities |
| | Needs Addressed | Employment Opportunities |
| | Funding | CDBG: \$885,477 |
| | Description | Loan pool to support the creation of new permanent jobs and the improvement of targeted neighborhoods. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 100 jobs created or retained. |
| | Location Description | citywide. |

| | | |
|----|--|--|
| | Planned Activities | This program has five components related to the creation of new permanent jobs and the improvement of targeted neighborhoods: a) non-conventional real estate loans for economic development projects for rehabilitation, construction, and acquisition to cover the gap between the amount of financing needed and the amount that conventional lenders can underwrite; b) business loans to support economic development projects by financing the purchase of equipment, fixtures, inventory, leasehold improvements and working capital; c) loans to non-profit educational and community institutions (including faith-based organizations for non-religious purposes) for limited capital improvements; and d) working capital loans to assist new and growing businesses. The following priority loans will be provided: loans to facilitate the construction of stalled projects that include commercial space; assistance to new and existing businesses in commercial districts, including working capital and leasehold improvements. |
| 15 | Project Name | Business Technical Assistance |
| | Goals Supported | Provide business technical assistance |
| | Needs Addressed | Employment Opportunities |
| | Funding | CDBG: \$811,318 Neighborhood Dev Fund (NDF): \$27,500 |
| | Description | This citywide program provides business technical assistance, microenterprise technical assistance, financial assistance, guidance and services, development and enhancement of tools to assist small businesses that demonstrate a need. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 700 businesses assisted and/or attending workshops |
| | Location Description | citywide |

| | | |
|----|--|---|
| | Planned Activities | These services include On-site Business Assistance, In-depth business operations consulting, in financial management coaching, technology consulting, and comprehensive business coaching (operations, legal, marketing; coordination of business assistance providers, workshops and seminars for small business owners and aspiring entrepreneurs. The Women Entrepreneurs Boston (WEBOS) seeks to better connect Boston's women-owned business to one another and to the City through educational programming, round table discussions, and networking events. The program also includes funds necessary for marketing, printing, training, and office equipment; as well as programs to reduce business costs and increase business efficiencies (e.g., Boston Buying Power). |
| 16 | Project Name | Partners with Non-Profits |
| | Goals Supported | Improve quality of neighborhood facilities |
| | Needs Addressed | Community Development - Public Facilities |
| | Funding | CDBG: \$647,639 |
| | Description | The project provides funding to community based non-profit organizations to make physical improvements to their facilities. Funds are available by responding to a request for proposals. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 30 projects |
| | Location Description | citywide |
| | Planned Activities | Not-for-profit organizations are eligible to receive matching grants of up to \$20,000 and emergency grants of up to \$15,000. This program also provides matching grants of up to \$2,500 to community groups to implement community service projects. This program also funds capital improvements of city-owned neighborhood clocks, benches, banners, and plantings. Funds are made available through a competitive request for proposals. |

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| 17 | Project Name | Property Disposition |
| | Goals Supported | Reduce City's inventory buildings and land |
| | Needs Addressed | Redevelop city-owned vacant land and buildings |
| | Funding | CDBG: \$73,000 Operating Funds: \$534,881 |
| | Description | This project makes available city-owned land and buildings for redevelopment through a request for proposals. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 26 site packages marketed through Neighborhood Homes Initiative. |
| | Location Description | citywide |
| | Planned Activities | This program has a building and a land component. The building component sells city-owned tax-foreclosed and surplus properties to owners that will rehabilitate the properties and put them back on the tax rolls. Properties are sold through Request for Proposals (RFPs). Repairs are frequently made to the properties prior to the sales. The land component has five sub-components: 1) commercial land disposition: this component sells developable parcels through RFPs to neighborhood businesses for the purpose of providing support to strengthen or expanding their businesses; 2) Neighborhood Homes Initiative (NHI): sells by RFP, developable land to neighborhood builders and contractors to construct new housing that is affordable to middle income families; 3) Yard Sale: sells small, unbuildable parcels to direct residential abutters for open space uses to enhance their quality of life; 4) Public Open Space: transfers parcels to other public or private agencies for permanent open space management; 5) Urban Agriculture and Community Garden/Park Open Space: sells open space for either agricultural farming or to community groups that will maintain the land as open space to benefit the health and well-being of the community. |
| 18 | Project Name | Brownfields Environmental Abatement |
| | Goals Supported | Abate Brownfields Sites for Redevelopment |
| | Needs Addressed | Brownfield Sites |

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| | Funding | CDBG: \$556,845 EPA Brownfields: \$133,333 Economic Development Initiative (EDI): \$50,334 Operating Funds: \$148,695 |
| | Description | This program investigates, tests, analyzes, and removes environmental hazards (i.e. oil and gasoline) on foreclosed and surplus buildings and land in order to protect public health and safety. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 100 environmental tests. |
| | Location Description | Fairmount Corridor and citywide. |
| | Planned Activities | Further, this program identifies potential risks of exposure to contaminants, prioritizes risks, and undertakes steps to mitigate exposure to allow redevelopment of abandoned and underutilized properties. A licensed site professional (LSP) oversees assessment and cleanup actions on sites with identified contaminant releases and ensures that such actions are performed in compliance with the Massachusetts Contingency Plan (MCP). |
| 19 | Project Name | Property Management |
| | Goals Supported | Maintain City-owned building and lots |
| | Needs Addressed | Redevelop city-owned vacant land and buildings |
| | Funding | CDBG: \$189,500 Operating Funds: \$1,209,943 |
| | Description | This program makes needed emergency repairs, such as boarding, to prevent illegal entry of city-owned properties acquired through the City tax foreclosure process and readies city-owned properties for disposition. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | As needed to Current Inventory: 27 buildings and 1250 parcels of land. |
| | Location Description | Citywide |

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|----|--|---|
| | Planned Activities | Repairs are done to maintain the integrity of the structures and to maintain the habitability of occupied units. Upon completion of the repairs, the properties comply with all health and safety codes. Relocation of residents is undertaken pursuant to the City's Optional Relocation Policy or the federal Uniform Relocation Act, as applicable. No CDBG funds are used for ongoing maintenance at these properties. Snow removal and lot clearance activities are also part of the property management program. This program also includes capital improvements on DND managed municipal facilities. The capital projects are managed by the City's Property and Construction Management Department. |
| 20 | Project Name | Demolition |
| | Goals Supported | Demolish Blighted Buildings |
| | Needs Addressed | Redevelop city-owned vacant land and buildings |
| | Funding | CDBG: \$324,061 |
| | Description | Demolition of blighted property. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 2 buildings |
| | Location Description | citywide |
| | Planned Activities | This program demolishes key blighted properties that pose a threat to the public safety or those identified by residents as significant eyesores in their neighborhoods. The buildings to be demolished will be vacant and will be deemed infeasible for rehabilitation. |
| 21 | Project Name | Human Services (OWD) |
| | Goals Supported | Increase self-sufficiency low-income residents |
| | Needs Addressed | Public Services |
| | Funding | CDBG: \$2,677,399 Choice Neighborhoods: \$30,000 |
| | Description | This project targets programs and services aimed at employing people in career sectors that provide them with long-term economic stability. |
| | Target Date | 6/30/2019 |

| | | |
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| | Estimate the number and type of families that will benefit from the proposed activities | 3000 persons assisted |
| | Location Description | citywide |
| | Planned Activities | Programs and services are offered locally in neighborhood facilities such as community schools or non-profit offices. All programs target residents with a household income at or below 80% of the area median. Certain programs seek to reach the homeless population. |
| 22 | Project Name | Policy Development & Research |
| | Goals Supported | Provide Research and Reports |
| | Funding | CDBG: \$416,580 Operating Funds: \$93,870 |
| | Description | This program provides timely and strategic research, analysis, maps and reports to DND's Director and staff, the Mayor's Office, other City agencies, and to support special initiatives such Housing Boston 2030. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | not applicable. |
| | Location Description | not applicable. |
| | Planned Activities | The Policy Development & Research program is also responsible for preparing official documents for submission to HUD and other Federal and state agencies, including the Department of Housing and Urban Development (HUD) Consolidated Plan, Annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER). PD&R's Compliance Unit is responsible for monitoring affordability restrictions, conducting environmental reviews and ensuring project eligibility under HUD regulations. |
| 23 | Project Name | Administration |
| | Target Area | |
| | Goals Supported | Administration |

| | | |
|----|--|--|
| | Needs Addressed | |
| | Funding | 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 |
| | Description | This program provides oversight and management of the department and coordination of all departmental administrative, financial, auditing and grant functions and responsibilities. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | not applicable |
| | Location Description | not applicable |
| | Planned Activities | The following units are included within this program: Accounting & Finance, Administrative Services & Building Management, Budget, Contracts, Human Resources, Legal, Loan Portfolio Management, Innovation & Technology, Marketing, Public/Media Relations, and Records Management. |
| 24 | Project Name | Boston Fair Housing Commission |
| | Target Area | |
| | Goals Supported | Expand Fair Housing Choice |
| | Needs Addressed | Public Services |
| | Funding | CDBG: \$486,976 |
| | Description | Through the Office of Fair Housing and Equity, this program increases housing choice for Boston residents. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 2000 persons assisted |

| | | |
|----|--|--|
| | Location Description | citywide |
| | Planned Activities | This program administers the City's Fair Housing Program which consists of four primary components: 1) Investigation and enforcement - investigates, mediates, and settles discrimination complaints, and ensures that fair housing laws are enforced; 2) Metro list - provides Boston residents with comprehensive information about government-assisted housing in the metropolitan area; 3) Affirmative Marketing - insures that all City-assisted rental and sales housing of five units or more are advertised to attract households that would not ordinarily apply because of the housing's location; and 4) Education and Outreach - informs residents and persons doing business with the City of their fair housing rights and responsibilities, and of the services and facilities available to them. |
| 25 | Project Name | Emergency Solutions Program |
| | Target Area | |
| | Goals Supported | Provide Housing Stabilization Services |
| | Needs Addressed | Emergency Shelter |
| | Funding | ESG: \$1,608,872 |
| | Description | This program provides essential services to the unsheltered homeless, essential services and operating costs for street outreach, homelessness prevention services that prevent individuals and families from losing their housing and rapid re-housing services to those who become homeless. The ESG funds are shared between 3034 (RR and outreach) and 3037 (prevention). IDIS only allows one project to have ESG funds. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 160 households rapidly rehoused |
| | Location Description | citywide |
| | Planned Activities | A small percentage of ESG funds are also used to fund the City of Boston Continuum of Care Homeless Management Information System, a web-based data collection system that collects client level data and tracks outcomes for Boston's homeless. |

| | | |
|----|--|--|
| 26 | Project Name | Emergency Solutions - Prevention |
| | Goals Supported | Essential Services to Unsheltered Homeless |
| | Needs Addressed | Housing -Related Services to Homeless |
| | Funding | CDBG: \$1 |
| | Description | This program provides homelessness prevention services with ESG funds through the Office of Housing Stability. All the ESG funds are shown in 3034. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | 225 households |
| | Location Description | citywide |
| | Planned Activities | This program provides essential services to the unsheltered homeless, essential services and operating costs for street outreach, homelessness prevention services that prevent individuals and families from losing their housing and rapid re-housing services to those who become homeless. |
| 27 | Project Name | BHA Choice - Whittier |
| | Funding | CDBG: \$500,000 |
| | Description | Project tracks the \$1.6 million in CDBG funds pledged to the BHA's Whittier Choice redevelopment over a 5-year period. Another \$5 million is committed for the housing, that will be in 3006. |
| | Target Date | 6/30/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | The CDBG funds will be used for ReStore improvements, homeowner rehab and to assist first-time homebuyers. |
| | Location Description | Whittier Choice target area |
| | Planned Activities | The CDBG funds will be used for ReStore improvements, homeowner rehab and to assist first-time homebuyers. |
| 28 | Project Name | Housing Stabilization Services |
| | Target Area | |
| | Goals Supported | Provide Housing Stabilization Services |

| | |
|--|---|
| Needs Addressed | Public Services |
| Funding | CDBG: \$945,195 Housing 2030: \$767,300 Operating Funds: \$598,389 |
| Description | This program provides housing stability services to Boston residents. |
| Target Date | 6/30/2019 |
| Estimate the number and type of families that will benefit from the proposed activities | 225 households |
| Location Description | citywide |
| Planned Activities | Funding is used to support the Emergency Fire Fund, which provides a temporary hotel stay and relocation assistance to households displaced by fire, a Homelessness Prevention Program that reduces the number of subsidized evictions, and the Emergency Housing Assistance Program that provides emergency housing placement services for fire victims and other vulnerable residents facing immediate displacement, and Housing counseling, search, and referral services provided through contracts with community-based nonprofit organizations. |

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Unless otherwise specified, all of Boston's HUD-funded housing and community development programs are generally available to eligible low and moderate-income persons citywide. Certain programs have funding restrictions associated with a particular funding source that impose geographic restrictions. Also, CDBG-funded projects or programs such as Grassroots that rely on the Low-Mod Area (LMA) National Objective must be located within a primarily residential area in which more than 51% of residents have incomes below 80% of the Boston metropolitan area median income.

Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Main Streets program is targeted to 20 neighborhood commercial business districts. CDBG funds (\$1.5 million in PY18) are used for the 16 Main Street Districts that are located in qualified LMA areas. These are designated as Local Target Areas in the Consolidated Plan. The remaining 4 districts are funded with other (non-Federal) resources.

Choice Neighborhoods (CN) funds are restricted to the Whittier Street Choice Neighborhood area. The funds were competitively awarded by HUD to the Boston Housing Authority specifically for this area. We have designated this as a 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.

DND designated the Boston Housing Authority's Whittier Choice target area as an NRSA through the end of the grant period, 9/30/2023. The City committed a total of \$1.6 million in CDBG funds to BHA's Whittier Choice project. More on that project is in the public housing section.

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.

HOPWA funds are available to service providers throughout the three-County (Suffolk, Norfolk, Plymouth) Eligible Metropolitan Service Area, but as most of the persons living-with HIV/AIDS are within the City of Boston, most of the funded programs are located there as well.

Maps of these geographic target areas are included in the Appendix.

Discussion

All of the HUD funded programs are either targeted directly to low and moderate-income persons or to geographic areas with a majority of low and moderate-income persons.

HOPWA funding allocations are prioritized to ensure that the resources are targeted to communities with the greatest need based on the number and incidence rate of cases of persons living with HIV/AIDS.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

| One Year Goals for the Number of Households to be Supported | |
|---|-------|
| Homeless | 160 |
| Non-Homeless | 1,219 |
| Special-Needs | 70 |
| Total | 1,449 |

Table 3 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|---|-------|
| Rental Assistance | 230 |
| The Production of New Units | 683 |
| Rehab of Existing Units | 431 |
| Acquisition of Existing Units | 105 |
| Total | 1,449 |

Table 4 - One Year Goals for Affordable Housing by Support Type

Discussion

The housing portion of the Consolidated Plan is in turn a part of the City's broader housing strategy, **Housing Boston 2030**, launched in October 2014. **Boston 2030** calls for 53,000 more housing units to meet population growth at a variety of income levels across the City:

- 8,000 new units of affordable housing for low-income households, including 1,700 units for extremely low-income households and 1,500 units for low-income seniors.
- 22,500 middle-income units, including 4,000 units assisted through Boston's Inclusionary Development Policy.
- 22,500 new market rate units. To access more information on **Housing Boston 2030**, visit: <https://www.boston.gov/departments/neighborhood-development/housing-changing-city-boston-2030#boston-2030-reports> As required by HUD, the City calculates affordable rents and income limits. See the charts in the Appendix section of this Plan.

AP-60 Public Housing – 91.220(h)

Introduction

Primary responsibility for public housing and resident initiatives rests with the Boston Housing Authority (BHA) and is reported separately in the BHA's annual report to HUD. **The BHA** provides affordable housing to more than 58,000 residents in and around the City of Boston. Residents are assisted through a combination of public housing and federal and state voucher subsidy programs that provide a wide variety of housing opportunities. As the largest public housing authority in New England, the BHA houses close to nine percent of the city's residents. <http://www.bostonhousing.org/en/Home.aspx>

Actions planned during the next year to address the needs to public housing

The Boston Housing Authority (BHA) and the Department of Neighborhood Development (DND) worked collectively to submit a second Choice Neighborhoods application for \$30 million to redevelop the Whittier public housing development and the surrounding neighborhood. In December 2016, HUD selected the Whittier application for an award of \$30 million. DND committed \$1.6 million in CDBG funds to assist with the Neighborhood component of the Whittier Transformation Plan. DND 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 will leverage an additional \$260 million in private and public funds to transform Whittier Street and the surrounding community by providing educational and economic opportunities for low income residents and investing in community amenities and in that will improve the quality of life for all residents in the lower Roxbury neighborhood. For more information: <http://www.bostonhousing.org/en/Departments/Planning-and-Real-Estate-Development/Mixed-Finance-Development/Whittier-Choice-Neighborhood-Initiative.aspx#structure>

The Planning and Real Estate Development Department of the Boston Housing Authority (BHA) is responsible for redevelopment and leveraged financing programs, including HOPE VI projects, as well as several strategic planning and policy functions within the Authority. The link above provides access to the Plans and other documents.

The BHA has a \$2 billion redevelopment pipeline, one of the most ambitious development initiatives in its 75-year history. The BHA has designated developer partners for one-to-one replacement of 2,453 units of distressed public housing, as well as for the creation of more than 2,000 new units of mixed income housing. Other key roles of the department are 1) to enhance the BHA's outreach and links to residents and the larger community, 2) to administer the BHA's Agency Plan process, and 3) to run the BHA's Energy and Water Conservation Program.

In addition to the BHA's efforts and programs, the City provides support to selected programs serving public housing residents through its CDBG-funded human service programs. The City's Department of Neighborhood Development has also supported the BHA's applications to HUD for funding under the

HOPE-VI, Resident Opportunity Self Sufficiency (ROSS) and other programs targeted to serving public housing residents. The City also provides CDBG, HOME 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 down payment 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 to encourage public housing residents to become more involved in management and participate in homeownership

BHA activities to increase resident involvement include the Resident Advisory Board a group of residents elected to represent and reflect the diversity of residents served by BHA and to advise on the development and implementation of the Annual Plan; Local Tenant Organizations which are elected by their peers and represent residents in public housing developments and advocate for the needs of residents on all matters; and Section 8 Tenants Incorporated which works on behalf of leased housing participants on areas of education and resident rights and advocates for the needs of leased housing participants; and finally the Resident Empowerment Coalition composed of residents, advocates, and BHA has convened resident leaders and advocate organizations to form the Resident Empowerment Coalition of BHA (REC).

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance Not applicable

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The success of the City's efforts to reduce homelessness over the longer term will require that all placements into permanent housing are sustainable over time, providing the kind of support services that aid clients in addressing the root problems that led to their homelessness. Without these services, some recently re-housed people will drift back toward homelessness, only to repeat the cycle.

The City also recognizes that these services must reflect the diversity of issues that lead to homelessness: some clients will require workforce skill development and job placement; others may need medically-based support services; and still others will need services to gain access to the right income support programs. The City's efforts to end homelessness will include ensuring that appropriate support services are attached to as many homeless placements as possible, either as mobile client-linked services, or as development-based services. The City will work with HUD and technical service providers to ensure that clients served with CoC resources are linked to appropriate mainstream benefits to support their health and success in housing, such as those resources made available through the Affordable Care Act.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As part of the development of its Coordinated Entry System, in the last year, the Boston CoC has brought its Coordinated Access System to scale. 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 increased local investment in its Front Door Triage system, with case management staff embedded at the front door of shelters. The City continues to fund 5 workers at Pine Street Inn and the 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. In January 2016, there were 612 chronically homeless individuals in Boston. Since then, CoC partners have housed 514 chronically homeless individuals, representing over 3,300 years of homelessness ended. These individuals have been housed as a result of the efforts of the Chronic Working Group and the “by-name” case conferencing list utilizing the following strategies: matching people to available permanent supportive housing through the Coordinated Access System (CAS), building on a partnership with the Boston Housing Authority that pairs available BHA housing resources robust supportive services packages that allows for successful housing retention; working with the State to target 75 MRVPs towards veterans and chronically homeless; working with the State’s Executive Office of Health and Human Services and the Executive Office of Elder Affairs to use mainstream health care programs to pay for support services in housing and the creation of additional hard housing units.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency Shelter: Boston currently has 5,365 year round emergency shelter beds. At this time, the City does not have any unmet need for additional emergency shelter beds. The City will use its Emergency Solutions Grant and City operating budget funds to continue to support Boston’s Emergency Shelter Network.

Transitional Housing (TH): Boston currently has 563 transitional housing beds. At this time, the City does not have any unmet need for additional transitional housing units/beds and in the 2016 CoC completion, the CoC worked with its transitional housing partners to reallocate remaining TH programs towards the creation of additional permanent supportive housing for chronically homeless and rapid rehousing programs for families and individuals.

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

Currently, the City of Boston coordinates Rapid Re-Housing (RRH) projects through CoC, ESG, 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. In 2017 and 2018, the City of Boston committed a total of \$1,800,000 to create a RRH system to serve individuals experiencing homelessness. Through the first year of the collective effort, 96 individuals were housed with an average of 81 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.

In addition, the Massachusetts Department of Housing and Community Development (DHCD) is rapidly re-housing homeless families from hotels and motels into permanent housing through its HomeBase program. In Boston, HomeBase served 616 people in 214 families. Additionally, the City of Boston coordinates with New England Center and Home for Veterans (NECHV) and Volunteers of America (VOA) to serve veteran families with RRH assistance through SSVF.

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

As part of its Front Door Triage program, the City is assessing clients that present at shelter to determine if viable alternatives exist that would prevent the client from entering shelter. In the first 18-months, the triage system assessed 3,383 clients. Of those, 361 were successfully diverted from entering shelter and an additional 348 were successfully exited to housing within 30 days.

In addition, 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. Last year the City created the Office of Housing Stability (OHS) to focus on homelessness prevention. Since opening, OHS has intervened in 252 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.

Homeless Prevention: In 2016, 29% of the ESG budget was spent on Homelessness Prevention (HP). ESG funding for HP Programs increased to support the key initiatives outlined in the CoC Strategic Plan and has focused on two key areas; eviction prevention for subsidized tenants and property management/owner involvement in homelessness prevention planning and programming.

AP-70 HOPWA Goals - 91.220 (I)(3)

| One year goals for the number of households to be provided housing through the use of HOPWA for: | |
|--|-----|
| Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family | 70 |
| Tenant-based rental assistance | 70 |
| Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds | 0 |
| Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds | 0 |
| Total | 140 |

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The statewide target for affordable housing is that all communities in Massachusetts have at least 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 30 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>

High Land Costs and Lack of Available Land: Among the most significant barrier to the development of affordable housing in the City of Boston and throughout the Boston metro area is the high cost of land. For example, according to the Lincoln Land Institute's (<http://www.lincolninst.edu/subcenters/land-values/metro-area-land-prices.asp>) most recent data , land costs account for 60.7% of the cost of building housing in Metro Boston compared to just 36.7% in nearby Providence, Rhode Island and 19.2% in Hartford, Connecticut.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

One of the ways the City of Boston has addressed the high cost of land is by providing city-owned (tax foreclosed) land and buildings at nominal costs for the development of affordable housing. This helps to address both the supply and cost of buildable land. An **Acquisition Loan Fund** administered by DND's Neighborhood Housing Development division was created last year to assist community based organizations to acquire land, industrial property or vacant residential property for redevelopment to low or moderate income housing.

The Neighborhood Homes Initiative (<https://www.boston.gov/departments/neighborhood-development/neighborhood-homes-initiative>) uses city-owned land to create affordable homeownership opportunities for middle-class homebuyers. We are selling approximately 250 parcels

of City-owned land for new homes and will provide subsidies to developers to ensure that these homes are priced affordably. Homes will be priced between \$250,000 - \$400,000, and will be affordable to households with a combined income between \$60,000 - \$100,000. The affordable homes produced through the initiative have a 50-year resale restriction.

Discussion:

High Construction Costs: The high cost of labor and materials are another significant barrier to the production of affordable housing in Boston. This obstacle has proven more intractable in part due to state prevailing wage and Federal Davis-Bacon Act requirements that apply to most housing developments assisted with either CDBG or HOME funds. The City does require construction contracts to be competitively bid and expects costs to be within a reasonable range based on the costs for comparable projects. On larger development projects, construction bids are often currently coming in above estimated costs due to the approximately two years that elapses between the predevelopment period and the actual bidding of a project.

AP-85 Other Actions – 91.220(k)

Actions planned to address obstacles to meeting underserved needs

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

- a. the high prices of homes offered for sale are beyond the reach of most low and moderate income residents and even many middle-income residents;
- 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 coming year, Boston will continue to advocate for additional funding for federal programs such as CDBG, HOME, Section 202, rental assistance programs such as HOPWA, Shelter Plus Care and Section 8, and for State programs such as the Affordable Housing Trust, the Housing Stabilization Program and the Mass. Rental Voucher Program. The Department of Neighborhood Development will aggressively pursue all available resources for housing and community development.

Actions planned to foster and maintain affordable housing

In order to ensure the continued coordination of the City's housing efforts, Mayor Walsh created a Housing Task Force charged with creating a response and operation plan to meet Boston's housing challenges, including increasing the supply of housing, increasing the supply of housing for elderly and low-income households and incentivizing developers to build quality affordable housing. **Boston 2030** Housing Plan is the result of the Task Force work.

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 already far exceeds that target; affordable housing represents nearly 20 percent of our existing stock and 30 percent of all new housing production since 2000. With 53,313 affordable units, Boston has more than 20 percent of the state's affordable housing, even though the city hosts 9.8% of the state's population.

Actions planned to reduce lead-based paint hazards

The City of Boston has made great strides in its efforts to eliminate childhood lead poisoning in Boston. While the number of children under age 6 with elevated Blood Lead Levels (EBLLs) has been reduced by 95% in the past 15 years, there is still work to be done. The abatement of lead in existing housing units is an important part of the City's strategy for addressing an impediment to fair housing

faced by low-income families with children.

Massachusetts amended its Lead Paint Law as of December 1, 2017 that lowered the definition of lead poisoning in by a venous blood lead test result of 25 µg/dL to 10 ug/dl or greater. Poisoning triggers a mandatory code enforcement of the law (inspections/deleading); Clinical case management services for the family and child, and property owner liability for damages if the property was not in compliance. Additional changes included changing the abatement standards closer to HUD standards that are expected to lower abatement costs by 30%.

The City developed a four-pronged strategy for reducing the number of housing units containing lead-based paint and increasing the inventory of lead-safe housing especially for low and moderate income families:

1. Housing Production - requiring lead safe units in City supported development plans.

2. Enforcement - The City's Inspectional Services Department, Office of Fair Housing and Equity, and the Boston Public Health Commission's Childhood Lead Poisoning Prevention Program conduct housing inspections and investigations, identify units that are non-compliant with Massachusetts Lead Laws and take enforcement actions as needed.

3. Abatement - DND's Home Center Division administers Boston's nationally recognized *Lead Safe Boston* program. The program utilizes HUD and state funds to assist the abatement of lead hazards in existing housing. Boston was awarded \$3.325 million under HUD's FY15 Lead Hazard Control Grant competition. The funds will be used over a 36-month period.

4. Outreach & Education - Outreach and education is necessary to increase awareness that lead remains an issue that is linked by reputable studies to health inequities, educational achievement gaps, violence, and housing discrimination. This awareness can make our housing stock healthier and safer by motivating owners to de-lead privately, seek out de-leading resources, take advantage of “do-it-yourself” de-leading trainings offered by the Boston Public Health Commission, thereby reducing discriminations and increasing housing access.

Actions planned to reduce the number of poverty-level families

Action for Boston Community Development (ABCD) is Boston's antipoverty agency providing innovative programs that help empower individuals, families, and communities in Boston to overcome poverty, live with dignity, and achieve their full potential. ABCD served more than 95,000 low-income Greater Boston residents last year through its city-wide network of neighborhood-based organizations. ABCD's neighborhood network of Area Planning and Action Councils, Neighborhood Service Centers, and Head Start sites allow the agency to reach residents of every Boston neighborhood, offering a front door to the wide array of services available. For more information on ABCD, visit: <http://www.bostonabcd.org/>

The City provides extensive funding for anti-poverty activities such as job training and education initiatives through the Mayor's Office of Workforce Development (OWD), a division of the Boston Planning and Development Agency (BPDA). Approximately \$2.2 million funded 52 organizations serving over 4000 people during the last program year. These funds include funds to programs targeting populations who have the most barriers to employment and among the poorest in the city.

A major recent OWD accomplishment was an extensive revision of their 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.

For more information visit: <http://owd.boston.gov/>

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). For more information on the Boston Tax Help Coalition, visit: <http://www.bostontaxhelp.org/>

Actions planned to develop institutional structure

Community Development Corporations/Community Housing Development Organizations

(CDCs/CHDOs): Some of the nation's strongest and most experienced community development corporations are based here in Boston. The City of Boston provides financial support for this network by using 5% 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. Last program year we supported six CHDOs with \$104,750 in HOME funds.

The Boston Main Streets Foundation (BMSF) was established to support the very important work of the individual Main Street organizations. Each Main Street organization is a small independent non-profit with one or one and a half paid staff people. The Boston Main Streets Foundation provides the opportunity for the Main Street organizations to apply for grant support twice per year. These

"Innovation and Impact Grants" spark new, innovative and scalable outcomes in Boston's Main Streets neighborhoods, empowering Main Streets organizations to produce new & improved results and leveraging funders' contributions to maximize resources & impact. Also, in partnership with funders and the City of Boston, the BMSF issues "Challenge Grants" to the local BMS districts seeking their individual or collaborative proposals to receive funding to address a specific need or opportunity. In addition, the Foundation provides a vehicle to pursue creative joint fundraising opportunities.

The Boston Home Center is a one-stop shop offering information on a range of programs and services available in Boston such as: registration for homebuyer education classes and credit repair; various loan/grant programs offered to purchase or repair a home; applications for various properties being marketed by the City to income-eligible, first-time homebuyers; referral to foreclosure prevention services; lending and home repair programs including deleading.

Actions planned to enhance coordination between public and private housing and social service agencies

The Boston CoC's governing body is the CoC Leadership Council (LC). The LC was formed in 2008 as part of a statewide effort to prevent and end homelessness. The Mayor appointed LC members after conferring with leaders from the provider, business, consumer, philanthropic and faith communities. The LC directs CoC and Network activities including HMIS implementation and has responsibility for developing and implementing Boston's plan to prevent and end homelessness. The LC has adopted a Conflict of Interest policy and makes decisions through consensus or vote-taking when consensus cannot be reached.

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.

Program Specific Requirements

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

Introduction:

The PY 18 allocations allow DND to carry out a wide range of housing and community development programs across every neighborhood of Boston. In total, 63% of these HUD funds support 15 housing and homeless programs.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|--|------------------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 4,000,000 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 4,000,000 |

Other CDBG Requirements

| | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 90.00% |

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not plan to use any forms of investment other than those described in 24 CFR Sec. 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City will enforce the resale requirements through an Affordable Housing Covenant that will constitute deed restrictions and covenants running with the land for a period of 30 years (“Deed Restrictions”) for assisted housing units. The Deed Restrictions includes a formula to determine maximum resale price, an option to purchase on the part of the City and financial penalties if the property is not sold in compliance with the requirements of the covenant.

The City and the Commonwealth of Massachusetts’s Department of Housing and Community Development have a joint Affordable Housing Covenant that applies to HOME funded housing units. The covenant is currently under review by HUD.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Maximum Resale Price

The “Maximum Resale Price” for the HOME-assisted units shall be determined according to the following formula:

1. The consideration paid for the HOME Units as specified in the Deed to the Owner of the unit increased by three percent (3%) per annum, compound annually, plus
2. The actual cost of other capital improvements made to the HOME-assisted unit, not to exceed one percent (1%) per year of the consideration paid for the HOME-assisted unit; plus;
3. The amount of the real estate agent fee, up to an amount not to exceed three percent (3%) of the sum of (I) and (II) above and provided that such expense is documented.

This formula will ensure that the original HOME-assisted unit owner receives a fair return on their investment. The Seller is not guaranteed the maximum resale price. The Maximum Resale Price is the highest sale price allowed in accordance with the Affordable Housing Covenant. Actual market conditions may restrict the sale price to less than the allowed Maximum Resale Price.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not anticipate using any HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds. In the event that it becomes necessary to refinance such existing debt, the City will seek HUD's prior approval as needed on a case-by-case basis. In any case, the primary activity must be rehabilitation.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance

ESG written standards are included in the Appendix

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

All contracts with agencies that are funded with McKinney-Vento resources, including ESG, are required to participate in Boston's Homeless Management Information System (HMIS). Programs are required to collect the HUD prescribed Universal Data Elements and Program Specific Data Elements for their clients and provide data for the Annual Homeless Assessment Report and the annual McKinney-Vento funding application to HUD. Program Specific Data Elements are required to be captured at program entry and program exit.

HUD also requires McKinney-Vento recipients to collect data regarding a client's homeless status in regards to HUD's definition and the number of chronically homeless served.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

DND issues a request for proposals (RFP) that includes a set of ranking criteria that carry a point value. These criteria include:

- A. Project Description (which includes a description of the outreach, referral and intake process, of the population to be served and their needs, and the participation selection process)
- B. Organization Experience and Capacity
- C. Coordination and Collaboration
- D. Outcomes
- E. Data Collection
- F. Program Budget (including verification of match requirements)A panel of DND staff rate and rank each proposal according to the criteria and then make funding recommendations to the DND Director and the Leadership Council of the Boston CoC (the lead agency for the Boston CoC).

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services

funded under ESG. We meet this requirement.

5. Describe performance standards for evaluating ESG.

DND utilizes four types of performance standards for evaluating ESG activities.

The first is the executed contract between DND and the sub-recipient. The contract includes the ESG regulations, a scope of services that describes the program, the provision of services, the process for the distribution of cash assistance (if applicable), and the program budget and outcome measures. If the sub recipient is out of compliance with any of the provisions of the contract, DND can terminate the funding.

The second is the monthly or quarterly payment request process. Through this process we make sure that the funds are being spent in a timely manner, are being used for a eligible activities (including activities that were described in the scope of work), and the proper back-up documentation is being submitted to support the costs as requested.

The third way is through semi-annual reports that include the number served, spending and progress on outcomes.

The fourth way is through monitoring site visits. DND has an existing monitoring tool that is used for the Emergency Shelter Grant Program that will be adapted for the Emergency Solutions Grant Program. It is our intention to conduct our initial monitoring visit after the program has been operational for at least 3 months.

HOPWA - Selection Project Sponsors

DND follows a publicly available Request for Proposals (RFP) procurement process for all new funding at the Agency. This opportunity is available to all non-profit organizations. Advertisements are placed in the Boston Herald, the City Record, the Goods and Services Bulletin and are posted on the City's website. Outreach is conducted via an email list serve to all current CoC members, HOPWA recipients and Aid Service Organizations (ASOs).

HOPWA applicants are graded on the strength of their proposals, with preference given to existing providers so as not to disrupt continuity of service delivery to HOPWA-eligible clients.

Discussion

All of the HUD funded programs are either targeted directly to low and moderate-income persons or to geographic areas with a majority of low and moderate-income persons.

HOPWA funding allocations are prioritized to ensure that the resources are targeted to communities with the greatest need based on the number and incidence rate of cases of persons living with HIV/AIDS.