

Housing & Neighborhood Development

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Housing & Neighborhood Development

Sheila Dillon, Chief of Housing & Neighborhood Development

Cabinet Mission

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

Operating Budget	Total Actual '18	Total Actual '19	Total Approp '20	Total Budget '21
Neighborhood Development	13,685,668	14,203,729	20,577,614	27,088,350
Total	13,685,668	14,203,729	20,577,614	27,088,350

Capital Budget Expenditures	Actual '18	Actual '19	Estimated '20	Projected '21
Neighborhood Development	2,984,074	162,224	3,850,000	11,500,000
Total	2,984,074	162,224	3,850,000	11,500,000

External Funds Expenditures	Total Actual '18	Total Actual '19	Total Approp '20	Total Budget '21
Neighborhood Development	77,391,386	78,471,560	87,172,822	87,824,749
Total	77,391,386	78,471,560	87,172,822	87,824,749

Neighborhood Development Operating Budget

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

Department Mission

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

Selected Performance Goals

Real Estate Management & Sales

- Dispose of tax-foreclosed and surplus property.

Housing Development & Services

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

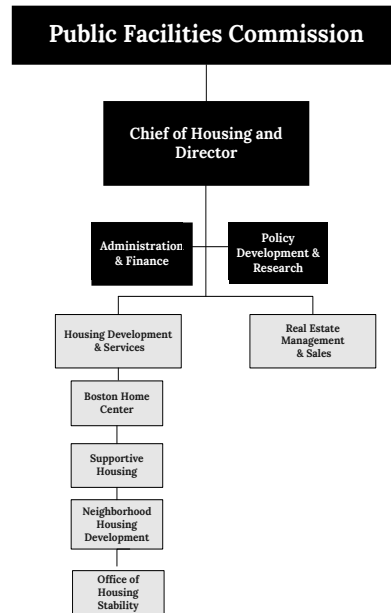
Operating Budget	Program Name	Total Actual '18	Total Actual '19	Total Approp '20	Total Budget '21
	Neighborhood Development Administration	1,554,436	1,729,830	1,792,435	1,880,835
	Real Estate Management & Sales	2,180,242	1,962,523	1,974,658	2,056,247
	Housing Development & Services	9,950,990	10,511,376	16,810,521	23,151,268
	Total	13,685,668	14,203,729	20,577,614	27,088,350

External Funds Budget	Fund Name	Total Actual '18	Total Actual '19	Total Approp '20	Total Budget '21
	Brownfields Economic Development Initiative	79,452	11,864	50,334	25,000
	CDBG	18,420,386	15,614,172	22,634,456	22,701,283
	Choice Neighborhood Implementation Grant	1,099,945	49,500	291,408	125,450
	Continuum of Care Emergency Solutions Grant	22,315,120	24,833,362	29,206,961	29,374,403
	EPA/Brownfields	49,567	75,590	133,333	0
	HOME	7,220,948	9,029,140	6,836,980	6,880,736
	HOPWA	2,496,889	3,350,033	2,894,494	3,089,167
	Inclusionary Development Fund	20,255,518	19,413,957	20,086,000	20,150,540
	Lead Paint Abatement	1,051,345	1,143,291	1,094,896	1,354,128

Neighborhood Development Fund	1,916,962	237,239	67,025	67,025
Regional Foreclosure Education Grant (COM)	103,230	2,923,328	191,357	191,357
Section 108 (Unrestricted)	31,530	0	0	0
Urban Agenda Grant	39,567	0	0	0
Youth Homelessness Demonstration Program	0	0	2,061,384	2,359,050
Total	77,391,386	78,471,560	87,172,822	87,824,749

Operating Budget	Actual '18	Actual '19	Approp '20	Budget '21
Personnel Services	3,436,530	3,595,118	3,866,748	4,159,825
Non Personnel	10,249,138	10,608,611	16,710,866	22,928,525
Total	13,685,668	14,203,729	20,577,614	27,088,350

Neighborhood Development Operating Budget



Authorizing Statutes

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

Description of Services

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

Department History

Personnel Services	FY18 Expenditure	FY19 Expenditure	FY20 Appropriation	FY21 Recommended	Inc/Dec 20 vs 21
51000 Permanent Employees	3,423,767	3,595,118	3,811,248	4,104,325	293,077
51100 Emergency Employees	0	0	42,000	42,000	0
51200 Overtime	0	0	0	0	0
51600 Unemployment Compensation	0	0	11,000	11,000	0
51700 Workers' Compensation	12,763	0	2,500	2,500	0
Total Personnel Services	3,436,530	3,595,118	3,866,748	4,159,825	293,077
Contractual Services	FY18 Expenditure	FY19 Expenditure	FY20 Appropriation	FY21 Recommended	Inc/Dec 20 vs 21
52100 Communications	63,910	66,850	50,736	60,720	9,984
52200 Utilities	5,330	30,807	23,996	33,174	9,178
52400 Snow Removal	975	0	0	0	0
52500 Garbage/Waste Removal	8,800	3,756	8,750	8,750	0
52600 Repairs Buildings & Structures	88,359	123,444	101,202	100,000	-1,202
52700 Repairs & Service of Equipment	7,763	9,188	10,500	10,500	0
52800 Transportation of Persons	3,267	4,302	4,120	5,000	880
52900 Contracted Services	1,366,127	981,854	1,423,459	1,662,510	239,051
Total Contractual Services	1,544,531	1,220,201	1,622,763	1,880,654	257,891
Supplies & Materials	FY18 Expenditure	FY19 Expenditure	FY20 Appropriation	FY21 Recommended	Inc/Dec 20 vs 21
53000 Auto Energy Supplies	36	94	295	272	-23
53200 Food Supplies	0	0	0	0	0
53400 Custodial Supplies	0	0	0	0	0
53500 Med, Dental, & Hosp Supply	0	0	0	0	0
53600 Office Supplies and Materials	17,207	19,228	25,800	25,800	0
53700 Clothing Allowance	21,525	5,855	18,000	7,000	-11,000
53800 Educational Supplies & Mat	0	0	0	0	0
53900 Misc Supplies & Materials	5,693	7,529	11,625	11,625	0
Total Supplies & Materials	44,461	32,706	55,720	44,697	-11,023
Current Chgs & Oblig	FY18 Expenditure	FY19 Expenditure	FY20 Appropriation	FY21 Recommended	Inc/Dec 20 vs 21
54300 Workers' Comp Medical	1,344	1,353	10,000	5,000	-5,000
54400 Legal Liabilities	3,400	0	3,570	3,570	0
54500 Aid To Veterans	0	0	0	0	0
54600 Current Charges H&I	0	0	0	0	0
54700 Indemnification	0	0	0	0	0
54800 Reserve Account	0	0	0	0	0
54900 Other Current Charges	104,302	105,476	119,606	122,506	2,900
Total Current Chgs & Oblig	109,046	106,829	133,176	131,076	-2,100
Equipment	FY18 Expenditure	FY19 Expenditure	FY20 Appropriation	FY21 Recommended	Inc/Dec 20 vs 21
55000 Automotive Equipment	0	0	0	0	0
55400 Lease/Purchase	0	0	0	0	0
55600 Office Furniture & Equipment	0	0	0	0	0
55900 Misc Equipment	1,100	8,423	8,755	8,755	0
Total Equipment	1,100	8,423	8,755	8,755	0
Other	FY18 Expenditure	FY19 Expenditure	FY20 Appropriation	FY21 Recommended	Inc/Dec 20 vs 21
56200 Special Appropriation	8,550,000	9,240,452	14,890,452	20,863,343	5,972,891
57200 Structures & Improvements	0	0	0	0	0
58000 Land & Non-Structure	0	0	0	0	0
Total Other	8,550,000	9,240,452	14,890,452	20,863,343	5,972,891
Grand Total	13,685,668	14,203,729	20,577,614	27,088,350	6,510,736

Department Personnel

Title	Union Code	Grade	Position	FY21 Salary	Title	Union Code	Grade	Position	FY21 Salary
Accntant	SU2	21	0.25	20,875	Financial Analyst	SU2	19	0.25	17,871
Accounting Manager	SU2	22	0.25	22,562	HMIS Administrator	SU2	23	0.05	4,878
Administ Assist	EXM	19	0.07	4,332	HMIS Coordinator	SU2	21	0.05	4,123
Archt	SU2	21	0.10	8,281	Housing Crisis Case Coord	SU2	21	2.00	138,867
Asset Manager	SU2	21	0.25	20,005	Housing Development Officer	SU2	22	1.98	173,442
Assistant Director	EXM	26	4.10	425,792	Legal Sec	EXM	19	0.25	15,472
Assistant-Director	EXM	26	0.35	37,508	Loan Monitor	SU2	19	0.50	35,742
Assoc Deputy Director	EXM	28	1.65	201,930	Manager Of Research & Dev	SU2	23	0.25	24,388
Asst Dir for Compliance Loans	EXM	26	0.25	26,791	Operations Manager	EXM	25	2.45	235,807
Budget Manager	SU2	22	0.25	20,665	Policy Advisor	EXM	28	0.25	31,342
Business Analyst/Product Owner	SU2	22	0.25	19,484	Procurement Officer	SU2	20	0.25	19,314
Communication Spec	EXM	22	0.25	15,124	Prog Asst	SU2	19	3.45	209,865
Compliance Monitor	SU2	20	0.20	15,451	Program Manager	SU2	21	3.30	272,139
Computer Specialist	SU2	20	0.25	19,314	Project Manager	SU2	22	1.00	90,249
Construction & Design Serv Manager	SU2	24	0.10	10,545	Project Mngr	SU2	21	2.40	173,747
Construction Manager	SU2	23	0.40	39,004	ProjMgr(RealEstate&CommntyDev)	SU2	21	1.00	56,849
Construction Specialist II	SU2	21	0.90	74,058	Property Mgmt	SU2	22	2.00	180,499
Construction Supervisor	SU2	21	0.40	30,088	Reasearch & Development Anl	SU2	21	0.25	20,875
Controllor	EXM	27	0.25	25,596	Records Manager	SU2	21	0.25	20,463
Contruccion Specialist I	SU2	20	0.80	61,804	Senior Account Specialist	SU2	21	0.25	20,875
Deputy Director	EXM	27	0.40	46,364	Spec Asst (DND)	EXM	25	0.25	24,770
Deputy Director	EXM	29	2.75	363,715	Special Assistant	EXM	22	0.25	19,576
Dir of Asset & Prog Strategy	EXM	29	0.40	54,239	Sr Budget Manager	SU2	24	0.25	26,362
Dirctor	CDH	NG	1.00	166,440	Sr Communications Spec	EXM	24	0.25	22,901
Director of Legal Unit	EXM	28	0.25	31,342	Sr Compliance Officer	SU2	22	0.20	17,894
Director of Marketing	EXM	28	0.25	31,342	Sr Developer	SU2	24	0.25	26,362
Director of Operations	EXM	29	1.00	119,001	Sr Housing Develop Officer	SU2	24	0.50	52,725
Dir-Public/Media Relations	EXM	28	1.00	125,368	Sr Program Manager	SU2	23	0.75	71,195
Finance Manager	SU2	22	0.25	22,562	Sr Project Manager	SU2	23	1.00	97,550
					Sr Project Manager (DND)	SU2	24	1.00	105,449
					Total			46	4,271,173
					Adjustments				
					Differential Payments				0
					Other				24,969
					Chargebacks				0
					Salary Savings				-191,817
					FY21 Total Request				4,104,325

External Funds History

Personnel Services	FY18 Expenditure	FY19 Expenditure	FY20 Appropriation	FY21 Recommended	Inc/Dec 20 vs 21
51000 Permanent Employees	7,679,405	7,575,434	7,903,965	7,930,628	26,663
51100 Emergency Employees	0	0	0	0	0
51200 Overtime	1,478	0	0	0	0
51300 Part Time Employees	0	0	0	0	0
51400 Health Insurance	1,015,476	1,004,161	931,890	1,123,382	191,492
51500 Pension & Annuity	698,390	735,142	702,316	674,029	-28,287
51600 Unemployment Compensation	0	0	0	0	0
51700 Workers' Compensation	0	0	0	0	0
51800 Indirect Costs	2,520	0	0	0	0
51900 Medicare	91,470	91,253	113,150	108,593	-4,557
Total Personnel Services	9,488,740	9,405,991	9,651,321	9,836,632	185,311
Contractual Services	FY18 Expenditure	FY19 Expenditure	FY20 Appropriation	FY21 Recommended	Inc/Dec 20 vs 21
52100 Communications	40,250	44,246	53,204	53,204	0
52200 Utilities	19,903	58,247	91,500	59,000	-32,500
52400 Snow Removal	0	0	0	0	0
52500 Garbage/Waste Removal	1,146	1,310	5,080	5,264	184
52600 Repairs Buildings & Structures	22,736	17,721	41,153	141,153	100,000
52700 Repairs & Service of Equipment	6,458	6,370	24,500	23,675	-825
52800 Transportation of Persons	48,617	54,919	119,845	64,130	-55,715
52900 Contracted Services	67,529,964	68,706,639	76,707,858	77,290,045	582,187
Total Contractual Services	67,669,075	68,889,451	77,043,140	77,636,471	593,331
Supplies & Materials	FY18 Expenditure	FY19 Expenditure	FY20 Appropriation	FY21 Recommended	Inc/Dec 20 vs 21
53000 Auto Energy Supplies	137	51	500	0	-500
53200 Food Supplies	0	0	0	0	0
53400 Custodial Supplies	175	745	1,250	1,250	0
53500 Med, Dental, & Hosp Supply	0	0	0	0	0
53600 Office Supplies and Materials	37,027	54,653	86,300	78,300	-8,000
53700 Clothing Allowance	725	14,645	0	13,903	13,903
53800 Educational Supplies & Mat	0	0	0	0	0
53900 Misc Supplies & Materials	6,535	9,024	19,400	19,400	0
Total Supplies & Materials	44,599	79,118	107,450	112,853	5,403
Current Chgs & Oblig	FY18 Expenditure	FY19 Expenditure	FY20 Appropriation	FY21 Recommended	Inc/Dec 20 vs 21
54300 Workers' Comp Medical	7,614	0	5,000	5,000	0
54400 Legal Liabilities	0	0	0	0	0
54600 Current Charges H&I	0	0	0	0	0
54700 Indemnification	0	0	0	0	0
54800 Reserve Account	0	0	0	0	0
54900 Other Current Charges	87,806	69,871	281,693	137,530	-144,163
Total Current Chgs & Oblig	95,420	69,871	286,693	142,530	-144,163
Equipment	FY18 Expenditure	FY19 Expenditure	FY20 Appropriation	FY21 Recommended	Inc/Dec 20 vs 21
55000 Automotive Equipment	0	0	0	0	0
55400 Lease/Purchase	0	0	0	0	0
55600 Office Furniture & Equipment	26,319	1,848	25,000	25,000	0
55900 Misc Equipment	67,233	25,281	59,218	71,264	12,046
Total Equipment	93,552	27,129	84,218	96,264	12,046
Other	FY18 Expenditure	FY19 Expenditure	FY20 Appropriation	FY21 Recommended	Inc/Dec 20 vs 21
56200 Special Appropriation	0	0	0	0	0
57200 Structures & Improvements	0	0	0	0	0
58000 Land & Non-Structure	0	0	0	0	0
Total Other	0	0	0	0	0
Grand Total	77,391,386	787,471,560	87,172,822	87,824,749	651,927

External Funds Personnel

Title	Union Code	Grade	Position	FY21 Salary	Title	Union Code	Grade	Position	FY21 Salary
Accntant	SU2	21	0.75	62,624	Financial Analyst	SU2	19	0.75	53,613
Accounting Manager	SU2	22	0.75	67,687	HMIS Administrator	SU2	23	0.95	92,673
Admin Assist	EXM	19	0.93	57,555	HMIS Coordinator	SU2	21	0.95	78,343
Advisor to the Chief of DND	EXM	NG	1.00	70,192	Housing Crisis Case Coord	SU2	21	1.00	74,226
Architect	SU2	21	0.90	74,528	Housing Development Officer	SU2	22	11.02	936,716
Asset Manager	SU2	21	0.75	42,637	Legal Sec	EXM	19	0.75	46,415
Assistant Director	EXM	26	7.55	794,703	Loan Monitor	SU2	19	1.50	107,226
Assoc Deputy Director	EXM	28	2.35	274,905	Manager Of Research & Dev	SU2	23	0.75	73,163
Asst Dir for Compliance Loans	EXM	26	0.75	80,374	Operations Manager	EXM	25	2.55	248,027
Budget Manager	SU2	22	0.75	61,995	Policy Advisor	EXM	28	0.75	94,026
Business Analyst/Product Owner	SU2	22	0.75	58,453	Procurement Officer	SU2	20	0.75	57,942
Communication Spec	EXM	22	0.75	45,373	Prog Asst	SU2	19	3.55	242,892
Compliance Monitor	SU2	20	1.80	139,060	Program Manager	SU2	21	6.70	546,281
Computer Specialist	SU2	20	0.75	57,942	Project Mngr	SU2	21	3.60	300,594
Construction & Design Serv Manager	SU2	24	0.90	94,904	Reasearch & Development Anl	SU2	21	0.75	62,624
Construction Manager	SU2	23	1.60	156,016	Records Manager	SU2	21	0.75	61,390
Construction Specialist II	SU2	21	2.10	172,945	Senior Account Specialist	SU2	21	0.75	62,624
Construction Supervisor	SU2	21	1.60	120,353	Spec Asst (DND)	EXM	25	0.75	74,309
Controller	EXM	27	0.75	76,787	Special Assistant	EXM	22	0.75	58,729
Contruction Specialist I	SU2	20	3.20	247,217	Sr Budget Manager	SU2	24	0.75	79,087
Deputy Director	EXM	27	0.40	46,364	Sr Communications Spec	EXM	24	0.75	68,703
Deputy Director	EXM	29	4.25	548,752	Sr Compliance Officer	SU2	22	1.80	161,047
Dir of Asset & Prog Strategy	EXM	29	0.60	81,359	Sr Developer	SU2	24	0.75	79,087
Director of Legal Unit	EXM	28	0.75	94,026	Sr Housing Develop Officer	SU2	24	4.50	474,521
Director of Marketing	EXM	28	0.75	94,026	Sr Program Manager	SU2	23	3.25	295,687
Finance Manager	SU2	22	0.75	67,687	Sr Project Manager	SU2	23	1.00	97,550
Total							90	8,215,956	
Adjustments									
Differential Payments									0
Other									14,672
Chargebacks									0
Salary Savings									-300,000
FY21 Total Request									7,930,628

Program 1. Administration

Rick Wilson, Deputy Director, Organization 188100

Program Description

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

Operating Budget	Actual '18	Actual '19	Approp '20	Budget '21
Personnel Services	1,343,308	1,353,829	1,435,321	1,493,753
Non Personnel	211,128	376,001	357,114	387,082
Total	1,554,436	1,729,830	1,792,435	1,880,835

Program 2. Real Estate Management & Sales

Donald Wright, Deputy Director, Organization 188200

Program Description

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

Operating Budget	Actual '18	Actual '19	Approp '20	Budget '21
Personnel Services	1,079,143	1,056,611	1,008,338	870,347
Non Personnel	1,101,099	905,912	966,320	1,185,900
Total	2,180,242	1,962,523	1,974,658	2,056,247

Performance

Goal: Dispose of tax-foreclosed and surplus property

Performance Measures	Actual '18	Actual '19	Projected '20	Target '21
# of land parcels and buildings sold or transferred for development and open space	79	66	77	80

Program 3. Housing Development & Services

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

Program Description

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

Operating Budget	Actual '18	Actual '19	Approp '20	Budget '21
Personnel Services	1,014,079	1,184,678	1,423,089	1,795,725
Non Personnel	8,936,911	9,326,698	15,387,432	21,355,543
Total	9,950,990	10,511,376	16,810,521	23,151,268

Performance

Goal: Assist existing homeowners in retaining their homes

Performance Measures	Actual '18	Actual '19	Projected '20	Target '21
# of homeowners assisted with foreclosure prevention counseling	233	226	238	240

Goal: Assist tenants and landlords to preserve their tenancies

Performance Measures	Actual '18	Actual '19	Projected '20	Target '21
# of housing-insecure households placed in permanent housing	303	456	313	325
# of potential evictions averted	479	680	794	850

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

Performance Measures	Actual '18	Actual '19	Projected '20	Target '21
# of low income housing units permitted (Deed restricted and IDP)	315	254	344	533
# of middle income housing units permitted (Deed restricted and market)	1,777	882	1,578	1,542
Total # of net new housing units permitted	4,889	2,387	4,554	3,304

Goal: Foster Homeownership in Boston Neighborhoods

Performance Measures	Actual '18	Actual '19	Projected '20	Target '21
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# of homebuyers assisted with down payment assistance	111	81	90	213
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Goal: Help Homeowners Improve their Homes and Communities

Performance Measures	Actual '18	Actual '19	Projected '20	Target '21
# of homeowners assisted through the home repair and rehab program	1,051	1,084	940	1,000

Goal: Provide assistance towards ending homelessness in Boston

Performance Measures	Actual '18	Actual '19	Projected '20	Target '21
# of chronically homeless individuals placed in permanent housing	220	2,244	220	220
# of homeless veterans placed in permanent housing	184	265	200	200

External Funds Projects

Abandoned Property Rehab Grant

Project Mission

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

ARRA – Neighborhood Stabilization Program

Project Mission

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

BRA/HODAG Program Income

Project Mission

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

Brownfields Economic Development Initiative

Project Mission

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

Choice Neighborhoods Implementation Grant

Project Mission

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

Community Challenge Planning Grant

Project Mission

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

Community Development Block Grant

Project Mission

The Community Development Block Grant (CDBG) is an annual entitlement grant from the U.S. Department of Housing and Urban Development to the City of Boston designed to fund a variety of neighborhood development activities. At least 70 percent of CDBG funds must be used to benefit low- and moderate-income households. CDBG funds are used to produce and preserve affordable housing, revitalize neighborhood commercial districts, assist the renovation of non-profit facilities, improve vacant lots, promote and monitor fair housing activities, and assist non-profit organizations in the operation of emergency shelters, health care, child care, youth and adult literacy programs. CDBG funds cannot be used for general government services or to replace funding cuts from existing public service activities. The CDBG awards for FY17, FY18, and FY19 were \$15,958,081, \$15,761,309, and \$17,229,498 respectively. The FY20 award was \$17,146,361, and the FY21 award is \$17,437,636.

Continuum of Care

Project Mission

The Continuum of Care (CoC) program combines the previously standalone Supportive Housing and Shelter Plus Care programs into one annual competitive grant program from the US Department of Housing and Urban Development (HUD). The purpose of the program is to assist individuals and families experiencing homelessness and to provide the services needed to help such individuals move into transitional and permanent housing, with the goal of long term stability. Specifically, the program helps develop housing and related supportive services for people moving from homelessness to independent living. The program provides rental assistance that, when combined with social services, provides supportive housing for homeless people with disabilities and their families. The CoC award for FY17, FY18, and FY19 were \$22,664,525, \$24,583,209, and \$26,368,398 respectively. The FY20 award was \$29,021,101. The FY21 Tier I Renewals award is \$26,665,386; Tier II and bonus applications have not yet been announced. If awarded in full, the grant will total \$30,511,862.

Emergency Solutions Grant

Project Mission

The Emergency Solutions Grant (ESG) is an annual entitlement grant to the City of Boston from the U.S. Department of Housing and Urban Development. It is used to assist individuals and families to quickly regain stability in permanent housing after experiencing a crisis or homelessness. The ESG awards for FY17, FY18, and FY19 were \$1,449,423, \$2,014,377, and \$1,418,872 respectively. The FY20 award was \$1,461,960, and the FY21 award is \$1,506,611.

EPA/Brownfields

Project Mission

The U.S. Environmental Protection Agency makes Brownfield Assessment and Clean-up grants available on a competitive basis. These grants are used to evaluate and/or clean-up contamination at EPA-eligible Brownfield sites. Brownfields are defined as real property, expansion, redevelopment, or re-use of which may be complicated by the presence or the potential presence of a hazardous substance, pollutant, or contaminant. Assessment grant funds were used to assess environmental conditions on parcels abutting or near the Fairmount-Indigo Commuter Rail line. The EPA is expected to issue an RFP for a new grant in the third quarter of FY21.

Home Investment Partnership (HOME)

Project Mission

The HOME Partnership Program is an annual entitlement grant from the U.S. Department of Housing and Urban Development (HUD) to the City of Boston to support the development of affordable housing. Eligible activities include new construction or rehabilitation of housing, tenant-based rental assistance for up to two years, and assistance to first-time homebuyers. All HOME funds must be used to benefit low and moderate income households. Fifteen percent of HOME funds are set aside for Community Housing Development Organizations. HOME grants are four years in duration. The HOME awards in FY17, FY18, and FY19 were \$4,153,113, \$4,152,803, and \$5,863,642 respectively. The FY20 award was \$5,336,980, and the FY21 award is \$5,871,574.

HOPWA

Project Mission

The Housing Opportunities for People with AIDS (HOPWA) Program is a three-year grant awarded annually from the U.S. Department of Housing and Urban Development to the City of Boston. The program is designed to provide affordable, appropriate housing for people with AIDS (PWAs) in the metropolitan Boston area. Eligible activities include housing, counseling, housing development, rental assistance, technical assistance, homelessness prevention, operating costs including support services, and housing-related costs. DND will be directing these funds to three primary activities: metropolitan-area housing counseling to help PWAs find/retain affordable housing, technical assistance to developers of housing for PWAs, and emergency assistance payments to help PWAs retain their existing housing. The HOPWA awards in FY17, FY18, and FY19 were \$2,005,609, \$2,285,329, and \$2,588,781 respectively. The FY20 award was \$2,894,494, and the FY21 award is \$3,089,167.

Inclusionary Development Fund

Project Mission

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

Lead Paint Abatement

Project Mission

The Lead Paint Abatement grant is a competitive 42-month grant from the U.S. Department of Housing and Urban Development's Office of Healthy Homes and Lead Hazard Control to the City of Boston. The purpose of the grant is to reduce the exposure of young children to lead-based paint hazards in their homes through intensive services consisting of counseling, outreach and abatement in the high-risk target areas of Dorchester, Roxbury and Mattapan and to provide financing services citywide. Activities include abatement, inspections, risk assessments, and temporary relocations. The grant awarded in FY20 totals \$4,342,674 and started on 12/1/19.

Neighborhood Development Fund

Project Mission

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

Neighborhood Stabilization Program (State Funds)

Project Mission

Neighborhood Stabilization Program grants were made available to Boston and several other direct grant communities on a non-competitive basis from the Massachusetts Department of Housing and Community Development. The Commonwealth of Massachusetts agreed to match Boston's HUD NSP funds \$1-\$1 and NSP admin funds \$0.50-\$1. Funds were used to establish financial mechanisms for purchase and

redevelopment of foreclosed homes and residential properties. Such mechanisms included soft-second, loan loss reserves, and shared-equity loans for low and moderate income homebuyers; purchase and rehabilitation of homes and residential properties that were abandoned or foreclosed upon in order to sell, rent, or redevelop such homes as properties; establish land banks for homes that were foreclosed upon; demolish blighted structures; and redevelop demolished or vacant properties. The first NSP State grant totaled \$4,020,500. A second NSP State grant totaled \$999,999.

OBD/EDI

Project Mission

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

Regional Foreclosure Education Grant (COM)

Project Mission

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

Section 108 Loan Guarantee Programs/Section 108 Unrestricted

Project Mission

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

Triple Decker Initiative

Project Mission

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

Youth Homelessness Demonstration Program Grant

Project Mission

To help end youth homelessness in Boston, the U.S. Department of Housing and Urban Development (HUD) has awarded \$4.92 million through its Youth Homelessness Demonstration Program (YHDP). This project will support a wide range of housing programs including rapid rehousing, permanent supportive housing, transitional housing, and host homes. The start date of this two-year grant was 10/1/2019.

Neighborhood Development Capital Budget

Overview

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

FY21 Major Initiatives

- The City will invest in infrastructure supporting the development of affordable housing, including projects in conjunction with the Boston Housing Authority.
- Renovation of a former branch library will begin to transform it into a new senior center in Orient Heights.

Capital Budget Expenditures	Total Actual '18	Total Actual '19	Estimated '20	Total Projected '21
Total Department	2,984,074	162,224	3,850,000	11,500,000

Neighborhood Development Project Profiles

BHA HOUSING SUPPORT

Project Mission

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

Managing Department, Neighborhood Development **Status,** To Be Scheduled

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

Authorizations

Source	Existing	FY21	Future	Non Capital Fund	Total
City Capital	30,000,000	5,000,000	0	0	35,000,000
Grants/Other	0	0	0	0	0
Total	30,000,000	5,000,000	0	0	35,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/19	FY20	FY21	FY22-25	Total
City Capital	0	0	3,000,000	32,000,000	35,000,000
Grants/Other	0	0	0	0	0
Total	0	0	3,000,000	32,000,000	35,000,000

HOUSING INFRASTRUCTURE FUND

Project Mission

Investment in infrastructure to support affordable housing development.

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

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

Authorizations

Source	Existing	FY21	Future	Non Capital Fund	Total
City Capital	0	5,000,000	0	0	5,000,000
Grants/Other	0	0	0	0	0
Total	0	5,000,000	0	0	5,000,000

Expenditures (Actual and Planned)

Source	Thru 6/30/19	FY20	FY21	FY22-25	Total
City Capital	0	0	5,000,000	0	5,000,000
Grants/Other	0	0	0	0	0
Total	0	0	5,000,000	0	5,000,000

Neighborhood Development Project Profiles

ORIENT HEIGHTS SENIOR CENTER

Project Mission

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

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

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

Authorizations

Source	Existing	FY21	Future	Non Capital Fund	Total
City Capital	1,000,000	4,600,000	0	0	5,600,000
Grants/Other	0	0	0	0	0
Total	1,000,000	4,600,000	0	0	5,600,000

Expenditures (Actual and Planned)

Source	Thru 6/30/19	FY20	FY21	FY22-25	Total
City Capital	0	50,000	3,500,000	2,050,000	5,600,000
Grants/Other	0	0	0	0	0
Total	0	50,000	3,500,000	2,050,000	5,600,000