

CITY OF BOSTON

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

FOR PROGRAM YEAR 2017
(JULY 1, 2017 TO JUNE 30, 2018)



Residences at Fairmount Station, Hyde Park

City of Boston
Martin J. Walsh, Mayor

Department of Neighborhood Development
Sheila A. Dillon, Director



**CITY OF BOSTON
Program Year 2017 CAPER**

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Introduction

Boston receives an annual formula allocation of funds from the Department of Housing and Urban Development (HUD) that varies from year to year due to the amount of funds appropriated by Congress, and changes in the census data used to compute the formula allocations. As a condition of receiving the four funding allocations:

1. Community Development Block Grant (CDBG),
2. HOME Investment Partnership (HOME),
3. Housing Opportunities for Persons With AIDS (HOPWA) and
4. Emergency Solutions Grant (ESG) funds,

HUD requires Boston to submit an annual Action Plan (budget) that details how the funds will be used to address priority housing and community development needs for each year of our 5-Year Consolidated Plan. At the end of each plan year, HUD requires a Consolidated Annual Performance and Evaluation (CAPER) report detailing actual accomplishments.

This CAPER report is for year 5, the final year of our 5-year Consolidated Plan. HUD provides a required template for producing the report directly within their Integrated Disbursement and Information System (IDIS). Now approved, this Program Year 2017 CAPER is posted on DND's webpage ([CAPER Reports](#)). The report contains general accomplishments, program specific reporting and an appendix of information detailing activities.

CR-05 - Goals and Outcomes

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

In September 2018, the City issued an update to the Walsh Administration's housing plan, **Housing a Changing City: Boston 2030**, introduced in 2014. Based on current demographic data, Boston's 2030 population is projected to be 760,000 people. To house this increased population, the **Boston 2030** housing production goal is increasing from 53,000 to 69,000 new units of housing. The 69,000 new units will serve a range of household incomes with 15,820 income-restricted bringing to 70,000 (1 out of 5) income-restricted homes in Boston. As of the quarter ending 6/30/18, 27,500 new housing units (rental and ownership) have been permitted; 10,000 of these units are completed or in construction generating more than 12,000

construction jobs. Of these new permitted units, 2085 are targeted to low-income households with 343 for low-income seniors. The update, plan and reports are here: [Boston 2030](#)

The first phase of the reconstruction of the Whittier Housing Development in Roxbury (awarded a \$30 million Choice Neighborhood grant in PY16) broke ground and 92 units are well into construction. DND committed \$1.7 million in HOME funds for this phase. The 76 unit Madison Melnea Cass Apartments, which includes 33 replacement units for Whittier, also broke ground early in 2018, and is on track for a May 2019 construction completion.

Our affordable housing preservation and production programs projected completing and/or committing funds to about 900 units. We completed 5 projects (203 units), another 27 projects are in construction. There are 1160 total units in the 27 projects; 980 (84.5%) are affordable and 112 units are for the homeless. Another 182 units (56 ownership and 56 rental) are in our development pipeline; of these, 182 (91%) are income restricted.

The public service programs exceeded their service levels: CEDAC provided technical assistance to 25 developments of 2636 units, the Office of Workforce Development served a total of 4091 residents, 14% more in 52 programs than projected.

The programs offered through the Boston Home Center met or exceeded projections. The homebuyer financial assistance program met the goal using a combination of CDBG and local funding sources to help 101 first-time homebuyers (assistance averaged \$10,900 per homebuyer). Another 20 homebuyers are in the pipeline. The accomplishments of the homebuyer assistance program is notable given the high-cost and competition for the low inventory of housing on the market. Of the homes purchased, 48 are condos, 20 are 1-family, 22 are 2-family and 10 are 3-family with 23 purchases made in Mattapan, 18 in Dorchester and 13 in each Hyde Park and Roxbury. Further, the pool of 101 homebuyers is racially diverse with 39% Black African American, 15% White, 14% Asian and 12% multi-racial.

The Lead Paint abatement program (Lead Safe Boston) is in a 3-year grant cycle with a \$3.2 million HUD grant that ends in January 2019. A total of 69 units were completed during the program year with 74 more units in the pipeline. The homeowner repair programs had a productive year completing rehab projects to 78 senior homeowners (121 units), small repairs through the senior agency contracts for 577 senior homeowners, replacing heating systems for 55 seniors, and completing 124 HomeWorks projects of 187 housing units.

DND's Real Estate Management and Sales (REMS) is responsible for the maintenance, site assessment and disposition of the City's tax foreclosed and surplus property, which include vacant parcels, as well as residential, commercial and industrial properties. REMS manages the process through which land and buildings are disposed. The brownfields program exceeded the 100 environmental tests projected for the year, completing 151 including Phase I Environmental Site Assessments (to identify potential or existing contamination) on more than 50 parcels for the Neighborhood Homes Initiative (NHI). The NHI program closed on 17 parcels with 45 total units and designated another 30 parcels (42 total housing units) that will close in PY18. REMS disposition program closed on 79 parcels in PY17 that resulted in 151 units of housing. The Grassroots program designated 14 parcels (almost 23,000 square feet of vacant land) for future community gardens. And, the Partners with NonProfits program, providing matching grants of up to \$20,000 to community-based organizations for capital improvements to their facilities, met their goal of assisting 30 nonprofits.

The Office of Housing Stability (OHS), newly formed last program year, works to prevent displacement, stabilize households and neighborhoods. OHS exceeded the households assisted with eviction prevention – 500 projected, 534 actual. Highlights of some of OHS' work and accomplishments:

Landlord Counseling: OHS launched a landlord counseling program to provide counseling and education to small property owners in order to help stabilize at risk owners and their tenants. Since October 2018, the program served over 100 small property owners and tenants.

Owner Learning Community: OHS convene 70+ Boston property managers of subsidized housing to review eviction data and highlight best practices in tenancy preservation and eviction prevention.

Eviction Guide: OHS produced an eviction guide to help tenants understand the eviction process, their rights and resources available to assist them. The eviction guide has been translated into Spanish, traditional Chinese and Haitian-Creole.

Evening Clinic: The OHS enhanced its evening clinics by providing a content-specific focus and materials to assist with housing search and understanding landlord-tenant rights; OHS also offers this clinic in the community upon request; attendance at the evening clinic has increased.

Metrolist: OHS enhanced the content and layout of its weekly newsletter that highlights affordable housing opportunities in the Boston-Metro area. These improvements resulted in a 40% increase in subscribers between January 1, 2018-June 30, 2018.

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

Approximately \$5 million in CDBG funds support neighborhood businesses in the Mayor's Office of Economic Development. Detailed project reports are in the Appendix.

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

Boston Main Streets: There are 20 Main Streets Districts in Boston, 16 are funded with CDBG. In PY16, more than 2400 businesses received assistance, 106 new businesses opened and 403 local jobs were created.

Business Assistance: The City's ReStore Boston program commits CDBG funds and other resources to help neighborhood businesses and property owners with storefront improvements, professional design services, and signage – leveraged more than \$1 million in private financing last year. The Restore and Design Services program completed 61 projects, improving 87 storefronts; 33 were new businesses and 152 new jobs were created.

Neighborhood Business Access Loan (NBA): In PY 17 the NBA Loan Program loaned approximately \$680,000 dollars to small local businesses across the City. All of the loans went to minority, women, or immigrant owned businesses, from an Afghani restaurant in Allston to a Latino run independent pharmacy with a focus on delivery for elderly Hispanics in Roxbury to a healthy alternative juice store in Mattapan. NBA loans are targeted to businesses that do not typically have access to traditional bank loans to achieve their business and life goals. In total, nine businesses either expanded or started due to the NBA program.

The Housing Opportunities for Persons with AIDS (HOPWA) CAPER is submitted in a separate HUD system. The CR55 table in this report captures the the number of individuals assisted and the types of assistance provided. The CAPER data for the Emergency Solutions Grant (ESG) reports in HUD's SAGE system. The appendix of this report includes a table of the ESG funded programs and the type of assistance provided.

City of Boston, Program Year 2017 CAPER: July 1, 2017 to June 30, 2018

Accomplishments – Program Year 2017 + 5-Year Totals							
	Goal	Category	Needs Addressed	Funding	Projected	PY17 Actual	5-Year
1	Improve the quality of owner housing.	Affordable Housing	Affordable Housing - Rental & Homeownership Affordable Housing - Rehab of Existing Units	CDBG: \$4,534,483 HB2030: \$3,015,000	Homeowner Housing Rehabilitated: 1960 Units	834 Households; 2500 minor repairs	8668
							9000 Goal
2	Improve quality existing affordable rental housing	Affordable Housing	Affordable Housing - Rental & Homeownership Affordable Housing - Rehab of Existing Units	CDBG: \$2,165,984; Choice \$1,224,250; HOME \$2,550,000; HB2030 \$250,000; IDP \$800,000	Rental units rehabilitated: 279	67 units completed, 18 units in pipeline	869
							1655 Goal
3	Increase the supply of affordable housing	Affordable Housing	Affordable Housing - Rental & Homeownership	CDBG: \$1,192,429 HOME: \$7,496,382; HB2030: \$3,120,000; IDP: \$21,835,220	Rental units constructed:578 Household Housing Unit Homeowner Housing Added: 54	136 units in 3 projects completed; 1009 units in 20 projects in construction; 77 units in 4 projects in pipeline.	3008
							1355 Goal
4	Provide Housing-Related Services to Homeless	Affordable Housing Homeless	Affordable Housing - Rental & Homeownership Housing-Related Services to Homeless	CDBG: \$384,860 Continuum of Care: \$24.5 million HB2030: \$1,075,000; ESG \$808,000	Permanent Housing Assistance: 1150 Households ; Supportive Services: 2200 Households; Rapid Rehouse:214	Permanent Housing Assistance: 1436 Households ; Supportive Services: 2480 Households; Rapid Rehouse:341	20,325
							21,750 Goal
5	Increase Housing Options for Persons with HIV/AIDS	Affordable Housing Non-Homeless Special Needs	Supportive Housing for Persons with AIDS	HOPWA: \$4,336,644	HIV/AIDS Housing: 1025	932 assisted, 804 with services, 128 with housing	4969
							4625
6	Support development	Non-Housing Community	Community Development -	CDBG: \$572,646	Other: 4 gardens	14 parcels designated for	14

City of Boston, Program Year 2017 CAPER: July 1, 2017 to June 30, 2018

Accomplishments – Program Year 2017 + 5-Year Totals							
	Goal	Category	Needs Addressed	Funding	Projected	PY17 Actual	5-Year
	of community gardens	Development	Redevelop city-owned vacant land and buildings			gardens	10 Goal
7	Abate Brownfield Sites for Redevelopment	suitable living environment	Brownfield Sites	CDBG: \$511,576 Section 108/EDI: \$50,334, EPA: \$133,333	Environmental testing & abatement: 100	151	610
							500 Goal
8	Increase the Self-Sufficiency of Low-Income People	Social services	Community Development - Public Services	CDBG: \$2,677,399	Public service activities other than Low/Moderate Income Housing Benefit: 3600	4091	31,438
							37,500
9	Improve the Quality of Neighborhood Facilities	Public and neighborhood facility improvement	Community Development - Public Facilities	CDBG: \$658,914	Public Facility or Infrastructure Activities: 30	30	145
							150 Goal
10	Revitalize Business Districts	Non-Housing Community Development	Employment Opportunities Revitalize Neighborhood Business Districts	CDBG: \$1,543,892 Improve & Innovation Fund: \$230,000	Jobs created/retained: 500 Jobs New Businesses opened: 150	20 Main Street Districts: 403 jobs; 106 new businesses opened	11,389 biz assist
							12,500 Goal
11	Increase Employment Opportunities – OED Small Business Loans	Non-Housing Community Development	Employment Opportunities	CDBG: \$1,550,825	100 Jobs created / retained ; 4 new businesses opened.	2 new business and 14 jobs	756
							2400 Goal
12	Increase rate of successful low-income homebuyers	Affordable Housing	Affordable Housing - Rental & Homeownership	CDBG: \$762,178 HB2030 \$500,000	Financial Assistance to Homebuyers: 99	101 first-time homebuyers	461
							500 Goal
13	Increase the supply of lead safe housing	Affordable Housing	Affordable Housing - Rehab of Existing Units	CDBG: \$351,072 Lead Paint Abatement: \$1,127,103	Homeowner Housing Rehabilitated: 90 units deleaded	69 deleaded with 74 in pipeline	395
							500

City of Boston, Program Year 2017 CAPER: July 1, 2017 to June 30, 2018

Accomplishments – Program Year 2017 + 5-Year Totals							
	Goal	Category	Needs Addressed	Funding	Projected	PY17 Actual	5-Year
14	Support Community Housing Development Org (CHDO)	Affordable Housing	Affordable Housing - Rental & Homeownership	HOME: \$182,654	Other: CHDOs	4 applications under review	N/A
15	Prevent loss of subsidized housing stock	Affordable Housing	Affordable Housing - Rental & Homeownership	CDBG: \$160,318 HB2030 \$180,000	Other: CEDAC	27 Developments of 1599 units	N/A
16	Improve Neighborhood Storefronts	Non-Housing Community Development	Revitalize Neighborhood Business Districts	CDBG: \$1,051,638 Improve & Innovation Fund: \$60,000	Facade treatment/business building rehabilitation: 120	48 Façade and Signage projects with 87 storefronts; 13 design projects	457
							600 Goal
17	Provide Business Technical Assistance	Non-Housing Community Development	Employment Opportunities Revitalize Neighborhood Business Districts	CDBG: \$843,710 Improve & Innovation Fund: \$27,500	Businesses assisted on site: 70	30 on site	229
							350 Goal
18	Reduce City's Inventory of Vacant Buildings & Land	Non-Housing Community Development	Redevelop city-owned vacant land and buildings	CDBG: \$53,000 City Operating Funds: \$493,000	Other: NHI 23 site packages	30 NHI packages	271
							300 Goal
19	Maintain City-Owned Buildings & Lots		Redevelop city-owned vacant land and buildings	CDBG: \$167,500 City Operating Funds: \$1,155,971	As needed		
20	Demolish Blighted Buildings	Clearance and Demolition	Redevelop city-owned vacant land and buildings	CDBG: \$434,789	Buildings Demolished: 1	3 evaluated	N/A
21	Expand Fair Housing Choice and Access	Affordable Housing	Community Development - Public Services	CDBG: \$468,066	Public service Marketing Plans for housing lotteries	52 marketing plans for affordable housing reviewed	N/A

Accomplishments – Program Year 2017 + 5-Year Totals							
	Goal	Category	Needs Addressed	Funding	Projected	PY17 Actual	5-Year
22	Provide Research & Reports	Planning and Administration	Affordable Housing - Rental & Homeownership	CDBG: \$389,317	Not Applicable		
23	Administration	Administration	Affordable Housing - Rental & Homeownership	\$6 million (combination CDBG, HOME, IDP, Lead, Operating)	Not Applicable		
24	Prevent Displacement	Housing Stability	Public Service	CDBG \$808,000; HB2030 \$660,000	Prevent Evictions 500	534 Evictions Averted	New Program
25	Increase Supply Affordable Housing	Affordable Housing	Whittier – Choice Neighborhood Grant	CDBG: \$1,250,000	This project will track the \$1.6 million in CDBG funds committed to Whittier Housing Project over 5-year grant period.		

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

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

The primary uses of the CDBG funds are affordable housing development and rehabilitation (58%), public services (11%), economic development (10%) and public facilities (13%). There were no significant changes in program objectives this year.

The overall low-mod benefit for the CDBG program for PY16 is **96.83%** as shown in the CDBG Financial Summary (IDIS PR-26) in the appendix section of this CAPER surpassing the overall 70% low-mod benefit requirement.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME	HOPWA	ESG
	Households		Persons	
White	81	7	265	665
Black or African American	194	7	382	1458
Asian	167		12	35
American Indian or American Native	1		4	15
Other multi-racial and/or unknown	33	2	141	271
Total	476	16	804	2444
Hispanic	31	5	173	677
Not Hispanic	445	11	631	1732
Unknown				35

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

Narrative

The CDBG and HOME counts captured above are households. The data is captured in IDIS report PR23 included in the Appendix section of this report. CDBG funds served 476 households: 17% White, 41% Black or African American, 35% Asian, with 7% of Hispanic origin. The HOME program served 16 households: 44% White, 44% Black or African American with 31% of Hispanic origin.

The number of persons assisted during program year 2017 using **ESG** funding as detailed in the Sage reporting system is 2444, 797 (33%) are children: 27% White, 60% Black or African American, with 28% of Hispanic origin.

The total number of persons living with HIV/AIDS assisted during program year 2017 using HOPWA funding is 804: 33% White, 48% Black, and 17% multi-racial. 22% identified with Hispanic origin. This data is collected from the HOPWA funded providers including HIS and HRSS providers which do not contribute to the Race and Ethnicity table in the HOPWA CAPER.

CR-15 - Resources and Investments 91.520(a)

Source of Funds	Resources Made Available	Amount Expended During Program Year
CDBG	\$27,237,122	\$17,345,835
HOME	\$10,788,012	\$2,423,224
HOPWA	\$2,892,069	\$2,431,807
ESG	\$2,264,377	\$2,014,377

Table 3 - Resources Made Available

Narrative

The table above summarizes the HUD resources that were available to the City for the PY17 Action Plan year. At the outset of PY17, we projected \$43 million to be available in CPD funds. This total includes the allocation for the program year, funds remaining from earlier program years and any program income (loan repayments) expected. Based on the IDIS PR06 *Summary of Consolidated Plan Projects* report in the appendix, we committed a total of \$32.9 million in CPD funds and drew \$24 million. The dollar amounts committed for projects are significantly higher than the amounts spent; any remaining funds from the 4 HUD sources (CDBG, HOME, HOPWA and ESG) will be drawn as projects progress from start to finish. Larger scale housing development projects often span more than one program year and budget cycle. The HOPWA expended amount is from a CAPER submitted in another HUD system. The ESG expended amount is from IDIS report PR-91 “ESG Financial Summary”.

ACTUAL HUD Grants: 5 Years (7/1/13 to 6/30/18)					
Year	CDBG	HOME	HOPWA	ESG	TOTAL
1	\$16,834,371	\$4,418,285	\$2,087,647	\$1,161,878	\$24,502,181
2	\$16,390,443	\$4,524,340	\$2,245,485	\$1,367,603	\$24,527,871
3	\$16,101,121	\$3,998,161	\$2,715,215	\$1,460,989	\$24,275,486
4	\$15,958,081	\$4,134,556	\$2,005,609	\$1,449,423	\$23,547,669
5	\$15,761,309	\$4,152,803	\$2,285,329	\$2,014,377	\$24,213,818
Total 5 Years	\$81,045,325	\$21,228,145	\$11,339,285	\$7,454,270	\$121,067,025
PROJECTED HUD Grants					
	CDBG	HOME	HOPWA	ESG	TOTAL
5 x Year 1	\$84,171,855	\$22,091,425	\$10,438,235	\$5,809,390	\$122,510,905
Actual Less Expected	(\$3,126,530)	(\$863,280)	\$901,050	\$1,644,880	(\$1,443,880)

Boston's funding allocations vary from year to year due to the amount of funds appropriated by Congress, the number of communities eligible to receive a funding allocation and certain demographics. For budget planning purposes in the development of the Consolidated Plan, DND estimates the amount of HUD funds that will be received over the 5-year period. The table on page 10 illustrates that our HUD grants, overall, over the 5-year period of the Consolidated Plan that ended on 6/30/18, were almost \$1.5 million less than expected. However, we received almost \$4 million less in CDBG and HOME, funds that support all of DND programs and are the most versatile with respect to uses, than projected. The ESG increase in year 5 is due to a one-time bonus. The HOPWA formula allocation changed during the 5-year cycle resulting in Boston receiving more funding than projected.

Identify the geographic distribution and location of investments

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

The Main Streets program was targeted to 20 neighborhood commercial business districts in PY17. CDBG funds (\$57,500 each district) are used for the 16 Main Street Districts that are located in qualified LMA areas. The total PY17 CDBG program budget for Main Streets is \$1.54 million. The remaining 4 districts are funded with non-federal resources.

CDBG Neighborhood Revitalization Strategy Area (NRSA): HUD encourages CDBG Entitlement grantees to develop and implement NRSA as described in the consolidated plan regulations at 24 CFR 91.215(g). NRSA designations provide greater flexibility in the use of CDBG resources, including Section 108 Loan Guarantee program funds. HUD requires that designation of a NRSA be included in a grantee's consolidated plan submission or submitted in an annual action plan. We had two designations during PY17:

1. The Quincy Corridor Choice Neighborhoods area was designated an NRSA in Program Year 2011. The grant is complete (9/30/17) and the NRSA designation ended on 6/30/18.
2. The Boston Housing Authority's Whittier Choice target area is designated as an NRSA through the end of the grant period, 9/30/2023. The City committed a total of \$1.6 million in CDBG funds to BHA's Whittier Choice project. See section CR-30 of this report for more details on Whittier.

Narrative

The maps in the appendix show the geographic distribution and locations of the projects assisted under each of our major housing and community development programs during the 5-year Consolidated Plan period.

Map 1: Homeowner Rehabilitation & Lead Paint Abatement

Map 2: Homebuyer Financial Assistance

Map 3: Affordable Housing Production and Preservation

Map 4: Economic Development Programs

Map 5: PNP & Grassroots

Map 6: Quincy Corridor (NRSA Strategy Area)

Map 7: Whittier Choice Neighborhood(NRSA Strategy Area)

Leveraging

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

Housing Development: During PY17, DND completed 5 multi-family housing projects with 203 units of housing. DND provided \$11.4 million in funding including CDBG and HOME funds, and leveraged \$83.6 million in additional private, state, and other federal financing. HUD's most recent HOME Program Performance Snapshot (6/30/18) ranks Boston in the 100th percentile nationally on leveraging; leveraging \$14.36 for every \$1 of HOME funds.

Homebuyer Assistance: leverages substantial amounts of private mortgage financing with its small down payment and closing cost assistance. The City used a combination of CDBG and local funding sources to help 101 buyers (average assistance \$10,900). The City's assistance

in PY17 totaled \$1,101,560 leveraging \$37.8 million in private (bank) financing. Every \$1 in financial assistance leveraged \$34.31 in private investment.

Business Assistance: The City’s **ReStore Boston** program commits CDBG funds and other resources to help neighborhood business and property owners with storefront improvements, professional design services, signage, security measures, and general repairs - leveraged \$1,065,152 in private financing last year. The ReStore program completed 48 projects of 87 storefronts; 32 were new businesses and 152 jobs were created.

Public Land: Boston strives to expand affordable housing opportunities and employment opportunities utilizing strategic land acquisition, site assembly and disposition. DND sold 79 parcels in PY17 generating \$372,000 in sales revenue and \$182,000 in future annual real estate tax collection. The Neighborhood Homes Initiative (NHI) closed on 27 parcels, with 45 total units of housing. Grassroots is another example where vacant city-owned land supports the development of community gardens by neighborhood groups and non-profits. In PY17 an RFP resulted in 14 parcels being designated that will convert 23,000 square feet of vacant land to community gardens.

HOME: The table below collects information regarding Boston’s compliance with match requirements. Boston satisfies the HOME match requirement through affordable housing rental vouchers issued by the Commonwealth of Massachusetts. There is a table of projects included in the Appendix of this report.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$15,126,389
2. Match contributed during current Federal fiscal year	\$0
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$15,126,389
4. Match liability for current Federal fiscal year	\$735,958
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$14,390,431

Table 4 – Fiscal Year Summary - HOME Match Report

HOPWA: The HOPWA CAPER reports \$4,130,422 million in leverage funds. And, the ESG program requires that grantees match the funding received from HUD and is documented in their application for ESG funds.

HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	2	0	0	0	0	2
Dollar Amount	11,018,883	0	0	0	0	11,018,883
Sub-Contracts						
Number	90	0	1	12	13	64
Dollar Amount	7,566,793	0	203,836	1,267,910	2,434,657	3,660,390
	Total	Women Business Enterprises	Male			
Contracts						
Number	2	0	2			
Dollar Amount	11,018,883	0	11,018,883			
Sub-Contracts						
Number	90	11	79			
Dollar Amount	7,566,793	1,060,741	6,056,052			

Table 5 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	2	0	0	0	0	2
Dollar Amount	1,900,000	0	0	0	0	1,900,000

Table 6 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0				
Businesses Displaced		0				
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced		47				
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	1					1
Cost	\$38,000					\$38,000

Table 7 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	160	479
Number of non-homeless households to be provided affordable housing units	1010	1178
Number of special-needs households to be provided affordable housing units	125	92
Total	1295	1749

Table 8 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	285	571
Number of households supported through the production of new units	632	951
Number of households supported through the rehab of existing units	279	72
Number of households supported through the acquisition of existing units	99	155
Total	1295	1749

Table 9 – Number of Households Supported

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

Number of homeless households to be provided affordable housing units: ESG's rapid rehousing placed 341 households in permanent housing and NHD production projects completed/committed 138 units of housing designated for the homeless.

Number of non-homeless households to be provided affordable housing units: Through our Neighborhood Housing Development (NHD) division, 177 units were completed, 100% affordable. And, another 1001 affordable units are in construction, plus 112 set aside for the homeless.

Number of special-needs households to be provided affordable housing units: Reported in the HOPWA CAPER, 92 households provided housing subsidy assistance and 42 households received short term rental, mortgage or utility assistance.

Number of households supported through The Production of New Units: Through our Neighborhood Housing Development (NHD) division, we completed 107 new units, another 898 affordable new units are in construction.

Number of households supported through Rehab of Existing Units: NHD's preservation program completed the preservation of 72 rental units, 26 designated for the homeless.

Number of households supported through Acquisition of Existing Units: The homebuyer programs provided financial assistance to 101 households to purchase homes out of a projected 98. And, there are another 20 approved homebuyers in the program's pipeline. The City is focusing more efforts to help homebuyers and we are seeing positive results. Of the 101 households assisted in PY17, 48 purchased condos, 20 single families, 23 two-families and 10 purchased three-families. The top three neighborhoods purchased are Dorchester, Hyde Park and Roxbury. White households represent 15% of these households; the majority of the 101 households are non white: 39% Black African/American, 15% Asian, 12% multi-racial and 9% Black (non-hispanic). Through DND's Acquisition Loan program 54 units (29 affordable) are in construction.

Discuss how these outcomes will impact future annual action plans.

The primary focus of each of Boston's Annual Action Plans (and associated 5-Year Consolidated Plan) is affordable housing. This is both because affordable housing is one of the most important challenges facing the City and its residents and because the HUD resources covered by the Plan are primarily resources for affordable housing. The housing element of the Plans is in turn a part of the City's broader housing strategy **Housing a Changing City: Boston 2030**. By the year 2030, Boston's population will exceed 700,000 residents. **Boston 2030** is the City's strategy to responsibly plan for that growth. By creating housing across demographics and neighborhoods, the City will help ensure that growth and prosperity reaches every corner of Boston. The complete plan is available here: [Boston 2030](#)

In March 2016, the Walsh Administration launched a 5-year small business plan to help the small business economy thrive, to enhance neighborhood vibrancy and to foster economic and social inclusion. A component of the Plan included a rotating Small Business Center with increased workshop offerings in three low mod neighborhoods. The Center allowed the City to engage with new businesses and helped to promote CDBG funded city programs such as

Restore, Business Technical Assistance, Main Streets and the Neighborhood Business Access loan program. For more information: Boston's [2016 Citywide Small Business Plan](#) and [Imagine Boston 2030](#).

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

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As part of the development of its Coordinated Entry System, in the last year, the Boston CoC has 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.

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.

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

As part of its Front Door Triage program, the City is assessing clients that present at shelter to determine if viable alternatives exist that would prevent the client from entering shelter. In the past year, the triage system assessed 2,288 clients. Of those, 192 were successfully diverted from entering shelter and 177 were successfully exited to housing within 30 days for families. 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.

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

The Boston CoC continues to make substantial investments in the build out of its Rapid Re-Housing system, including 1.8M in local funds to scale up this intervention and target this

resource to chronically homeless, long-term shelter stayers, families and unaccompanied youth. The CoC's 2017 CoC grant application to HUD sought to reallocate the last remaining Transitional Housing program towards the creation of a Rapid Re-Housing program with an employment focus. In total, the CoC 2017 application requested funding for 4 new permanent housing programs that would provide housing to 400 individuals. The City also continues a highly collaborative and successful partnership with the Boston Housing Authority, including the adoption of a Super Priority in the BHA's administrative plan, targeted towards chronically homeless elders. The City is also working with its partners at the State level to investigate the prioritization of resources for people experiencing homelessness.

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

Actions taken to address the needs of public housing

Primary responsibility for public housing and resident initiatives rests with the Boston Housing Authority (BHA) and is reported separately in the BHA's annual report to HUD: [BHA 5 Year Plan Progress Report](#)

The BHA is the largest public housing authority in New England and the sixth largest in the nation. Within the public housing program, BHA owns and operates 63 family and elderly/disabled developments that are home to more than 25,000 Boston residents (12,623 households), most of whom are extremely low-income, averaging about \$14,000 in annual income per household. Most of these units are federally-funded, with 2,305 state-funded units.

BHA developments are among the most diverse communities in the city of Boston across a spectrum of measures: race, ethnicity, religion, age, disability status, languages spoken, immigration/refugee status, and family status. BHA residents are roughly 42 percent Latino, 32 percent Black, 16 percent White, and 10 percent Asian. The public housing waitlist includes about 36,000 applicants at this time.

The BHA also administers Housing Choice Vouchers (Section 8 or Leased Housing) to over 11,000 families that lease apartments from private landlords. The Leased Housing Waiting List includes about 16,000 applicants at this time; however it has been closed to all new applicants except the highest priority emergencies since 2008.

In December 2016, HUD awarded the BHA \$30 million in Choice Neighborhood Implementation grant funds for the Whittier Transformation Plan. DND committed \$1.6 million in CDBG funds to assist with the Neighborhood component of Whittier and designated the neighborhood as a Neighborhood Revitalization Strategy Area (NRSA). The NRSA designation provides some additional flexibility in the use of CDBG funds in the designated area. The \$30 million grant 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. The Choice funded (5 year grant) Whittier Transformation Plan accomplishments will be detailed in subsequent CAPER reports.

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

The City provides support to selected programs serving public housing residents through its CDBG-funded human service programs; and provides CDBG, HOME or other funding to BHA redevelopment projects through the Rental Housing Preservation or the Rental Housing Production programs. Public housing residents participating in the BHA's Section 8 Homeownership Voucher program are encouraged to enroll in DND's homebuyer education and counseling programs and, upon completion of the program, are eligible to receive downpayment and closing cost assistance from DND if they are purchasing a home in Boston. More information on the BHA's Section 8 Homeownership program is available in Chapter 16 of the BHA's Section 8 Administrative Plan: <http://www.bostonhousing.org/en/Policies/Section-8-Admin-Plan-Ch-16.aspx>

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

BHA activities to increase resident involvement include 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).

Actions taken to provide assistance to troubled PHAs

Not applicable.

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

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

The statewide target for affordable housing is that all communities in Massachusetts have at least 10 percent of housing stock in government-assisted affordable housing. Boston far exceeds that target; affordable housing represents nearly 20 percent of our existing stock and 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 12,000 homeowners pay more than 50% of their monthly income for rent or a mortgage.

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

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

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

- a. the high prices of homes offered for sale are beyond the reach of most low and moderate income residents and even many middle-income residents;
- b. market rents are not affordable for lower-income residents, especially those with extremely low incomes;
- c. lack of operating subsidies make it difficult to finance the development of housing that is affordable to very low and extremely low-income households and
- d. state and federal resources previously available to address these needs continues to be cut.

During the program year, Boston continued to advocate for additional funding for federal programs such as CDBG, HOME, rental assistance programs such as HOPWA, Shelter Plus Care and Section 8, and for State programs such as the Affordable Housing Trust, the Housing Stabilization Program and the Mass. Rental Voucher Program. The Department of Neighborhood Development aggressively pursued all available resources for housing and community development.

In total, CDBG and HOME funds support 12 housing and homeless programs. In addition, CDBG funds support our economic development, public service and property management programs. Both HOME and CDBG-funded housing activities provide significant benefits to the lowest income levels. The HOME program reaches a lower-income population because the program is primarily used for development of new housing in conjunction with Low Income Housing Tax Credits and Section 8 subsidies. The overall low-mod benefit for the CDBG program for PY17 is **96.83%** as shown in the CDBG Financial Summary (IDIS PR-26) in the appendix section of this CAPER exceeding the overall 70% low-mod benefit requirement.

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

DND's Boston Home Center Division administers Boston's nationally recognized Lead Safe Boston (LSB) program. The program utilizes federal, state and homeowner funds to assist the abatement of lead hazards in existing housing. Our current HUD grant is a \$3.2 million award to address lead hazards in 175 units through June 2019. LSB abated lead hazards in 69 units during this program year and another 74 units are in the pipeline to be deleaded. In partnership with HUD since its' inception in 1994, LSB has been directly responsible for the abatement of 2910 housing units in Boston.

A significant development in 2018 was the Massachusetts Department of Public Health's Childhood Lead Poisoning Prevention Program (CLPPP) amended its Lead Poisoning Prevention and Control Regulation. Major changes include reducing blood lead levels that constitute poisoning from 25 to 10 µg/dL. Second is that deleading standards have changed; fewer intact surfaces are considered lead hazards which may reduce costs by 25%.

Lead Safe Boston resources are available citywide, but assistance is prioritized:

1. First priority is given to addressing lead hazards in properties citywide where a child under age 6 has been found to have an actionable blood lead level under

Massachusetts law (EBLL ≥ 10 ug/dL) and the property owner has been ordered by the court to abate the lead hazards.

2. Second priority is given to abating lead hazards in properties with a child under age 6 that is located in those neighborhoods where the numbers and incidence rate of elevated blood lead levels is higher than the citywide average.
3. In addition, DND works closely with the Boston Housing Authority's Leased Housing Division and Metropolitan Boston Housing Partnership to abate units being leased by tenant-based Section 8 certificate holders.

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

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

The City provides extensive funding for anti-poverty activities such as job training and education initiatives through its Office of Workforce Development (OWD), a division of the Economic Development Industrial Corporation doing business as the Boston Planning and Development Agency. Approximately \$2.2 million in CDBG dollars supported 52 organizations serving over 4091 people. These funds are targeted to populations who have the most barriers to employment and are among the poorest in the city.

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

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

Program year 2017 was the first year of a two year funding cycle for CDBG-PS. Programs were awarded funding based upon their proposal submissions in response to an open and competitive Request for Proposal (RFP) procurement process.

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

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

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

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

Over the last several years, DND has developed extensive email lists that includes all homeless and at-risk agencies, mainstream service and housing agencies, community development organizations, civic leaders, etc. We use these email lists regularly to inform these agencies of planning efforts, funding opportunities, changes in policy and practice or any other information that these agencies find useful. Often, other agencies including state agencies will solicit our assistance to get the word out on a variety of topics and opportunities.

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

The Office of Fair Housing and Equity's Boston Fair Housing Commission (BFHC) is funded in part with CDBG (\$468,066 in PY17) and is responsible for overseeing the implementation of the City of Boston's Fair Housing Plan, which is based on the Analysis of Impediments (AI). BFHC reviews affirmative marketing plans to ensure compliance with Fair Housing requirements and with the terms of the Consent Decree. <http://www.cityofboston.gov/fairhousing/fairhousing/>

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

housing barriers in their community.

Starting in January 2017 through May 2018, the Boston Housing Authority, the Department of Neighborhood Development and the Boston Fair Housing Commission worked collaboratively on an Assessment of Fair Housing. Other key organizations involved include the Boston Public Health Commission, the Boston Tenant's Coalition, and neighborhood organizations across the city, the Boston Disabilities Commission and various special interests groups. The goal of this work was to complete an Assessment of Fair Housing (AFH) that would replace the Analysis of Impediments to Fair Housing as directed by HUD's new Rule. In May 2018 HUD directed grantees to not submit their AFH for review until further notice. Despite HUD's decision, DND and the BHA remain committed to completing a locally tailored fair housing plan and are in the process of that work. The Plan will reflect the information and feedback received through the 16-month community engagement process and will utilize the most relevant data provided by HUD.

CR-40 - Monitoring 91.220 and 91.230

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

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

Jobs Monitoring: The Compliance Unit also has the primary responsibility for monitoring adherence to all federal requirements relating to meeting the national objective standards for creating and/or retaining permanent jobs in the CDBG and Section 108 programs. DND has adopted and is following a Jobs Monitoring Plan.

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

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

Boston Resident's Jobs Policy: The City has an Equity and Inclusion Unit in Economic Development which reviews all projects to ensure compliance with the City's jobs ordinances and with the requirements of Section 3, Davis-Bacon and other employment related requirements.

Fair Housing: The City's Fair Housing Commission reviews affirmative marketing plans to ensure compliance with Fair Housing requirements and with the terms of the Consent Decree. <https://www.boston.gov/departments/fair-housing-and-equity>

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

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

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

DND took several steps to notify the public of the Program Year 2017 CAPER and the opportunity to comment. This draft Program Year 2017 CAPER was issued for the required 15-day comment period on September 13. DND placed a notice and request for comments in the Boston Globe September 13. An email of the same notice was sent out to 324 individuals and organizations subscribed to DND's Policy News list encouraging comments and feedback on the report. The draft CAPER was posted on the Department's website at: http://www.cityofboston.gov/dnd/pdr/HUD_Plans_Reports.asp and paper copies were made available at the Department of Neighborhood Development, 26 Court Street, Boston.

A reminder was noticed to the email list serve on September 24 soliciting comments and advising that the deadline to comment would end on September 28.

One comment was received from Pine Street Inn commending the City on our accomplishments during the program year. No response is necessary.

CR-45 - CDBG 91.520(c)

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

There were no substantial changes during Program Year 2017.

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

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

CR-50 - HOME 91.520(d)

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

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

A total of 599 units in 111 projects were inspected during the program year. A table in the appendix of this report shows the HQS inspections completed from July 2017 to June 2018. No major issues were detected during the inspection and all projects were inspected on schedule.

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

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

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

IDIS Report PR23 "*HOME Summary of Accomplishments*" shows that 16 units were completed during the program year. Of the 16, 100% served extremely low income (up to 30% of median income). With respect to race, 56% of the HOME units are occupied by minorities household and 44% by white households.

A total of \$290,417 in HOME Program Income was committed to housing activities during PY17.

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

Boston is fortunate to have a well-developed institutional infrastructure for affordable housing development. Some of the nation's strongest and most experienced community development corporations (CDCs) are based in Boston. The City of Boston, through DND, provides financial support for this network by using up to 5% of its HOME funds to provide operating assistance to CDCs and other Community Housing Development Organizations (CHDOs). Presently, we have not officially made CHDO awards for PY17. There were four applicants that requested funding and DND is determining if they are eligible. DND has a rolling and open request for funding from CHDOs who will apply when they have an eligible project.

CR-55 - HOPWA 91.520(e)

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

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

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments	72	42
Tenant-based rental assistance	56	92
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Total	128	134

Table 10 – HOPWA Number of Households Served

Narrative

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

Moreover, the limited supply of affordable housing highlights the need for People Living with HIV/AIDS to maintain current housing situations or swiftly secure new housing when needed. Therefore, funding for financial assistance or supportive services affecting housing stability has continued in PY17. Financial assistance impacting housing stability includes funds for short-term rent, mortgage, and utility assistance, which 42 households were able to access and an additional 51 households were able to secure new units with final assistance for rental startup costs. Providing supportive services with PSH has assisted 275 households to maintain their housing and have access to care and supports.

For those searching for housing (including clients with a housing voucher), the competitive rental market has necessitated resources to be directed to housing information and search services; 344 households were assisted in PY17.

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

ESG Supplement to the CAPER in *e-snaps*

A complete table of ESG Subrecipients is included in the Appendix

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

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

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

Table 24 – Shelter Capacity

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

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

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

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Expenditures for Rental Assistance	99,896	515,732	
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0		315,000
Expenditures for Housing Relocation & Stabilization Services - Services	365,954		348,563
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0		
Subtotal Homelessness Prevention	465,850	515,732	663,563

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Expenditures for Rental Assistance	0		
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0		
Expenditures for Housing Relocation & Stabilization Services - Services	780,192	565,657	276,252
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0		
Subtotal Rapid Re-Housing	780,192	565,657	276,252

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Essential Services	0	19,107	
Operations	0		
Renovation	0		
Major Rehab	0		
Conversion	0		
Subtotal	0	19,107	0

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Street Outreach	68,750	190,221	590,376
HMIS	36,624	50,000	50,000
Administration	109,573	108,706	151,078

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2015	2016	2017
	1,460,989	1,449,423	1,731,269

Table 29 - Total ESG Funds Expended

11f. Match Source

	2015	2016	2017
Other Non-ESG HUD Funds	0		
Other Federal Funds	0		
State Government	156,290		630,853
Local Government	482,052		
Private Funds	891,343		432,964
Other	0		
Fees	0		
Program Income	80,659		
Total Match Amount	1,610,344		1,063,817

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2015	2016	2017
	3,071,333	1,449,423	2,795,086

Table 31 - Total Amount of Funds Expended on ESG Activities