

CITY OF BOSTON

DRAFT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

PROGRAM YEAR 2020: 7/1/20 to 6/30/21
Issued for Public Comment on 10/08/21



233 Hancock Street, Dorchester: New Construction of 36 Rental Units + Retail Space

City of Boston
Kim Janey Mayor

Department of Neighborhood Development
Sheila A. Dillon, Director



**CITY OF BOSTON
Program Year 2020 CAPER (DRAFT)**

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Introduction

Boston receives four annual formula funding allocations from the Department of Housing and Urban Development (HUD) that vary from year to year due to the amount of funds appropriated by Congress, and changes in the census data used to compute the formula allocations. As a condition of receiving the four funding allocations: 1) Community Development Block Grant (CDBG), 2) HOME Investment Partnership (HOME), 3) Housing Opportunities for Persons With AIDS (HOPWA) and 4) Emergency Solutions Grant (ESG) funds, HUD requires Boston to submit an annual Action Plan (budget) that details how the funds will be used to address priority housing and community development needs for each year of our 5-Year Consolidated Plan. At the end of each plan year, HUD requires a Consolidated Annual Performance and Evaluation (CAPER) report detailing actual accomplishments.

This Program Year (PY20) CAPER report is for year 3 of the current 5-year Consolidated Plan. HUD provides a required template for producing the report directly within HUD's Integrated Disbursement and Information System (IDIS). Once approved, this PY 2020 CAPER will be downloaded from the information entered to IDIS and posted on DND's webpage ([CAPER Reports](#)). The report contains general accomplishments, program specific reporting and an appendix of information detailing activities. Note that the CAPER only reports data on completed projects that received one of the four HUD funding sources. It does not capture projects that the City funded with other resources - these are shown in the Appendix.

CR-05 - Goals and Outcomes

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

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The accomplishments detailed in Tables 1 reflect the completed projects and activities entered into HUD's Integrated Disbursement and Information System (IDIS) system during the program year. The completed projects in IDIS are a subset of all DND activity because the CAPER does not report on projects for which funds have been budgeted but that have not yet been set up in IDIS or projects that remain "active" at the end of the program year on June 30. This is often the case for larger scale housing development projects that often span 2-3 program years from commitment of funds to final completion and project closeout in IDIS.

Table 1 summarizes the accomplishments during the PY20 plan year compared with the proposed accomplishments as listed in the Action Plan for PY20. The "proposed accomplishments" represent the number of units of output (housing units, jobs, etc.) expected to result from funding commitments made during the reporting period. These proposed accomplishments often include projects or programs assisted with CDBG, HOME, HOPWA, ESG or other funding sources. Many projects are funded with more than one funding source, so it is generally not meaningful to report accomplishments separately for each funding source. For example, in addition to the HUD formula allocations (38% of budget), DND's departmental budget of \$133 million for PY2020 includes \$34.5 million (26% of budget) in HUD and EPA competitive grant funds and \$48 million (36%) in City funds to allocate to programs and activities. All of the HUD funded programs are either targeted directly to low and moderate-income persons or to geographic areas with a majority of low and moderate-income persons.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expect Strategic Plan	Actual – Strategic Plan
Abate Brownfields Sites for Redevelopment	Test and remediate brownfield sites	CDBG: \$ 518,344	Assessments or remediation tasks	Other	50	77
Demolish Blighted Buildings	Demolition	CDBG: \$ 260,120	Buildings Demolished	Buildings	As needed	
Essential Services to Unsheltered Homeless	Homeless	ESG: \$ 1,461,960	Street Outreach + Homeless Prevention	Persons Assisted	220	400
Expand Fair Housing Choice	Public Service - fair housing access	CDBG: \$ 496,716	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	2000
Housing Related Services to Homeless	Homeless	CDBG: \$ 316,956	Housing for Homeless added	Household Housing Unit	1800	1800
Improve Access to Affordable Owner Housing	Affordable Housing	CDBG: \$ 712,394	Direct Financial Assistance to Homebuyers	Households Assisted	90	84
Improve Neighborhood Storefronts	Non-Housing Community Development	CDBG: \$ 1,063,309	Facade treatment/business building rehabilitation	Business	80	10
Improve quality existing affordable rental housing	Affordable Housing	CDBG: \$ 8,335,599	Rental units rehabilitated	Household Housing Unit	62	74
Improve quality of neighborhood facilities	Non-Housing Community Development	CDBG: \$ 679,843	Other	Other	30	15

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Improve the quality of owner housing	Affordable Housing	CDBG: \$ 4,473,908	Homeowner Housing Rehabilitated	Household Housing Unit	940	700
Increase Housing Options for HIV/AIDS	Non-Homeless Special Needs	HOPWA: \$ 5,144,494	Housing for People with HIV/AIDS added	Household Housing Unit	70	84
Increase self-sufficiency low-income residents	Public Service	CDBG: \$ 2,677,399	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4000	3155
Increase supply of affordable housing	Affordable Housing	CDBG: \$ 1,146,866; HOME \$ 10,939,204	Rental units constructed	Household Housing Unit	975	152
Increase supply of lead safe housing	Affordable Housing	CDBG: \$ 270,015	Homeowner Housing Rehabilitated	Household Housing Unit	60	29
Maintain City-owned building and lots	property management	CDBG: \$ 238,292	Other	Other	As needed	
Prevent Loss Subsidized Housing Stock	Affordable Housing	CDBG: \$ 161,282	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2000	1821
Provide business technical assistance	Non-Housing Community Development	CDBG: \$ 860,282	Businesses assisted	Businesses Assisted	700	1200
Provide Housing Stabilization Services	Housing Stability Services	CDBG: \$ 910,375	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	625	857
Provide technical assistance to owners and renters	Affordable Housing	CDBG: \$ 755,895	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	4000	2458
Reduce inventory land + buildings	Sell surplus building and land	CDBG: \$ 20,000	Other	Other	70	46

Revitalize Business Districts	Non-Housing Community Development	CDBG: \$ 1,572,719	Jobs created/retained	Jobs	250	169
Support CHDOs	Operating Support	HOME: \$ 280,662	Other	Other	As Eligible	
Support Development Community Gardens	Public Facilities	CDBG: \$ 628,823	Other	Other	4	6

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 (69%), public services (18%), economic development (8%) and public facilities (5%). ***While there were no significant changes in program objectives this year, the COVID-19 pandemic, quarantine and construction pauses of several months in duration impacted our “planned” program’s accomplishments.***

The overall low-mod benefit for the CDBG program for PY20 is **98.44%** 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.

The Boston Home Center’s lead abatement work operated in a limited capacity during the program year in vacant units or in occupied units with a young child with an elevated blood lead level. The home repair programs initially separated exterior work for all enrolled projects following Boston’s Inspectional Services Department COVID safety protocols. We were able to continue with Seniors Save (a heating replacement program) uninterrupted because that work is in the basement and can be physically separated from the senior occupant.

DND’s housing production and preservation programs started the program year with a robust pipeline of projects projecting commitments to 1037 units (975 new

and 62 preservation). We committed funding to 17 projects, totaling 821 units with 93% (763) income-restricted including 46 units set aside for the homeless. A total of 305 units completed construction – 297 rentals and 8 ownership units with 74% income-restricted. Reports of Construction Completions, Project Commitments and Projects in Construction are included in the Appendix of this report.

Additionally, 2020 was a strong year for income-restricted senior housing production. Multiple projects underway include Grace Apartments in East Boston and 41 North Margin Street in the North End, which include a total of 65 units of supportive, affordable housing. Both projects include six units for households earning less than 30% of the Area Median Income (AMI) and 17 units for those earning less than 60% of AMI.

Approximately \$4.4 million in CDBG funds support neighborhood businesses in the Mayor's Office of Economic Development. Detailed project reports are in the Appendix. The Small Business Economic Development Center hosted a workshop series with new and innovative content during the COVID-19 pandemic. The Center offered 52 unique workshops and webinars to the small business community of Boston. Many offered digital marketing and customer acquisition training as a way to combat the loss of foot traffic. They also hosted many health and safety training sessions for business owners to benefit themselves, their staff, and their customers.

The ReStore and Design Programs had a healthy pipeline of projects but the companies contracted to complete Restore projects and their supporting industries were dramatically impacted by COVID-19 during the program year. The shortage of materials, insufficient staffing, and diminishing revenues brought most projects to a full stop. Initially expected to complete 80 projects, the program completed just 10 ReStore and 2 design projects. As of October 2021, there are 66 ReStore projects committed; 30 of those are in construction.

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
	Households		
White	27	18	48
Black or African American	70	26	88
Asian	1	0	11
American Indian or American Native		2	
Other multi-racial	29	14	48
Total	127	60	184
Hispanic	19	17	48
Not Hispanic	108	43	136

Table 1 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The auto-populated data of families assisted (CDBG & HOME) is captured in IDIS report PR23 for housing activities. CDBG funds served 108 households: 21% White, 55% Black or African American and 23% other multi-racial. 15% of families served report to be of Hispanic origin. The HOME funded housing units

completed in PY20 served 60 households: 30% White, 43% Black or African American and 23% other multi-racial. 28% of families served report to be of Hispanic origin.

The total number of persons assisted during program year 2020 using **ESG** funding will be detailed in the Sage reporting system, not in IDIS. A final count of the ESG funded accomplishments will be posted when the sub recipients complete their reporting requirements.

The total number of persons living with HIV/AIDS assisted during program year 2020 is 184 as shown in the table above.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$30,722,528	\$14,008,459
HOME	public - federal	\$6,877,714	\$1,736,676
HOPWA	public - federal	\$3,089,167	\$138,288
ESG	public - federal	\$1,506,611	\$1,736,676
TOTAL		\$42,196,020	\$17,652,186

Table 2 - Resources Made Available

Narrative

The table above summarizes the PY20 HUD resources that were available to the City for the year. At the outset of PY20, we projected \$42.2 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, we expended a total of \$17.7 million in CPD funds in PY20. Any remaining funds from the 4 HUD sources (CDBG, HOME, HOPWA and ESG) will be drawn as projects progress from start to finish. For example, larger scale housing development projects often span more than one program year and budget cycle. HUD allows grantees more than one year to spend funding, the bulk of funds spent during one 12-month program year are often from grant monies awarded from 3 or more prior program years. The HOPWA program allows grant funds to be spent over three years and the ESG program rule is to spend the funds in two years.

FEDERAL COVID GRANTS AND AWARDS SUMMARY

DND received substantial funding from the federal government, as part of the Coronavirus Aid, Relief, and Economic Security Act (the "CARES Act"), passed in March of 2020, the Consolidated Appropriations Act, passed in December 2020, and the American Rescue Plan Act ("ARP") passed in March of 2021.

Having passed early in the COVID-19 Pandemic, the **CARES Act** was specifically targeted to prevent, prepare for, and respond to COVID-19. This act provided Boston with the following resources:

- **\$28.5 million in Emergency Solutions Grants (ESG)** funding, to help reduce the spread of COVID in congregate shelters, to de-densify shelters, and to help move unhoused individuals from shelter into housing.
- **\$20 million in Community Development Block Grant (CDBG)** funds, for CDBG eligible activities which include, but are not limited to, purchase of properties for supportive housing, job training, and small business support. Initially committed primarily for rental relief, newer more flexible federal funding sources are being used for rental relief.
- **\$450,000 in Housing Opportunities for Persons with AIDS (HOPWA)** funds, to assist current providers of housing for persons with AIDS with operational costs related to COVID.

The **Consolidated Appropriations Act** provided \$20.7 million for Boston's Rental Relief Fund.

The **American Rescue Plan (ARP)** is more flexible than the CARES Act funding, as it helps to address both direct impacts of COVID-19 and the previously existing economic conditions worsened by the pandemic. The ARP is providing Boston:

- \$30.1 million in **Rental Relief Funds**;
- \$20.6 million in **HOME Investment Partnership** funds, to be spent on supportive housing; and
- 480 emergency **housing vouchers**, to reduce homelessness.

DND is working hard to operationalize this funding and ensure that it supports an equitable recovery from the COVID-19 pandemic.

Identify the geographic distribution and location of investment

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

The **Main Streets** program was targeted to 20 neighborhood commercial business districts in PY20. CDBG funds (\$57,500 each district) are used for the 16 Main Street Districts that are located in qualified low-moderate income areas. The total PY20 CDBG program budget for Main Streets is \$1.6 million. The remaining 4 districts are funded with non-federal resources.

CDBG Neighborhood Revitalization Strategy Area (NRSA): We have one designation during PY20-- 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.

Opportunity Zones are Massachusetts designated census tracts offering federal tax incentives for businesses that invest in those areas and create jobs and economic activity. Boston has 13 census tracts designated in April 2018 as "Opportunity Zones"; see map #6 in the Appendix for the locations.

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 these first three years of our 5-year Consolidated Plan. Note

that newly constructed projects and projects that combine multiple parcels may not show on the map if they have not yet been assigned parcel identification by the Assessing Department. These maps will be updated throughout the 5-year Consolidated Plan.

Map 1: Homeowner Rehabilitation & Lead Paint Abatement

Map 2: Homebuyer Financial Assistance

Map 3: Affordable Housing Production and Preservation

Map 4: Economic Development Programs

Map 5: PNP & Grassroots

Map 6: Opportunities Zones and Whittier Choice Target Area

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

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

Housing Development: During PY20, DND completed 8 HUD funded housing projects with 305 units of housing. DND provided \$9.2 million in funding including CDBG and HOME funds, and leveraged \$116.6 million in additional private, state, and other federal financing. HUD's most recent HOME Program Performance Snapshot (9/30/19) ranks Boston in the top 100 of the 581 local participating jurisdictions percentile nationally on leveraging; leveraging \$13.84 for every \$1 of HOME funds.

Homebuyer Assistance: leverages substantial amounts of private mortgage financing with its down payment and closing cost assistance program. The City used a combination of CDBG and local funding sources to help 84 homebuyers with an average down payment assistance of \$19,806. The City's assistance in PY20 totaled \$1.7 and leveraged \$34.8 million in private (bank) financing. Every \$1 in financial assistance leveraged \$21.94 in private investment.

Public Land: Boston strives to expand affordable housing opportunities and employment opportunities utilizing strategic land acquisition, site assembly and disposition. Grassroots is another example where vacant city-owned land supports the development of community gardens by neighborhood groups and non-profits. In PY20, 58 parcels were conveyed; the majority of these parcels were transferred for conservation (Roslindale Wetlands and Mattahunt Woods were transferred to the Conservation Commission). Other parcels were conveyed for open space and gardens. See the Grassroots report in the Appendix; six gardens were completed during PY20 for a total investment of \$2 million, of

which \$864,000 was CDBG dollars and \$1.14 million was leveraged in private funds.

HOME: The table below collects information regarding Boston’s compliance with match requirements. Boston satisfies the HOME match requirement through affordable housing rental vouchers issued by the Commonwealth of Massachusetts

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$8,497,926
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$8,497,926
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$8,497,926

Table 3 – Fiscal Year Summary - HOME Match Report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$	\$	\$	\$	\$
3,912,046	3,598,549	3,545,515	0	\$3,965,080

Table 7 - HOME Program Income

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

		Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	

Contracts						
	Total					
Number	6					6
Dollar Amount	\$124,967,165					\$124,967,165

Sub-Contracts						
	Total					
Number	189	3	1	16	16	153
Dollar Amount	\$98,167,439	\$5,147,565	\$398,000	\$8,903,670	\$8,726,494	\$74,991,710
		Women Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	

	Total	Women Business Enterprises	Male
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Sub-Contracts			
Number	189	19	170
Dollar	\$98,167,439	\$8,121,102	\$90,046,337

Table 4 - 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	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – 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	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Table 5 – 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	68	42
Number of Non-Homeless households to be provided affordable housing units	975	261
Number of Special-Needs households to be provided affordable housing units	88	84
Total	1,131	387

Table 6 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	88	84
Number of households supported through The Production of New Units	681	8
Number of households supported through Rehab of Existing Units	257	284
Number of households supported through Acquisition of Existing Units	105	11
Total	1,131	387

Table 7 – Number of Households Supported

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

The “One-Year Goal” counts in the table above are from the Affordable Housing (AP-55) section of the PY20 Action Plan. The “Actual” counts are from the CDBG and HOME accomplishment reports (PR-23) that capture activities by HUD matrix code, by household income and by racial/ethnic category. And, from the PR-02 report for CDBG. It is important to note that the one-year goals reflect commitments to an estimated number of housing units. The majority of these housing units are produced over multiple program years as planned developments secure funding and proceed to construction and eventually completion. Further, the HUD funding sources used for housing activities (CDBG and HOME) are combined with local resources such as Neighborhood Housing Trust (NHT), Inclusionary Development (IDP), Community Preservation Act (CPA), and Housing Boston 2030 funds to make a project financially possible. Below are details about the type of household supported and the type of assistance provided to each household.

Number of **homeless households** to be supported: According to HUD’s IDIS report (PR-23) for HOME and CDBG a total of 42 units were completed for homeless. A total of 46 units of housing designated for the homeless received commitments as shown in the Neighborhood Housing Division production report in the Appendix.

Number of **non-homeless households** to be provided affordable housing units: A total of 261 units were completed. These units are a combination of projects in new homebuyer program, lead paint abatement, rehab of single and multi-family units and new construction. Through our Neighborhood Housing Development (NHD) division, another 763 income-restricted units received funding commitments and 577 income-restricted units are in construction – 4 are ownership units and 573 are rentals.

Number of special-needs households to be provided affordable housing units: The housing units for special needs households are reported in the HOPWA (Housing Options for Person with AIDS) CAPER, 84 households were 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: 8 HOME funded units were completed in PY20.

Number of households supported through Rehab of Existing Units: 284 units were rehabbed; all are affordable to households at or below 80% AMI.

Number of households supported through Acquisition of Existing Units: The homebuyer programs provided financial assistance to 11 households to purchase existing homes with CDBG funds. Another 76 households received local funds to purchase.

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 Plan is in turn a part of the City's broader housing strategy *Housing a Changing City: Boston 2030*.

As detailed in the *2018 Update to Housing A Changing City: Boston 2030*, the City's production goal for income-restricted units is 15,820 by 2030. This will bring the total number of income-restricted units to 70,000 by the year 2030. Through the end of 2020, 7,325 income-restricted units have been permitted toward this goal, accounting for nearly 24 percent of all units permitted. The complete plan is available here: [Boston 2030](#)

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1	41
Low-income	43	19
Low/Moderate-income	22	0
Total	66	60

Table 8 – Number of Households Served

Narrative Information

The overall low-mod benefit for the CDBG program for PY20 is **98.44%** as shown in the CDBG Financial Summary (IDIS PR-26) in the appendix section of this CAPER exceeding the overall 70% low-mod benefit requirement.

CR-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

Prior to the public health emergency presented by COVID-19, the Boston CoC continued to incorporate new housing resources into its Coordinated Access System (CAS). CAS, a matching engine that interacts with the CoC's Homeless Management Information System (HMIS), pairs eligible, prioritized homeless clients to vacancies in CoC-funded Permanent Supportive Housing programs and refers literally homeless clients prioritized by the CoC's Pathways Assessment to available housing resources, including the City's Barrier Buster program, rapid rehousing and affordable units available through the City's Homeless Set Aside program.

The CoC had to pivot suddenly in the early spring of 2020 to respond to the immediate threat of COVID-19. The Boston CoC quickly restructured membership of its CoC Leadership Council by having partners nominate key operations staff with decision making authority to serve on the newly constituted Housing and Stabilization Leadership team. This new decision-making group operated sprint-style, meeting weekly to review the challenges presented by the pandemic and to implement system-wide adjustments to respond to the crisis. Since the immediate crisis response to keep those experiencing homelessness safe and alive, the Housing and Stabilization Leadership team is again guiding the CoC as it continues to respond to COVID-19 to best utilize the unprecedented level of Federal resources to address the humanitarian crisis of homelessness. In partnership with the CoC, the City has invested over \$20 million in ESG-CARES Act funding and plans additional ESG-CV investment to support shelter modifications and renovations to make these spaces more COVID-safe, through the creation of smaller pods within congregate settings.

As part of planning to scale its Front Door Triage system, the City invested additional local funding to increase capacity to provide an immediate housing problem-solving conversation with new guests entering emergency shelters. With the onset of COVID-19, Front Door Triage became a critical component of the CoC's Coordinated Entry System. As crowded congregate shelters had to quickly de-densify to achieve COVID-safer occupancy levels, Front Door triage was charged with stemming inflow to the City's large emergency adult shelters. Two of the City's large emergency shelters remained open during the initial public health emergency, while others closed their doors to new guests. All guests presenting for emergency shelter were assessed and triaged by Front Door staff to problem solve and identify safe alternatives to entering shelter. If diversion was not possible, guests were provided with a bed. The City substantially increased its local investment in Front Door Triage in FY 21 - FY22 and continues to fund workers at its two largest emergency shelter provider agencies, Pine Street Inn and Boston Public Health Commission, to grow our triage and diversion efforts.

To provide enhanced coverage to better assess and support the needs of people staying on the street, the City invested an additional \$165,000 into its Street Outreach contract for PY/20/ FY 21. This investment allows for the team to provide dedicated, bi-lingual coverage in East Boston and additional outreach services in areas of the city that have seen an increasing street population, due to fears of COVID-19 in congregate shelter. The city also worked to ensure adequate day shelter/ drop in locations, equipped with handwashing stations, sanitizer, food and PPE. In addition, the City embedded a national consulting group with expertise on ending homelessness among people sleeping on the street with our Street Outreach partners. Through this work, partners launched the Street to Home Initiative (S2H), a multi-year effort to house long-term, unsheltered individuals with high substance abuse, behavioral health, medical and disability needs. S2H has an ambitious goal to house 250 unsheltered individuals.

The Mayor of Boston launched the Boston Resiliency Fund (BRF) to raise private dollars to support the needs of vulnerable citizens during the public health crisis. To date that fund has raised over \$33.2 M from 6,682 individual donations and made awards in the amount of \$26.3 M. Many of the BRF awards were to agencies that serve people experiencing homelessness, including grants to groups such as Boston Warm, a faith-based organization that provides drop-in space and access to handwashing and restroom facilities for those staying outside.

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 \$10,000 in Rapid Rehousing (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. In response to changing needs for families during the pandemic, Boston supported homeless families through food support, grants for PPE, and grants for enhanced communication access, such as extended Wi-Fi and providing prepaid phone cards. Additionally, the Boston Housing Authority committed to issuing 1,000 Housing Choice Voucher Program (HCVP) for families in shelter and unstably housed families with children in Boston Public Schools.

Addressing the emergency shelter and transitional housing needs of homeless persons

Permanent Housing: COVID-19 had a deep impact on the City’s ability to connect people experiencing homelessness to housing pathways. The Commonwealth of Massachusetts issued a public health emergency on March 13, 2020 and Boston followed suit by urging residents to limit all unnecessary activities, only leaving home for essential errands. This declaration meant that many non-emergency shelter and community based homeless service providers’ instituted remote work. Establishing remote work and reorienting to figure out how to deliver services, such as housing search and case management, in this COVID-safe fashion took many weeks and many agencies still aren’t back to capacity / “normal”

operations, due to reasons such as underlying health conditions of staff, preventing a return to in-person services and remote school arrangements for their children, requiring some staff to remain at home.

Recently the City has had some success reigniting its capacity to match households to permanent housing opportunities. The newly constituted CoC Housing and Stabilization Leadership Council launched the COVID-19 Housing Initiative, with a goal of matching 135 of our most vulnerable individuals to a variety of permanent housing resources, including Housing Choice vouchers, rapid rehousing and permanent supportive housing. Working groups were formed to support the effort and an assessment was developed that prioritizes people for resources based on susceptibility to poor outcomes or deaths were they to contract COVID-19 and length of time homeless.

Currently, the City of Boston coordinates Rapid Re-Housing (RRH) projects with CoC, ESG, and City of Boston funding. RRH projects are projected to serve 855 households annually, of which 417 are individuals, 438 are families with children; of those, 40 are youth, and 188 are veterans and their families. From 2017–2019, the City of Boston committed a total of \$3,075,000 to a RRH system serving individuals experiencing homelessness. From 7/1/20–6/30/21, 560 individuals were housed with an average of 96 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 the client has any safe alternatives to shelter and, if so, make sure that client is reconnected to that housing option. Since 8/1/19 the City has funded Front Door Triage programming at the two largest adult emergency shelter providers in Boston. In addition, the City advocated with the state to institute stronger discharge protocols related to ensuring people leaving hospitals have support with housing problem-solving rather than a direct discharge to a homeless shelter. In response, the state released new protocols and guidance in the spring of 2021. 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. The City's Office of Housing Stability (OHS) focuses on homelessness prevention. 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.

Assisting Renters: In calendar year 2020, DND's Office of Housing Stability (OHS) stepped up their efforts to protect Boston's at-risk renters, who were struggling with job and income loss as a result of the pandemic. In 2020, the OHS team:

- Created the Rental Relief Fund, which distributed more than \$5 million with help from partners NOAH, MetroHousing Boston and Project Hope, to 1,300 households who were unable to pay their rent due to COVID-19 job or income loss.
- Enacted the Housing Stability Notification Act, which requires landlords to provide tenants with information on eviction resources and their rights whenever a lease is ended.
- Established a Landlord Pledge, asking landlords to work with tenants to prevent evictions. To date more than 30 landlords, including some of the biggest property owners in the city, have signed the pledge.
- Funded free attorneys from Greater Boston Legal Services to work with tenants facing eviction in housing court.

- Translated all of the documentation necessary for any of these actions into the top 10 languages other than English that are commonly spoken in Boston.

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 \$750k annually in local funds to sustain this intervention and target this resource to chronically homeless, long-term shelter stayers, families, and unaccompanied youth. The City also continues a highly collaborative and successful partnership with the Boston Housing Authority. The City is also working with its partners at the State level to explore coordination on the prioritization of resources for people experiencing homelessness.

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

Actions taken to address the needs of public housing

Primary responsibility for public housing and resident initiatives rests with the Boston Housing Authority (BHA) and is reported separately in the BHA's annual report to HUD: BHA 5 Year Plan Progress Report. The BHA is the largest public housing authority in New England and the sixth largest in the nation. In total, BHA currently owns and/or oversees approximately 10,000 rental units of public housing in Boston and houses more than 17,000 people under the public housing program. BHA owns 56 housing developments. Of the 56 developments, 32 are designated as housing for senior and residents with disabilities and 24 are designated for low-income families.

In addition to public housing, BHA administers approximately 14,979 rental assistance vouchers, otherwise known as Tenant-Based Section 8 vouchers, that allow families to rent in the private market and apply a subsidy to their rent. Vouchers through the Massachusetts Rental Voucher (MRVP) Program assist an additional 867 households. With this assistance, residents are able to pay approximately 30-40 percent of their income toward rent and BHA pays the remainder. BHA helps provide housing to approximately 34,000 people under these programs. In addition, BHA provides subsidy to more than 2400 households under its Section 8 Project-Based Voucher and Moderate Rehabilitation programs.

The Leased Housing Waiting List includes about 2,000 applicants at this time; however it has been closed to all new applicants except the highest priority emergencies since 2008. In December 2020, the Walsh Administration announced the BHA's efforts to target 1000 Housing Choice Vouchers towards homeless families enrolled in Boston Public Schools.

Historically, housing authorities have been limited by the US Department of Housing and Urban Development (HUD) to one payment standard, known as Fair Market Rent (FMR), for each metropolitan area. However, under new HUD

regulations known as the Small Area Fair Market Rent (SAMFR), BHA can now adjust its payment standards for each zip code, more precisely matching the actual rental costs. As a result, families will now have the choice to rent in areas that have historically been unaffordable with a voucher. This change affirmatively furthers fair housing goals and takes steps towards deconcentrating voucher families by providing expanded housing choices in Boston and the surrounding areas. A chart of the new 2021 payment standards by zip code can be found here: <https://www.huduser.gov/portal/datasets/fmr/smallarea/index.html>

As a first phase of redevelopment of the Whittier property, 92 new apartments now known as Flat 9 at Whittier (43 of which are replacement units)—were completed and occupied in early 2020. The 52-unit Phase 2 of the Whittier redevelopment closed on June 30, 2020, and is on track to complete construction by the end of 2021. A third and final phase of redevelopment at the Whittier property is projected to close in early 2022. The City is investing \$3.5 million in this phase, including up to \$2.5 million in CDBG funds. The third housing phase will not require City funds.

Beyond housing, the Whittier Choice Neighborhoods Implementation (CNI) Plan includes the renovation of the Dewitt Park completed in 2020. The Office of Economic Development is on track to fund 2-3 enhanced RESTORE projects in Nubian Square combining CNI Critical Community Improvement funds with CDBG funding in the next fiscal year. Plans for a transformative reconstruction of Ruggles Street are progressing, and construction is anticipated to be completed in 2022.

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 down payment and closing cost assistance from DND if they are purchasing a home in Boston. More information on the BHA's Section 8 Homeownership program is available in Chapter 16 of the BHA's Section 8 Administrative Plan:

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

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

BHA activities to increase resident involvement include 1) the Resident Advisory Board which is a group of residents elected to represent and reflect the diversity of residents served by BHA and to advise on the development and implementation of the Annual Plan; 2) Local Tenant Organizations which are elected by their peers and represent residents in public housing developments and advocate for the needs of residents on all matters; 3) Section 8 Tenants Incorporated which works on behalf of leased housing participants on areas of education and resident rights and advocates for the needs of leased housing participants; and 4) the Resident Empowerment Coalition which is composed of residents and advocates.

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)

https://www.boston.gov/sites/default/files/file/2021/03/Income%20Restricted%20Housing%202020_0.pdf

Income- Restricted Housing in Boston

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. The City of Boston

The Massachusetts Comprehensive Permit Law (Chapter 40B) aims for every municipality in the state to income-restrict at least 10 percent of its housing stock for low- and middle-income households. Boston far surpasses this threshold and has one of the highest percentages of income-restricted units in the country with 27 percent of all rental units are income-restricted. That is 53,137 of the 195,606 rental units in the city. While individual neighborhoods are not subject to Chapter 40B, income-restricted units are distributed throughout the city, but some neighborhoods have much higher concentrations than others. Roxbury has the most income-restricted units as a percent of its total housing stock (55 percent), followed by Chinatown (49 percent), the South End (35 percent), and Charlestown (26 percent).

Eight neighborhoods do not meet the 10 percent threshold: Back Bay, Bay Village, Beacon Hill, Hyde Park, the Leather District, the Longwood Medical Area, the North End, and the South Boston Waterfront (Seaport).

Addressing 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 The City 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.

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

DND's Boston Home Center (BHC) administers Boston's nationally recognized Lead Safe Boston (LSB) program. The program utilizes federal, state and homeowner funds to assist the abatement of lead hazards in existing housing. DND was awarded a \$4.3 million dollar grant with a start date of January 2, 2020 from HUD's Office of Lead Hazard Control and Healthy Homes to abate 200 privately owned units over 42-months. A total of 29 units were completed during this program year and another 40 units are in the pipeline to be deleaded. The COVID- 19 pandemic impacted production as all construction work in the City of Boston was shut down in March 2020, with the exception of emergency work, until September 2020. Work restarted slowly with vacant units and in some occupied units where tenants could be relocated in a safe manner. Homeowners and tenants remained hesitant to relocate but the pipeline of work was stronger at the end of the program year. In partnership with HUD, since its inception of the lead hazard programs in 1994, LSB has been directly responsible for the abatement of over 3000 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 included reducing blood lead levels that constitute poisoning from 25 to 10 ug/dl. Deleading standards were also changed, which reduced the number of intact surfaces considered lead hazards. These regulation changes increased demand

for DND's services to address lead paint while reducing abatement costs by about 15%. The resources of Lead Safe Boston 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 target 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 Metro Housing Boston 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 \$2.3 million funded 49 organizations serving approximately 3000 people in PY20. These funds were targeted to support programs providing services to Boston residents facing multiple barriers to employment, with a goal of increasing the household income and financial stability of those served. The funding schedule for CDBG typically runs on a two-year cycle. Based on this two-year schedule, PY20 was an open and competitive funding year, and PY21 was the regular re-funding year (where funds are made available only to currently funded programs).

Given the unprecedented nature of the ongoing Covid-19 pandemic, OWD approved converting PY22 from an open and competitive procurement year to a re-funding year. Under this procurement schedule, PY22 will be a re-funding year, and PY23 will be an open and competitive process, starting a new cycle.

In addition, OWD set aside a portion of CDBG-PS funds to support Adult Basic Education and ESOL programming through a separate RFP process. This separate RFP was developed in response to a strategic review of ABE and ESOL services in Boston, which identified a lack of higher level services to assist students looking to complete a secondary credential and transition to post-secondary education. Seven organizations provide contextualized ESOL and ABE.

During the program year, the COVID-19 pandemic disrupted services to all of our organizations. Some programs switched to remote service provision, some suspended services, and some pivoted to supporting basic needs of their clients and communities. OWD provided guidance for grantees as to allowable expenditures for COVID-19 response so that interested programs could amend their contracts to include allowable activities. Despite significant challenges with job and externships placements, overwhelming majority of PY20 programs have been able to achieve their original performance targets.

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).

Over the last five years, while the number of households has risen, the number of poverty level households has declined. According to the most recent American Community Survey data, Boston has a total of 129,542 family households in 2019, an increase of 9,824 or 8.2% since 2014. Of these, 18,265 (14.1%) have incomes below the poverty level, a decrease of 2,206 or 10.8% since 2014.

	2015-2019	2010-2014	# Change	% change
# families HHs	129,542	119,718	9,824	8.2%
% below poverty level	14.1%	17.1%		-3.0%
# below poverty	18,265	20,472	-2,206	-10.8%

Source: American Community Survey 5-year estimates, Table S1702

Hispanic families have the highest percentage of families living under the poverty level in Boston. About 28.2% of Hispanic families live in poverty, double the citywide rate of 14.1%. Although Hispanics account for 21.5% of all families in Boston, they account for 43% of all families in poverty. While there was an overall decrease (-2,206) in the total number of families below the poverty level between 2015-2019, there was a slight increase (+69) in the number of Hispanic families below the poverty line.

	2015-2019	2010-2014	# Change	% change
Hispanic family HHs	27,845	24,476	3,369	13.8%
% below poverty level	28.2%	31.8%		-3.6%
# below poverty	7,852	7,783	69	0.9%

Source: American Community Survey 5-year estimates, Table S1702

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

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 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). In prior years, CHDO funds were available on a rolling basis throughout the program year; eligible CDCs would apply for funds when they had an eligible project. Presently, the City of Boston is not providing operating assistance to CDCs and other CHDOs as we await new HUD guidelines on providing CHDO funded assistance.

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

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

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

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

Starting in January 2017 through May 2018, the Boston Housing Authority (BHA), the Department of Neighborhood Development (DND) , the City's Office of Fair Housing and Equity (OFHE) and the Boston Planning and Development Agency (BPDA), formerly the Boston Redevelopment Authority, worked collaboratively on a draft Assessment of Fair Housing with other City agencies and a Community Advisory Committee, made up of advocates from Boston's neighborhoods, civil rights organizations, tenant and housing organizations, and legal assistance organizations. The goal of this work was to complete an Assessment of Fair Housing (AFH) that would replace the Analysis of Impediments to Fair Housing as directed by HUD's new AFFH Rule.

However, on May 18th of 2018 HUD announced that it was withdrawing its AFH Tool for Local Governments and directed grantees that they were not to submit their AFHs for HUD review until further notice. Despite HUD's decision, DND and the BHA remain committed to completing a locally tailored affirmatively furthering fair housing plan. This plan is now in its final draft and is expected to be released to the public in the very near future.

Even before this plan is completed however, the City is taking a number of actions to further fair housing. Actions taken in the past program year include, but are not limited to:

- **Passed and implemented the nation's first Affirmatively Furthering Fair Housing Zoning Ordinance:** Under this new ordinance, any project with a residential component undergoing Large Project Review and/or Planned Development Area Review under Article 80 of Boston's zoning code must consider impacts on area residents historically discriminated against so that steps can be taken to reduce those impacts, provide new housing opportunities, and address past histories of exclusion. Developers are required to complete the already approved Accessibility Checklist as well as a new AFFH Assessment Tool, guided by a displacement analysis and historical exclusion data, provided by the Boston Planning & Development Agency. The newly created Boston Interagency Fair Housing Development Committee (BIFDC) reviews each project's efforts to Affirmatively Further Fair Housing and their recommendations are incorporated into the development review process. More information can be found at <http://www.bostonplans.org/housing/affirmatively-furthering-fair-housing-article-80>.
- **Support Fair Housing Activities:** For program year 2020, DND increased the commitment of CDBG funds to Office of Fair Housing and Equity (OFHE) to \$685,186, and allocated an additional \$250,000 from City of Boston operating funds. These additional funds expanded testing and enforcement efforts, in response to a recent study highlighting discrimination against black households and voucher holders in the rental market. For the upcoming program year 2021, DND is making a similar commitment to these expanded fair housing activities.

- **Make More Healthy Housing Available To Families:** Through its Lead Safe Boston program DND provided funding to homeowners to abate lead hazards in 29 units of housing (another 40 units are in their pipeline) reducing barriers to housing for families with children.
- **Overcome Barriers to Homeownership and Wealth Creation:** The Boston Home Center provided \$1.12 million in financial assistance to 57 non-white households to enable them to purchase their first home, reducing the barriers to homeownership for households of color. The Boston Home Center launched the new One+ Mortgage program in program year 2019, which “buys down” the mortgage interest rate, expanding buyers’ opportunities in Boston’s high priced housing market. The result of this program began to be seen in program year 2020, as 50 home buyers’ accessed One+ program.
- **Creating Programs that Meet the Needs of Protected Classes:** The Massachusetts economy shut down due to COVID-19 in mid-March 2020. As a result, thousands of Boston families, many of whom are households of color and/or have limited English proficiency, lost their incomes and are at risk of losing their homes. Not only is this a tragedy for each family, it undermines the financial and physical health of entire communities. It is for this reason that DND used our understanding of the disparities of income and wealth to craft a rental relief program that responded to the needs, both financial and in terms of language access, for these communities. In program year 2020, 2093 households were assisted, with a total of \$15.5 in funds, from both the federal Coronavirus Relief Funds and Emergency Rental Assistance funds.
- **State Legislation:** During program year 2020, the City advocated for a range of state legislative efforts that would assist protected classes and promote more inclusive communities. The following state efforts were advocated for by the City:
 - The state provided funding and made a commitment to significantly increase the availability of counsel in eviction cases, as a response to COVID-19. The City is supporting new legislation that would make a right to counsel permanent.
 - The state passed legislation that enables Boston to make the City’s Inclusionary Development Policy permanent by incorporating it in the zoning code.

- The state passed legislation that gives Boston more control over the City's commercial linkage policy, paving the path for increased funding for affordable housing and job training.
- The state passed legislation that reduces the barriers to increasing the supply of housing across the state.

A new legislative term began during program year 2020, and the City is supporting the following legislative efforts which address the need for more affordable housing, racial disparities, and/or discrimination:

- The before mentioned effort to make a right to counsel permanent;
- Legislation that would create provisions whereby tenants would be able to purchase their building;
- Legislation that would make it easier for Boston to build affordable housing in tandem with the rebuilding of City owned facilities such as libraries and fire stations; and
- Legislation that would require additional fair housing training for real estate agents and implement strong penalties for real estate agents who are cited for discriminatory practices.

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 ensure 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 Residents 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: DND manages the affirmative marketing plans with oversight from the City's Fair Housing Commission 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.

The Department of Neighborhood Development (DND) took several steps to notify the public of the release of the draft Program Year 2020 CAPER and the opportunity to comment. This draft Program Year 2020 CAPER was issued for the required 15-day comment period on October 8. DND placed a notice and request for comments in the Boston Globe on October 12; comments are encouraged and welcome through October 26 at 4:00 pm. An email of the same notice was sent out to 411 individuals and organizations subscribed to DND's Policy News list encouraging comments and feedback on the report. The draft CAPER is posted on the Department's website at: [https://www.boston.gov/departments/neighborhood-development/hearings-and-public-comment`](https://www.boston.gov/departments/neighborhood-development/hearings-and-public-comment)

Approximately 10,000 subscribers through Facebook and Twitter were informed of the CAPER and the opportunity to comment.

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 2020 with existing programs funded with CDBG as described in our Action Plan. However, the City of Boston was awarded \$20 million in CARES Act funding through the CDBG program during the program year. In order to use the funds as quickly as possible, HUD encouraged grantees to incorporate CARES Act funding to an existing Action Plan by undertaking a Substantial Amendment. We completed those Plan Amendments dedicating \$19.4 million to a Rental Relief Fund and assisted 3700 households.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants? No

[BEDI grantees] Describe accomplishments and program outcomes during the last year. N/A

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.

No units were inspected during PY20. Housing Quality Standard (HQS) inspections were put on hold due to the COVID-19 pandemic.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

DND, in partnership with the Boston Fair Housing Commission continues to administer the Affirmative Marketing Program, which fosters equitable access to government-assisted housing and inclusionary developments, by providing technical assistance to developers/managers in the preparation of affirmative marketing and tenant/buyer selection plans; and by monitoring the implementation of plans approved by the Commission. During the program year, 43 marketing plans were approved and 37 lotteries were held for affordable units.

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

IDIS Report PR23 "*HOME Summary of Accomplishments*" shows that 60 units were completed IN PY20. Of the 60 units, 41 served extremely low income (up to 30% of area median income); 10 units served households between 31% to 50% of area median income and 9 units served households between 51%-60% of area median income. With respect to the race of the households served, 30% (18) are White, 43% (26) Black/African American and 14 (23%) reported as multi-racial.

Describe other actions taken to foster and maintain affordable housing.

91.220(k)

The **Acquisition Opportunity Program (AOP)** protects Boston’s rental housing stock from market forces. The AOP give loans to help responsible investor-owners buy occupied, multi-family rental properties. The AOP benefits residents by:

- creating affordable housing for Boston residents who can’t afford market-rate rents
- funding developments that have more restricted units, or have units restricted to lower incomes, and
- fighting the forces of gentrification. We work to make sure tenants’ apartments don’t become unaffordable over time.

The AOP also benefits developers whom we pre-qualify for a set amount of funding. These potential buyers can then become more competitive in the real estate market.

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
STRUM: Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	45	42
TBR: Tenant-based rental assistance	70	85
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

Table 9 – 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 PY20. Financial assistance impacting housing stability includes funds for short-term rent, mortgage, and utility assistance, which 33 households were able to access and an additional 55 households were able to secure new units with final assistance for rental startup costs.

There has been an increase in need for STRMU prevention assistance as participants have unstable employment or have lost employment entirely. Sponsor staff has seen a large increase in calls for assistance during the pandemic.

The Boston CoC invoked all flexibility afforded to the HOPWA program under HUD's Mega waiver to allow project sponsors increased options to assist HOPWA-eligible households during this unprecedented time.

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

ESG Supplement to the CAPER in SAGE

Emergency Solutions Grant Subrecipients: Program Year 2020		
Provider	Contract Amount	ESG Component
Asian American Civic Association	\$40,552	Homelessness Prevention
Boston Medical Ctr.	\$99,204	Homelessness Prevention
Hearth, Inc	\$49,994	Homelessness Prevention
HomeStart	\$46,694	Homelessness Prevention
Mass Coalition for the Homeless	\$23,038	Homelessness Prevention
Metro Boston Housing Partnership	\$89,663	Homelessness Prevention
Neighborhood of Affordable Housing	\$102,119	Homeless Prevention
Nuestra Comunidad	\$74,402	Homeless Prevention
Pine Street Inn-St.	\$590,142	Street Outreach
Little Sisters	\$152,596	Homelessness Prevention
Brookview House	\$16,792	Homelessness Prevention
TOTAL	\$1,285,196	
Grant Administration	\$114,559	
GRAND TOTAL	\$1,399,755	

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

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

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	0
Total Number of bed-nights provided	0
Capacity Utilization	0.00%

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. A summary of the SAGE report will be included in this PY20 CAPER when it is available.

CR-75 – Expenditures. 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	644,970	675,341	695,054
Subtotal Homelessness Prevention	644,970	675,341	695,054

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	97,150	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	97,150	0	0

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Essential Services	0	0	0
Operations	0	0	0
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	0	0

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Street Outreach	520,353	656,381	590,142
HMIS	50,000	19,949	0
Administration	106,399	109,647	114,559

11e. Total ESG Grant Funds

Total ESG Funds Expended	2018	2019	2020
	1,418,872	1,496,727	1,399,755

END