CITY OF BOSTON

DRAFT

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

FOR PROGRAM YEAR FIVE /PY2012 (JULY 1, 2012 TO JUNE 30, 2013)

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PART I

Introduction & General Narratives

Section 1: Introduction

Each jurisdiction that receives funds from the U.S. Department of Housing and Urban Development under the Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), the Housing Opportunities for Persons With AIDS Program (HOPWA), or the Emergency Solutions Grants Program (ESG) is required to annually review and report, in a form prescribed by HUD, on the progress it has made in carrying out its three-to-five year strategic plan and its one year action plan. The Program Year 2012 Consolidated Annual Performance and Evaluation Report (CAPER) summarizes the activities the City of Boston carried out with its HUD resources during **Program Year 5**, the final year of the current five-year Consolidated Plan (HUD Program Year 2012/City Fiscal Year 2013: July 1, 2012 to June 30, 2013).

The CAPER narratives are primarily based on and summarize data from HUD's Integrated Disbursement and Information System (IDIS) regarding CDBG, HOME, ESG and HOPWA funds, as well as additional data from DND's internal tracking systems and other sources.

Summary of Citizen Participation Process

The draft Program Year 2012 CAPER was issued for the required 15-day comment period beginning September 13th and ending September 27th. A notice and request for comments was published in the Boston Globe Wednesday, September 11th. A mailing of the same notice was sent to 201 organizations and emailed to 350 individuals on mailing lists maintained for this purpose. The draft CAPER was made available on the Department's website at: http://www.cityofboston.gov/dnd/pdr/HUD_Plans_Reports.asp and paper copies were also made available at the Department of Neighborhood Development.

1. RESOURCES

The table below illustrates the impact of federal cuts to Boston's annual allocations over the last five years of the current five year Consolidated Plan period. The most flexible pool of funds, Community Development Block Grant (CDBG), was cut more than $7 million. The loss of CDBG dollars directly impacts our ability to support housing rehabilitation, economic development, social services and public facilities programs.

Boston's Annual HUD Allocations Program Years 2007 to 2011
ACTUAL Versus EXPECTED

	CDBG	HOME	HOPWA	ESG	TOTAL
Base Year (PY2007)	$20,446,674	$7,927,937	$1,690,000	$902,224	$31,081,958
Year 1 (PY2008)	$19,766,060	$7,663,530	$1,747,000	$880,962	$30,057,552
Year 2 (PY2009)	$19,797,131	$8,564,599	$1,779,243	$880,052	$31,021,025
Year 3 (PY2010)	$21,272,449	$8,517,423	$1,889,165	$873,670	$32,552,707
Year 4 (PY2011)	$17,496,605	$7,530,644	$1,884,046	$861,837	$27,773,132
Year 5 (PY2012)	$16,834,371	$4,418,285	$2,087,647	$1,161,878	$24,502,181
Actual (Years 1 to 5)	**$95,166,616**	**$36,694,481**	**$9,387,101**	**$4,658,399**	**$145,906,597**
Expected (Years 1 to 5)	$102,233,370	$39,639,685	$8,450,000	$4,511,120	$155,409,790
$ change (Years 1-5)	($7,066,754)	($2,945,204)	$937,101	$147,279	($9,503,193)
% change (Years 1-5)	-7.43%	-8.03%	9.98%	3.16%	-6.51%

The table on page 8 summarizes the resources that the City anticipated would be available for its City FY13 / HUD PY12 Action Plan and the resources that the City actually received or was able to make available for commitment during this program year. There were a few significant differences between the planned amounts and the amounts made available this year. Details are provided below and the amounts are shaded in the resource table.

CDBG: The amount of program income received was approximately what we projected when developing the Action Plan budget. Program Income is estimated each year and is the repayment of grant funds by recipients. Program income (if any) must be spent before drawing funds from the new grant amount. DND issued a substantial amendment

to the CDBG program budget in November 2012 to allocate **$3,318,750** in additional prior year funds (funding not spent in the program year it was budgeted is rolled forward to the next program year). The change was due to realizing a higher amount of available prior-year CDBG funds than originally estimated when the program budgets and the Action Plan was finalized on May 15, 2012. The increase of CDBG funds was budgeted for three program activities: Rental Housing Production, Demolition and Main Streets.

HOME: The amount of program income received was $561,179 greater than projected due to unexpected repayment of loans. And, the actual amount of prior year funds available was $800,121 more than planned due to a delay in project start date. Federal Regulations require that program income is spent prior to drawing any new grant funds from HUD.

Lead Hazard Control: The actual amount spent increased by $410,624 due to projects completed in PY12 that were started in PY11.

Choice Neighborhood Initiative: The total federal award for the Choice Initiative is $20,500,000. The Initiative started in 2011 and will complete in September 2017. The Choice budget was not finalized when the PY12 Action Plan was submitted to HUD. The actual amount of $13,804,840 accurately reflects the Choice dollars spent in the program year. See Section 10 and reference map 8 for more details and accomplishments on the Choice Neighborhood/ Quincy Corridor Neighborhood Revitalization Area (NRSA) Initiative.

Leading the Way: An additional $2.2 million became available this program year when loans given to purchase real estate owned (REOs) properties with Leading the Way funds were repaid.

City FY13 / HUD Program Year 2012 (9/13/13)		
Funding Source	**Planned Amount**	**Actual Amount**
Community Development Block Grant (CDBG)	$ 15,926,397	$ 15,926,397
Program Income	$ 2,000,000	$ 1,895,020
Prior Year Funds	$ 2,128,725	$ 2,128,725
Amendment #1: Increase CDBG prior year funds	$ -	$ 3,318,750
HOME Investment Partnerships (HOME)	$ 4,090,712	$ 4,090,712
Program Income	$ 300,000	$ 861,179
Prior Year Funds	$ 1,500,000	$ 2,300,121
Housing Opportunities for Persons with AIDS (HOPWA)	$ 1,878,288	$ 1,878,288
Emergency Solutions Grant (ESG)	$ 1,515,160	$ 1,515,160
Prior Year Funds	$ 484,783	$ 484,783
HUD/CPD Formula Grant Total	**$ 29,824,065**	**$ 34,399,135**
HERA Neighborhood Stabilization Program (NSP-1)	$ 2,300,000	$ 2,553,913
HUD Formula Grant	$ 300,000	$ 239,748
State (DHCD) Grant	$ 2,000,000	$ 2,314,165
ARRA Neighborhood Stabilization Program (NSP-2)	$ 1,821,845	$ 1,927,006
ARRA Homelessness Prevention & Rapid Rehousing (HPRP)	$ 5,163	$ 90,449
Stimulus Grants Total	**$ 4,127,008**	**$ 4,571,368**
Boston Invests in Growth Section 108 Loan Pool	$ 10,000,000	$ 10,000,000
Economic Development Initiative (EDI)	$ 50,334	$ 50,344
Section 108 & EDI Total	**$ 10,050,334**	**$ 10,050,344**
McKinney-Vento Continuum of Care Homeless Programs	$ 21,591,469	$ 21,591,469
Supportive Housing Program	$ 14,313,385	$ 14,313,385
Shelter Plus Care	$ 7,278,084	$ 7,278,084
Lead Hazard Control Grants	$1,175,444	$ 1,588,730
Federal Fiscal 10	$ 183,544	$ 594,168
Federal Fiscal 12	$ 991,900	$ 994,562
EPA Brownfields Assessment & Cleanup Grants	$ 500,000	$ 500,000
Choice Neighborhood Initiative	$ 4,017,340	$ 13,804,840
Community Challenge Grant	$ 613,051	$ 613,051
HUD & EPA Competitive Grants Total	**$ 27,897,304**	**$ 38,098,090**
City Operating Funds	$ 3,714,144	$ 3,883,667
Inclusionary Development Program (IDP)	$ 337,500	$ -
Section 108 Spread	$ 475,000	$ -
Leading the Way	$ 5,000,000	$ 7,156,879
Neighborhood Development Fund (NDF)	$ 150,000	$ 291,376
City Funds Total	**$ 9,676,644**	**$ 11,331,922**
GRAND TOTAL ALL FUNDS	**$ 81,575,355**	**$ 98,450,859**

Recovery/Stimulus Funds

In addition to the annual formula grant allocations, the City received nearly $36.5 million in one-time funding through the Housing and Economic Recovery Act of 2008 (HERA) and the American Recovery and Reinvestment Act of 2009 (ARRA, aka the "Stimulus Bill") that was enacted on 2/17/2009. See table below with details. The CDBG-R and HPRP funds were committed and expended in earlier program years. There was approximately $4.9 million in NSP funds for this program year.

HERA & ARRA Programs	Amount	Obligation Deadline(s)	Expenditure Deadline(s)
NSP-1 (formula grant)	$4,230,191	18 months (9/8/2010)	48 Months (3/8/2013)
NSP-1 (DHCD match)	$4,020,500	18 months (9/8/2010)	48 Months (3/8/2013)
NSP-2 (competitive grant)	$13,610,342	N/A	50% in 24 months (2/11/2012), 100% in 36 months (2/11/2013)
NSP-3 DHCD competitive grant	$999,999	N/A	3/31/2014
Subtotal: NSP Funds	**$22,861,032**		
CDBG-R (formula grant)	$5,366,011		9/30/2012
HPRP (formula grant)	$8,209,151	9/30/2009	60% in 24 months (7/22/2011), 100% in 36 months (7/22/2012)
TOTAL	**$36,436,194**		

Neighborhood Stabilization Programs **NSP 1&2**: The City received almost $22.9 million in NSP funds to assist the acquisition and redevelopment of foreclosed or abandoned homes in targeted high foreclosure areas. Twenty-five percent of the funds (approximately $5.7 million) must be spent on permanent housing for very low-income households (households with incomes under 50% of the Area Median Income). A total of $4.9 million in NSP funds were available during this Program Year 2012. Please see CAPER reference map 7 showing the location of NSP assisted projects.

Homelesness Prevention and Rapid Re-Housing Program - HPRP: The entire $8.2 million in HPRP program funds were committed during Program Year 2009 and has been reported in earlier CAPER reports.

CDBG-Recovery (CDBG-R): The City received an unanticipated formula grant allocation of $5.4 million in CDBG-R funds during Program Year 2009 and has been reported in earlier CAPER reports.

Section 108 Boston Invests in Growth Loan Pool: ***Boston Invests in Growth*** (BIG) was originally proposed as a substantial amendment to the FY08 Action plan and a $40 million application was submitted to HUD in March of 2009. A second substantial amendment was included in the FY2009 Action Plan and the amount was subsequently increased by $29.7 million in May 2009 for a new total of $69.7 million. HUD approved our application August 21, 2009. The City has currently closed 5 loans totaling $19.67 million; see the chart in Section 7 for project details.

Competitive Grants: In addition to the resources listed on the previous pages, the City applied for or supported applications to HUD and other Federal Agencies by the City of Boston and other entities under various competitive programs. The table below summarizes the PY12 awards. These applications directly support or are consistent with the City's Consolidated Plan and PY12 Action Plan.

HUD & Other Federal FY12 Competitive Awards		
Funding Source	**Applicant**	**Award**
Continuum of Care Homeless Grants Shelter Plus Care Program Supportive Housing Program	City of Boston / DND	$ 23,623,700
Choice Neighborhood, Public Safety Enhancement	City of Boston / DND & BPD	$ 480,000
Lead Hazard Control Grant	City of Boston / DND	$ 2,500,000
EPA Brownfields Support Team	City of Boston / DND	$ 100,000
Choice Neighborhoods Planning Grant	City of Boston / BHA	$ 300,000
HUD Housing Counseling Program - Comprehensive Counseling	Citizens Housing and Planning Association	$684,113
	Housing Partnership Network	$1,040,032
	Neighborhood Assistance Corp of America (NACA)	$1,121,018

LEVERAGING RESOURCES

Affordable Housing Development & Preservation

During Program Year 2012, City of Boston's Department of Neighborhood Development (DND) completed **21 housing projects** with a total of **508 units of housing**. DND provided **$14.9 million** in funding to these projects, including CDBG and HOME funds, and **leveraged $146.1 million** in additional private, state, and other federal financing to assist the development of these 508 units. We leveraged $10.77 in additional financing for every dollar in assistance the City provided. HUD's most recent HOME Program Performance Snapshot (6/30/13) ranks Boston's HOME program in the 100th percentile nationally on leveraging.

A key element in our ability to successfully leverage additional funding is careful planning of the City's funding competitions to coordinate with the state's HOME and Low Income Tax Credit funding rounds. The City issues its HOME/CDBG funding competitions several months before each state funding round so that we are able to select and prepare the strongest proposals for submission for additional assistance under the state's funding rounds. The City and the State use a jointly developed "One-Stop" funding application.

The City's **HomeWorks Home Equity Loan Program (HELP)** rehabilitation program leverages funds from the owner or from private lenders. Homeowners above 100% of the HUD Area Median Income (AMI) match the City contribution dollar-for-dollar which funds up to $20,000 for a combination of interior and exterior home repairs.

The City's homebuyer financial assistance programs leverage substantial amounts of private mortgage financing with its small down payment and closing cost assistance. . The City uses a combination of federal and local funding sources to financially assist homebuyers. In PY12, these funds helped 69 buyers with an average of $9,566 in assistance to purchase a home with an average purchase price of $281,351. The City's assistance totaled $660,037 to these 69 homebuyers leveraging an additional $18.8

million in private (bank) financing. Every $1 in financial assistance leveraged more than $28 in private investment.

DND's Office of Business Development (OBD) provides entrepreneurs and existing businesses with access to financial and technical resources. OBD also supports the nationally recognized Boston Main Streets program, designed to promote the continued revitalization of the City's neighborhood commercial districts through public/private partnerships. Program descriptions and details follow in Tab 5. Listed below is a sampling of the OBD programs that provided private investment resources in PY12.

The City's ***ReStore Boston*** program - designed to assist neighborhood business and property owners with storefront improvements with professional design services, signage, security measures, and general repairs - leveraged $822,645 in private financing last year, achieving a leveraging ratio of $1.62 in private financing for every $1 in public funding. The funds assisted 131 storefronts of local businesses in Boston neighborhoods.

Partners with Nonprofits – This program provides matching grants up to $25,000 to help nonprofit organizations enhance the infrastructure of facilities that serve the immediate community. In PY12, the City provided $449,000 to assist 35 organizations for projects with a total development cost of $702,888 leveraging more than $250,000.

Section 2: INVESTMENTS

The chart below summarizes the overall amounts of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Housing Opportunities for Persons With AIDS (HOPWA) and Emergency Solutions Grant (ESG) funds the City invested (commitments and expenditures) during PY12 Program Year (July 1, 2012 – June 30, 2013). The commitments shown here are only PY12 funds committed (set up on Integrated Disbursement and Information System - IDIS) during the program year and, in the case of CDBG and HOME, include program income received during the program year. We are required by HUD to draw program income before drawing new grant funds.

Actual commitment levels for HOME are significantly higher than shown here. IDIS commitments do not include projects for which funds have been budgeted but that have not yet been set up on IDIS. This is often the case for larger scale housing development projects for which the City has made a funding reservation to support a pending competitive application from another source such as the state Department of Housing and Community Development (DHCD) or a HUD funding competition.

The expenditure amounts (amounts drawn) shown here are based on an IDIS PR06 report run on September 7, 2013. The report understates the amount that was actually spent in PY12 as it only includes those PY12 commitments against which expenditures were drawn prior to the end of the reporting period on 6/30/13.

PROGRAM YEAR 2012: July 1, 2012 to June 30, 2013					
PROGRAM	PROJECT ESTIMATE	COMMITTED AMOUNT	AMOUNT DRAWN THRU REPORT YEAR	AMOUNT AVAILABLE TO DRAW	AMOUNT DRAWN IN REPORT YEAR
TOTAL	$33,204,442	$28,548,348	$19,820,493	$8,727,855	$19,813,214
CDBG	$23,435,498	$21,761,385	$15,982,313	$5,779,073	$15,975,034
HOME	$ 5,890,713	$2,662,766	$1,295,338	$1,367,428	$1,295,338
HOPWA	$1,878,288	$2,124,254	$1,410,163	$714,090	$1,410,163
ESG	$1,999,943	$1,999,943	$1,132,678	$867,265	$1,132,678

Generally, the overall amount of CPD Formula Grant Program funds allocated for each individual program corresponds very closely with the planned overall allocation amount as set forth in the PY12 Action Plan. In a case where a program receives funds from two or more of the four funding sources, there may be a discrepancy between the planned and actual amounts committed for specific funding source (CDBG or HOME), but the overall amount of funds committed will generally be consistent with the planned total amount originally budgeted for that program.

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 serves designated neighborhood business districts, Supportive Housing for Persons with AIDS program which is available throughout a wider three-county service area (Suffolk, Plymouth and Norfolk Counties), Neighborhood Stabilization Program funds that are restricted to areas of high foreclosure and abandonment, and competitive grants (Choice Neighborhood Implementation and Community Challenge) that have a defined target area. Also, some programs have additional resources that are earmarked by law or regulation for certain areas or for specific projects. For example, significant amounts of the Section 108 and Economic Development Initiative funding for the Commercial Real Estate Development Program must be earmarked for projects located in the City's Empowerment Zone/Neighborhood Revitalization Strategy Area (EZ/NRSA). All of the HUD funded programs are either targeted directly to low and moderate-income persons or to geographic areas with a majority of low and moderate-income persons.

The 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 HUD PY12/City FY13.

Reference Map 1: Existing Homeowner Rehabilitation & Lead Paint Abatement
Reference Map 2: Homebuyers Financial Assistance
Reference Map 3: Affordable Housing Production and Preservation

Reference Map 4: Economic Development Programs

Reference Map 5: Public Facilities

Reference Map 6: Nonprofit Service Providers Serving Homeless

Reference Map 7: NSP Funded Acquisitions

Reference Map 8: EZ/NRSA Strategy Area

Reference Map 9: Quincy Corridor NRSA Strategy Area

Some projects completed during the reporting period may not appear on the map due to confidential locations (domestic violence shelters, etc.) or because of geocoding problems. For reference, each map includes neighborhood boundaries.

Section 3: SUMMARY OF ACCOMPLISHMENTS

The charts on the following pages summarizes the accomplishments during the Program Year 2012 reporting period compared with the proposed accomplishments as listed in the Action Plan for PY12. 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 may 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.

The Rental Housing Development Production Program greatly exceeded this year's new commitment projection by **353%.**

A number of programs fell short of the projected goal. For example, the Homebuyer Assistance program is 30% off of its target goal of assisting 99 buyers this program year. Despite low prices and low interest rates, homebuyers were not able to benefit from these market conditions in significant numbers. A tight credit requirement, especially for condominiums which is a key stock for entry-level purchasers, has kept homebuyers out of the market. Competition from bargain-seeking investors has kept homebuyers out of the real estate owned (REO or lender owner) market as well.

The chart on page 16 shows the City's progress towards meeting the goals outlined in the Action Plan. They are adjusted as conditions and funding levels change. Also, some programs operate on two or three year funding cycles and may change priorities and goals significantly with each funding cycle. These changes and adjustments are outlined in each successive Action Plan.

Objectives and Outcomes

Each of the programs described in this CAPER is designed to meet one of three major objectives (Decent Housing, Suitable Living Environment, or Economic Opportunity) and to contribute accomplishments under one or more of three categories of outcomes (increase availability/accessibility, increase affordability, increase sustainability).

Program	Objective Category	Outcome Categories		
		Availability/ Accessibility	Affordability	Sustainability
Homeowner Rehabilitation	Decent Housing			X
Homeownership Development	Decent Housing	X	X	
Homebuyer Financial Asst.	Decent Housing	X	X	
Homebuyer Tech. Asst.	Decent Housing	X		X
Rental Housing. Preservation	Decent Housing	X	X	
Rental Housing Production	Decent Housing	X	X	
Lead Paint Abatement	Decent Housing	X	X	
CHDO Operating	Decent Housing	X	X	
Housing Counseling	Decent Housing	X		
Tenants-at-Risk	Decent Housing	X	X	
Homeless & Supportive Housing	Decent Housing	X	X	
Supportive Housing for Persons With AIDS	Decent Housing	X	X	
Fair Housing	Decent Housing	X	X	
Main Streets	Economic Opportunity	X		
RESTORE	Economic Opportunity	X		
Commercial Real Estate Development	Economic Opportunity	X		
Business Technical Assistance	Economic Opportunity	X		
Partners with Non-Profits	Suitable Living Environment	X		
Grassroots	Suitable Living Environment	X		
Human Services	Suitable Living Environment	X		
Property Disposition	Suitable Living Environment	X	X	
Brownfields Abatement	Suitable Living Environment		X	X
Property Management	Suitable Living Environment	X	X	
Demolition	Suitable Living Environment			X

Additional details on each of these programs and accomplishments are provided in the Programs Section of this CAPER.

Priority Need Category #1 – Housing		
Housing Programs	**Accomplishments – PY12 (Year 5)**	
	Proposed	**Actual**
Rental Housing Development – Production – Housing Units	302	1397
Rental Housing Development – Preservation Housing Units	271	175
Homeownership Development – New – Housing Units	0	65
Existing Homeowner Rehab/Repair	1488	1630
Lead Paint Abatement – Housing Units	112	91
Homebuyer Financial Assistance – New Purchases	99	69
Homebuyer TA – Courses & Seminars	132	161
Homebuyer TA - Participants	3360	4186
Homebuyer TA – Foreclosure Counseled	888	961
CHDO Operating Assistance - Organizations	11	11
Tenants at Risk (CEDAC) - Organizations	30	22
Housing Counseling/RHRC – # Assisted with Placements	725	873
Boston Fair Housing Commission (Metrolist)	500	800
Priority Need Category #2 – Homeless & HIV/AIDS		
Homeless & Supportive Housing Programs	**Accomplishments – PY12 (Year 5)**	
	Proposed	**Actual**
Homeless & Supportive Housing Services - served	3125	4443
Supportive Housing for Persons With AIDS - served	925	990
Priority Need Category #3 – Economic Development		
Economic Development Programs	**Accomplishments – PY12 (Year 5)**	
	Proposed	**Actual**
Commercial Real Estate Development – New Businesses	85	33
Commercial Real Estate Development – New Jobs	550	580
ReStore – Storefront Improvements	90	131
Main Streets – Organizations Funded	20	20
Business Technical Assistance (not ReStore)	720	674
Priority Need Category #4 – Public Services		
Public Service Programs	**Accomplishments – PY12 (Year 5)**	
	Proposed	**Actual**
Human Services – JCS – People Served	7500	10,699
Priority Need Category #5 – Public Facilities		
Public Facility Programs	**Accomplishments – PY12 (Year 5)**	
	Proposed	**Actual**
Partners With Non-Profits (Improvement Grants)	32	27
Property Management (# Activities Buildings & Land)	108	295
Property Disposition (Buildings & Land)	97	35
Grassroots – New Projects	4	3
Environmental Testing & Abatement (# Sites)	100	122
Demolition	3	1
Priority Need Category #6 – Anti-Crime Programs		
Anti-Crime Programs	**Accomplishments – PY12 (Year 5)**	
	Proposed	**Actual**
Project Pride (Buildings Secured & Boarded)	0	Transferred to ISD

Section 4: HOUSING PROGRAMS AND ACTIVITIES

Dec 31, 2012 was the end date for the City's 4-year (2009-2012) ***Leading The Way III*** housing strategy. The City exceeded its 3,000-unit target for market-rate housing production by 52% with 4,573 units permitted. The City also surpassed its 1,000-unit affordable housing target by 34% with 1,342 units permitted. Another 467 units in foreclosed homes were reclaimed – 93% of target. These projects represented $2.7 billion in housing investments creating more than 6,000 construction jobs. A complete copy of the ***Leading the Way*** policy is available on the City's web site:

Visit http://www.cityofboston.gov/dnd/pdr/leading_the_way.asp for additional ***Leading the Way III*** information.

Centre Wise Lamartine Project

Since 2000, Mayor Menino's ***Leading the Way*** initiatives have helped transform Boston's housing economy with a balanced growth agenda that serves all Bostonians.

2000 to 2010:

- More than 20,000 units of housing were completed
- The creation of these units injected $7 billion of investment into the economy
- 6,100 of these units were set aside as affordable, including nearly 500 for the homeless
- More than 10,000 new dorm beds were created, freeing up apartments for neighborhood families

Today, Boston is a rapidly shifting city, which requires a new plan to ensure that all Bostonians have access to the *right* kind of housing. More families are living downtown; more workers are choosing to avoid suburban commutes by living closer to their jobs in Boston; and we have a rapidly growing workforce that is young and well-educated that can drive the city's innovation-based economy forward. At the same time, Boston will also see a rising number of seniors in the coming years, particularly because so few Bostonians (only 20%) move away when they retire. Boston is a city that is getting both younger and older at the same time.

Housing Boston 2020 is Mayor Menino's plan to ensure that all Bostonians have access to the right kind of housing. The initiative, which launches soon with the convening of an Advisory Panel, has four goals:

1. Accommodate growth: Boston needs to be prepared to meet the needs of a new generation of residents adding between 20,000 – 30,000 units of housing by the year 2020.

2. Rebuild the middle: To stabilize Boston's high-foreclosure neighborhoods, the city needs to attract and retain new middle income homeowners, who make long-lasting investments in their homes and in the neighborhoods.

3. Protect the vulnerable and under-housed: The cost of housing remains a challenge – more than 46,000 households in Boston spend more than half of their income on housing. Of these, 24,000 of them have such low income (under $25,000) that they are considered to be at risk of becoming homeless. The demand for affordable housing remains high and the City must consider ways to build affordable housing in a time of increasingly shrinking federal resources, as key Federal programs have already been cut substantially in recent years such as CDBG has been sliced 36 percent and HOME grants are down 46 percent.

4. House the drivers of the new economy: Boston has a higher percentage of young people (aged 20-34) than any of the other 25 largest cities in the country – and these young people will drive the ideas that power our new economy. For Boston to continue to serve as the economic engine for the region, we cannot ignore the housing and social needs of this population. Developers need to create housing that is right-sized and right-priced, and the city needs to provide incentives to do so.

For more information on Housing Boston 2020 go to:
http://www.cityofboston.gov/news/default.aspx?id=6323

Foreclosure Prevention, Intervention & Neighborhood Stabilization Initiatives

As part of DND's regular tracking of housing market conditions, DND's Policy Development and Research Division has been keeping tabs on foreclosure activity in the City. Since foreclosures began to accelerate in 2006, there have been 4,664 home (single, two-family, three-family and condominium) foreclosures in Boston (1/1/06 to 6/30/13).

Helping homeowners make good financial decisions is by far the most cost effective way of keeping foreclosures in check. DND's Boston Home Center (BHC) has, from the day it opened in 1996, included an education requirement as part of the process of receiving financial assistance from the City to purchase a home. We believe this education contributes significantly to the limited number of foreclosures in our affordable properties portfolio and those homebuyers receiving our financial assistance as compared to the citywide foreclosure rate. As illustrated below, on average during the past 5 calendar years, the City/BHC assisted homebuyer experienced a foreclosure rate of approximately one-third the rate of the citywide homeowner.

Foreclosure Rate Condo, 1-4 Families	Calendar Year 2007	Calendar Year 2008	Calendar Year 2009	Calendar Year 2010	Calendar Year 2011	Calendar Year 2012
Citywide	2.20%	3.19%	3.80%	4.44%	4.98	5.07%
City / BHC Assisted Homebuyers	0.70%	1.12%	1.40%	2.26%	2.20	2.34%

DND's Boston Home Center contracted with five non-profit agencies in PY13 to provide foreclosure prevention and intervention counseling throughout Boston's diverse neighborhoods in a variety of languages. The total amount of these contracts is $450,000 funded with a combination of CDBG and state resources. A networked client

tracking and information system is in place that enables the BHC and partners to track referrals and results.

Boston has had success in limiting the number of foreclosures. Since the inception of the foreclosure prevention initiative in October 2006, the City has served 4,794 clients. Among these clients, 3,022 were able to avoid foreclosure. Among our closed cases, with clients who worked through the process with our counselors, our success rate has been 69%. Of those avoiding foreclosure, 84% were able to negotiate a workout with their current lender, 6% filed for bankruptcy, 5% sold their homes, 4% were able to refinance and 1% were litigated. In PY13, BHC served 468 new clients and successfully closed 509 cases. Among these cases, 89% of the clients received modifications.

The foreclosure team is constantly seeking new education and outreach efforts. Recent efforts have included an updated foreclosure postcard, as well as monthly foreclosure clinics by our network providers. The foreclosure team participated in targeted mailings (15,231 pieces) in neighborhoods experiencing high foreclosures or high delinquency rates. These outreach efforts resulted in 1,076 hotline calls. In addition, we participated in Housing Expos and Boston Home Center Universities for homebuyers and homeowners to meet with participating lenders, housing counselors, realtors and City staff to learn about City programs tailored to addressing the foreclosure crisis and stabilizing hardest hit neighborhoods.

Counseling tenants renting in properties at risk of foreclosure is a function of the Rental Housing Resource Center (RHRC) staff. The staff advises tenants and landlords in foreclosed properties of their foreclosure rights and makes referrals. Basic to this effort is a widely distributed 12-point bulletin entitled ***"What Tenants in Foreclosed Buildings Should Know".***

The key innovation of the Foreclosure Initiative is its' comprehensiveness, combining research to provide early warning and early action, prevention strategies to keep the problem in check before it happens and intervention strategies to mitigate the problem once it does happen. The initiative is also comprehensive in its involvement of key

stakeholders (City, non-profits, lenders, Fannie Mae, Freddie Mac and State government).

Reclamation As of July 1, 2013, there were 277 bank-owned foreclosed properties in Boston, 48% fewer than the 480 bank-owned properties as of July 1, 2012. Returning these properties to productive use is critical to stabilizing neighborhood-housing markets and stemming the tide of further foreclosures. Boston's strategy to reclaim these properties covers a diverse range of options, and routing of these properties is largely dependent upon the condition of the foreclosed property itself. The strategies also take into account the densities of foreclosures in specific micro neighborhoods, and attempt wherever possible to create economies of scale. Some of the strategies that have been implemented include:

1) Bulk Acquisitions of properties from foreclosing banks at discounted prices via a BRA/DND partnership. Depending upon their condition at purchase, properties will be sold to homebuyers or to qualified contractors and developers for renovation and reoccupancy;

2) Direct Down Payment and Rehabilitation Assistance to homebuyers acquiring foreclosed properties in the open market;

3) Turnkey Homeownership where contractors and professional developers receive funding to acquire and renovate foreclosed properties for eventual sale to a homebuyer, and;

4) Rental Development where developers or non-profits acquire and rehabilitate foreclosed properties for use as long-term affordable rental housing, including housing for homeless families.

Stabilization : Supports are in place for existing homeowners wanting to repair their properties, as well as outreach to tenants living in troubled, abandoned or foreclosed properties. Outreach efforts range from door-to-door direct intervention to partnerships with local non-profits and community meetings.

Affordable Housing Development - Production and Preservation

Greenway Apartments

PY12 marks the completion of the final year of our five-year Consolidated Plan and the end of ***Leading the Way III.*** It will take several years for all of the housing units permitted under ***Leading the Way*** to begin construction and be completed. The tables below provide a snapshot of the affordable housing units that were completed or in construction in Program Year 2012 through the Department of Neighborhood Development. These figures include new units, rehabilitation and preservation.

Units Completed in PY2012: In the Program Year 2012, the City of Boston's Department of Neighborhood Development (DND) completed 21 housing projects in 7 neighborhoods with a total of 508 units of housing, of which 483 or 95% are affordable to low and moderate-income households. These 21 projects include 499 rental units and 9 homeownership units. DND provided $14.9 million in funding to these projects, including CDBG, HOME and NSP funds, and leveraged $146.1 million in additional private, state, and other Federal financing to assist the development of the 508 units.

Hearth at Olmstead Green

COMPLETED - Affordable Housing Projects - Program Year 5 (7/1/12 – 6/30/13)							
Neighborhood	**Projects**	**Total Units**	**Rental Units**	***Ownership Units**	**Affordable Units**	**DND Funding**	**Total Dev. Cost**
Dorchester	11	134	127	7	132	$6,409,928	$37,128,029
East Boston	2	29	28	1	28	$1,217,973	$10,929,003
Fenway	1	48	48	0	49	$433,000	$13,721,000
Hyde Park	1	3	2	1	3	$271,663	$604,163
Jamaica Plain	2	90	90	0	68	$3,445,000	$34,732,583
Mattapan	2	119	119	0	119	$2,220,366	$40,715,987
Roxbury	2	85	85	0	85	$953,901	$23,190,257
TOTALS	**21**	**508**	**499**	**9**	**483**	**$14,951,831**	**$161,021,022**

* Ownership Units includes both fee simple units and cooperatives.
Additional detail on these projects is provided in the appendix (see Neighborhood Housing Development Production Report (7/1/2012 – 6/30/2013).

Units In-Construction: In addition to the 21 completed projects, there are another 28 projects under construction in 12 neighborhoods. These projects will provide an additional 2078 units of housing, including 1857 (89%) affordable units, as these projects are completed over the next few years. These 28 projects include 1960 rental units and 118 homeownership units.

IN-CONSTRUCTION - Affordable Housing Projects -Program Year 5 (7/1/12 – 6/30/13)							
Neighborhood	Projects	Total Units	Rental Units	*Ownership Units	Affordable Units	DND Funding	Total Dev. Cost
Back Bay	1	16	16	0	16	$538,560	$2,362,120
Chinatown	1	75	75	0	74	$1,340,000	$35,535,766
Dorchester	6	267	261	6	267	$5,156,691	$67,810,154
East Boston	1	7	7	0	7	$600,000	$2,228,551
Fenway	1	36	36	0	31	$360,000	$4,805,022
Hyde Park	2	967	967	0	875	$1,000,000	$325,682,762
Jamaica Plain	1	18	18	0	15	$1,047,625	$6,851,996
Roslindale	1	2	0	2	0	(land)	$989,100
Roxbury	9	339	333	6	258	$10,311,449	$126,138,998
South Boston	2	129	129	0	129	$0	$60,964,046
West Roxbury	2	174	70	104	141	$1,283,506	$23,796,929
TOTALS	**28**	**2078**	**1960**	**118**	**1857**	**$22,312,948**	**$658,155,561**

* Ownership Units includes both fee simple units and cooperatives.
Additional detail on these projects is provided in the appendix (see Neighborhood Housing Development Production Report (7/1/2012 – 6/30/2013).

New Commitments: A new funding round was held in the fall of 2012. A request for proposals was issued and we awarded funds to 1637 units: 1397 are rental preservations, 175 are rental production and 65 are new homeownership units.

Homebuyer Financial Assistance

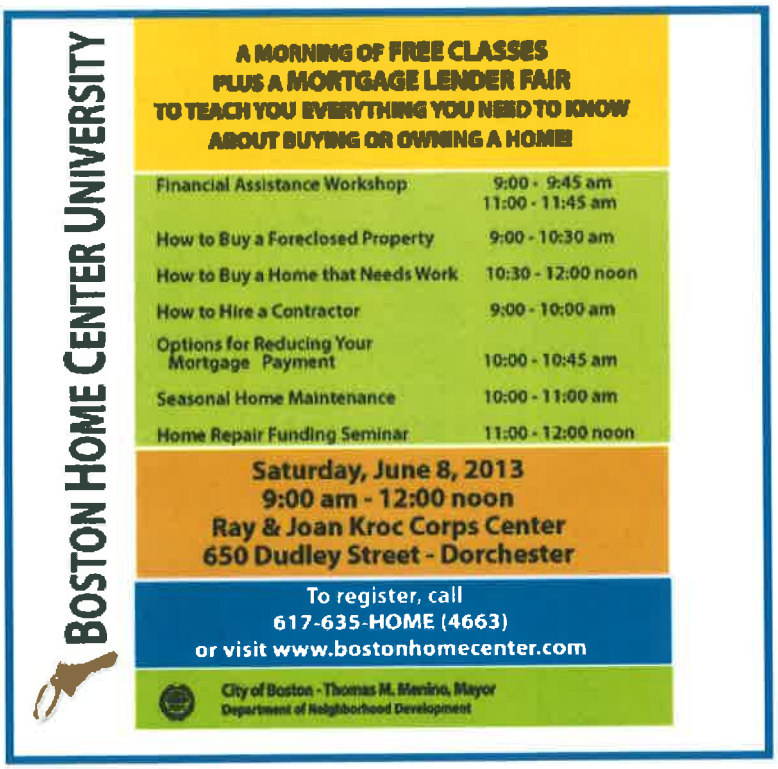
Owning a home of one's own remains the dream of most American families. For many, that dream remains out of reach. DND's Boston Home Center Division provides technical assistance and financial assistance to help make homeownership a reality for many Boston households who would otherwise be priced out of the market.

This year the City used HOME, NSP, LTW and other funds to provide direct homeownership assistance (down payment, closing costs, and/ principal subsidies) to 69 families to enable them to buy their first home. Of these, 28% were low/mod income households (incomes under 80% of Boston area median family-MFI) and 79% were racial or ethnic minorities as shown in the table below.

Homebuyers by Income Level – PY12		
Low/Mod: up to 80% of median income	19	28 %
Over 80% of median income	49	72%
TOTAL	**68**	**100%**
Homebuyers by Race/Ethnicity – PY12		
White, Non-Hispanic	14	21%
"Minority" Homebuyers	54	79%
TOTAL	**68**	**100%**

The Homebuyer Assistance program is about 30% off of its target goal of assisting 99 buyers this program year. Despite low prices and low interest rates, homebuyers were not able to benefit from these market conditions in significant numbers. A tight credit requirement, especially for condominiums which is a key stock for entry-level

purchasers, has kept homebuyers out of the market. Competition from bargain-seeking investors has kept homebuyers out of the real estate owned (REO or lender owner) market as well. The average amount of financial assistance to first-time homebuyers in PY12 was $9566 about the same as last year.



To give qualified homebuyers the support they need and to address Boston's inventory of lender-foreclosed properties (a ***Leading the Way III*** priority), DND's Boston Home Center developed enhanced home buying programs made possible by ***Neighborhood Stabilization Program*** funding:

Financial Assistance Program NSP – A program designed to offer qualified homebuyers of foreclosed properties, located in certain neighborhoods, up to $25,000 in financial assistance.

REO Sales – A program that allows eligible homebuyers to purchase a City-acquired foreclosed home and receive up to $50,000 for repairs plus 10% contingency and up to three months mortgage carry funding as needed. Eligible buyers may also receive closing cost assistance if needed.

NSP Mortgage Write Down and Rehab – A program that provides eligible homebuyers of foreclosed properties in certain neighborhoods up to $65,000 with both financial assistance for mortgage write down up to $15,000 and rehab funding including contingency and mortgage carry of up to $50,000.

Homebuyer Education and Counseling

In addition to financial assistance to purchase a home, the Boston Home Center offers a variety of homebuyer/homeowner education and counseling classes using CDBG and state funds. This year the City held 161 homebuyer/homeowner education and counseling/seminar courses attended by 4,114 prospective homebuyers and current homeowners.

One-to-one counseling by Boston Home Center staff is available to anyone who graduates from our Home buying 101 to learn about mortgage products, affordable housing opportunities and financial assistance available through the City of Boston as well as to discuss their individual financial situation and any issues that could impact their ability to purchase.

The Boston Home Center's seminar programs are tailored to assist homebuyers and homeowners supporting the ***Leading the Way III*** target goal to reduce the number of lender-owned properties and mitigate the number of foreclosures. These include ***"How to Live Within Your Means"*** – a two hour seminar to help participants evaluate their financial situation and learn how to adjust their finances; ***"How to Buy A Home that***

Needs Work" – a seminar to learn about mortgages and other resources available to help you fix up your home and ***"Credit Smart"*** - a 6-hour course about establishing and maintaining good credit.

In addition to education programs, 695 people attended 4 Homebuyer Fairs/Universities, designed to complement our NSP home buying initiatives mentioned above. The Homebuyer Fairs/Universities bring together potential homebuyers, lenders, nonprofit housing counselors and realtors with REO inventories, were particularly well attended and successful by all accounts.

Homeowner Rehabilitation

The Department of Neighborhood Development (DND) has funding and technical assistance programs designed to help Boston homeowners, primarily owner- occupants, make necessary repairs and improvement to their property. In PY12, the City provided grants or loans with CDBG, NSP, LEAD Grant and local Leading the Way funds to assist homeowners make health and safety repairs to over 1621 housing units including deleaded units, a new production record.

A popular program again in PY12 is the ***HomeWorks Home Equity Loan Program (HELP),*** offering eligible homeowners an interest-free loan for a variety of approved home repair projects. HomeWorks HELP completed 115 projects during the program year. The HELP Program helps beautify and stabilize Boston neighborhoods by providing educational, technical and financial assistance to Boston homeowners who are planning interior and exterior home improvements. The program utilizes City funding sources and is available for income-eligible up to 120% of Area Median Income, owner-occupants of a 1-4 family house or condominium unit. A 50% funding match is required for owners above 100% of Area Median Income. City funds are in the form of a zero interest deferred loan with one-third forgiven after five years. Owners may receive up to $20,000 in financial assistance based on property size and 1/3 of the work must be exterior repairs. The historically higher funding amount is designed to incentivize residents to improve the exterior of their homes contributing to the overall appearance of their street and encourage neighbors to do the same.

Educational workshops on how to do basic home improvement repairs, seasonal maintenance, or how to hire a contractor are held throughout the city at community centers on weekends. Program resources are marketed through special public events, Department office locations and the City's website (www.cityofboston.gov/dnd/bhc). Funding from this program can also be used in conjunction with other city programs such as the ***Lead Safe Boston or Renew Boston*** to delead or make energy saving improvements to their properties such as insulation, high efficiency heating systems or new windows.

Completing its first year in PY12 the ***3D Program*** assists owners of triple decker three-family properties with a range of benefits and services to help owners and buyers of Triple Deckers make the most of their properties and is committed to preserving and celebrating this quintessentially Boston housing style. Boston has almost 9,000 triple deckers, housing that first began appearing in Boston's neighborhoods in the 1890's but still provide livable, affordable homes for Bostonians in the 2010's.

There are also services to help you buy a Triple Decker of your own. From discounts at hardware stores, to workshops on how to find a good contactor, to zero-percent loans for home improvements and energy conservation, to down payment assistance for first-time homebuyers, the ***3D Program*** represents an unprecedented commitment by the City of Boston to recognize and renew this iconic housing form (see photos below of recent projects). A total of $1.1 million in local funds to renovate 40 buildings is planned for the 3D program for PY13/City14. The ***3D HELP*** offers up to $30,000 in funding to make necessary repairs including exterior repairs. ***3D HELP*** completed 23 projects in PY12. Over 450 people have become 3D members since Mayor Menino announced the Campaign in March, 2012.

The Senior Home Rehabilitation Program provides home repair services to income-eligible homeowners 62 years of age with incomes at or below 80% of the HUD Area Median Income and who occupy residential one- to four- family properties in Boston. The Senior Home Rehabilitation program offers technical assistance in determining health and safety repair needs, including lead paint hazard reduction, and 0% deferred loans to finance the rehabilitation project, as well as help with minor repairs. This program works through four neighborhood based senior social service agencies who directly assist seniors in the application process and expediting assistance for immediate health and safety or emergency repairs. The ***Senior Home Rehabilitation Program*** completed 49 projects and over 1300 minor repairs in PY12 including substantial renovations to a distressed property enabling a senior owner to be reunited with a once condemned home.

The *Senior Emergency Home Repair Program* assists homeowners whose *immediate* health and safety is jeopardized by an extreme housing condition with a grant of up to $5,000 to correct the condition. The ***HeatWorks and HeatWorks Plus***

Programs offers seniors and families with children under 6 years of age grant funds and technical assistance with replacing poor or non-functioning heating systems. These programs are offered in partnership with other city, state and foundation aid organizations. **The *Senior Emergency Home Repair Program*** completed 36 projects in PY12.

Neighborhood Stabilization Programs

Part of a range of programs developed by Boston as part of its three year initiative launched in PY10 with the federally authorized stimulus ARRA and Neighborhood Stabilization Program (NSP) funds to promote stability and reinvestment in high-foreclosure neighborhoods of Boston through City offered purchase and repair funding and construction assistance to eligible buyers of bank-owned foreclosed homes.

Through its ***Mortgage Write-Down and Rehab NSP Program***, DND offers financial and technical assistance to eligible first-time homebuyers purchasing 1-4 unit foreclosed properties directly from the selling banks including short sales and condominiums in an NSP designated area. Financial assistance of up to $65,000 in NSP or City funds - $50,000 for renovation - through a zero percent deferred loan due in ten years if under $40,000 or fifteen years if above. The ***Mortgage Write-Down and Rehab NSP Program*** completed 7 Projects in PY12.

Lead Paint Hazard Control

In calendar year 2011, the most current data available, a total of 21,472 children were screened for lead poisoning in the City of Boston. The number of children up to age 6 in Boston with Elevated Blood Lead Levels (EBLLs) ≥ 10 µg/dL continues to drop from a prevalence rate of 0.89% (199 EBLL Children out of 22,230 screened in calendar year 2010) to 0.70% (151 EBLL Children) in calendar year 2011.

Federal Drop in Level of Concern/Action Level: In May 2012, the Centers for Disease Control and Prevention (CDC) redefined the level at which children are considered to have too much lead in their blood. The revised "level of concern", lowered the blood lead level of 10 micrograms per deciliter (set 20+ years ago in 1991) to five micrograms per deciliter. To read more about that decision, go to: **http://www.nchh.org/tabid/139/default.aspx?ContentID=146** Although there is no safe level of lead in a child's system, the CDC urges primary care providers and local and state childhood lead poisoning prevention programs to continue to provide surveillance and intervention. Applying the new lower action level of ≥ 5 µg/dL to the 21,472 children screened in Boston in 2011, results in an almost 600% increase of children (1,054) having an elevated blood lead level.

EBLL rates remain higher than the citywide average, at both action levels, in 9 neighborhoods (bold type) as shown in the table below. See the bottom of the following page for details on how the City prioritized resources to address lead paint hazards.

2011 Elevated Blood Lead Levels in Children up to age 6≥ 10 µg/dL and ≥ 5 µg/dL in Boston by Neighborhood						
Neighborhood	Elevated(>=10ug/dL)	Total Screened	Prevalence Rate (%)	Percent (%) of Total	Elevated (>=5ug/dL)	Prevalence Rate (%)
Allston/Brighton	12	1104	1.09	5.14%	65	5.89
Back Bay	1	774	0.13	3.60%	17	2.20
Chinatown	0	183	0.00	0.85%	4	2.19
Charlestown	4	757	0.53	3.53%	14	1.85
East Boston	19	2653	0.72	12.36%	95	3.58
Fenway	1	426	0.23	1.98%	2	0.47
North Dorchester	21	2975	0.71	13.86%	228	7.66
South Dorchester	27	3194	0.85	14.88%	216	6.76
Hyde Park	15	1281	1.17	5.97%	66	5.15
Mattapan	7	1139	0.61	5.30%	67	5.88
Jamaica Plain	8	1369	0.58	6.38%	49	3.58
Roxbury	17	1648	1.03	7.68%	89	5.40
West Roxbury	6	837	0.72	3.90%	29	3.46
North End	0	90	0.00	0.42%	4	4.44
Roslindale	9	1399	0.64	6.52%	77	5.50
South Boston	2	893	0.22	4.16%	21	2.35
South End	2	750	0.27	3.49%	11	1.47
Boston (Total)	151	21,472	0.70	100.00%	1054	4.91

Source: Boston Public Health Commission's Childhood Lead Poisoning Prevention Program (BCLPPP)

Boston remains committed to continuing reducing the number of children with EBLLs and increasing the number of lead safe housing in the City of Boston. The City developed a three-pronged strategy for reducing the number of housing units containing lead-based paint and increasing the inventory of lead-safe housing especially for low and moderate income families.

1. Housing Production - under Mayor Menino's four-year ***Leading the Way II*** initiative, over 10,000 new units of housing were permitted. When fully complete, at least 2,100 of these units will be affordable to low and moderate-income households. **All** of these new units will be lead safe. ***Leading the Way III*** has a goal of adding 4000 new units, including 3000 market-rate units and 1000 affordable units.

2. Enforcement - The City's Inspectional Services Department and the Boston Public Health Commission's Childhood Lead Poisoning Prevention Program conduct housing inspections and identify units with lead paint. Owners and residents of these properties are informed of the presence of lead paint and the owner is directed to take such actions as are necessary to abate or control lead hazards in the property. Uncooperative property owners are referred to the Housing Court for further enforcement actions.

3. Abatement – DND's 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. The two current 36-month grants are shown in the table below along with the recent grant that closed with a final report accepted by HUD on April 9, 2013. ***LSB*** abated lead hazards in 91 units during this program year. In partnership with HUD since its' inception in 1994, ***LSB*** has been directly responsible for the abatement of over 2450 housing units in the City Boston.

Competition & 36-month Grant Period	Award Amount	Planned Units	Units Completed as of June 30, 2013	HUD Performance Rating
Federal FY09 Oct 09 to Dec 12	$3,070,000	235	237	Completed
Federal FY11 Oct 11 to Oct 14	$2,475,000	175	70	99%
Federal FY13 Aug 13 to July 2016	$2,500,000	165	n/a	n/a
Total	**$5,545,000**	**575**	**307**	

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

- 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.
- 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 (see table next page).
- In addition, DND works closely with the Boston Housing Authority's Leased Housing Division to abate units being leased by 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.

1. Outreach and Education: Our ***Lead Safe Boston (LSB)*** program is a long-term participant in the Massachusetts Strategic Plan to End Lead Poisoning. This participation has resulted in numerous collaborations between LSB and state and city public health agencies, enforcement agencies, community-based organizations, faith-based groups, representatives from the EPA and regional lead coalitions that are committed to ending childhood lead poisoning.

One of the key organizational partnerships with LSB is the City's Public Health Commission, which is responsible for the Boston Childhood Lead Poisoning Prevention Program (BCLPPP). BCLPPP Education and Outreach staff serves families with children (under age 6) providing home assessments, nutritional assessments and health education information. These education efforts average more than 100 events per year, reaching on average 10,000 residents a year and are documented and compiled on a quarterly basis for inclusion in quarterly reports to HUD.

2. Lead Hazard Abatement: DND's Home Center Division administers ***Lead Safe Boston***, a program that provides grants and loans to property owners to abate lead

paint hazards. The program receives its primary funding from HUD's Lead-Based Paint Hazard Control (LHC) and Lead Hazard Reduction Demonstration (LHRD) programs rather than from the CDBG or HOME programs. Output goals for Lead Safe Boston are established jointly with HUD in the work plan for each Lead Paint grant.

3. **Producing New Lead Safe Housing:** The City's efforts to educate homeowners, tenants and landlords about the dangers of lead paint, combined with its ongoing lead hazard control programs and the development of new lead safe housing units, have had a dramatic impact on the number of new cases of children under 6 with elevated blood lead levels (EBLLs). As noted above, new cases of children with EBLLs have dropped dramatically. Despite having made significant progress over the past 15 years, much remains to be done.

Applying the revised CDC action level of 5 micrograms per deciliter to the 21,472 young children screened in calendar year 2011 results in an astounding increase in elevated blood lead levels from 151 to 1054 and an increase in the citywide prevalence rate of .70% to 4.91%. Furthermore, seven neighborhoods exceed the citywide rate:

Neighborhood	Total Screened	Elevated (>=5ug/dL)	Prevalence Rate (%)
Allston/Brighton	1104	65	5.89
North Dorchester	2975	228	7.66
South Dorchester	3194	216	6.76
Hyde Park	1281	66	5.15
Mattapan	1139	67	5.88
Roxbury	1648	89	5.40
Roslindale	1399	77	5.50
Boston (Total)	21,472	1054	4.91

CHDO Operating Assistance

DND awarded HOME funded contracts totaling $554,327 to 11 Community Housing Development Organizations (CHDOs) engaged in the development of HOME-assisted or HOME-eligible housing. The contracts cover two program years from July 1, 2011 to June 30, 2013 and the grantees are:

CHDO	FY12-13 Grant Amount- Year 1	FY12-13 Grant Amount- Year 2	FY12-13 Grant Amount Total
Southwest Boston	$ 25,000	$ 14,398	$ 39,398
South Boston	$ 27,000	$ 15,549	$ 42,549
Allston Brighton	$ 25,500	$ 14,686	$ 40,186
Fenway	$ 35,500	$ 20,445	$ 55,945
Codman Square	$ 35,250	$ 20,301	$ 55,551
Dorchester Bay	$ 36,000	$ 20,733	$ 56,733
JPNDC	$ 31,750	$ 18,285	$ 50,035
Madison Park	$ 34,250	$ 19,725	$ 53,975
Nuestra Comunidad	$ 34,000	$ 19,581	$ 53,581
Urban Edge	$ 34,250	$ 19,725	$ 53,975
Viet Aid	$ 33,250	$ 19,149	$ 52,399
Total	**$ 351,750**	**$ 202,577**	**$ 554,327**

Housing Counseling

The Boston Rental Housing Center (BRHC) is a unit within the Neighborhood Housing Division of DND providing advice, information and assistance to Boston landlords and tenants who have problems or questions about rental housing issues. Key to providing this assistance is the Housing Counseling contracts BRHC issues to local non-profit agencies where counselors assist tenants in their efforts to remain in their current apartments, or in their search for new housing in specific neighborhoods.

The current Housing Counseling 2-year contracts are effective July 1, 2012 to June 30, 2014. The original total amount of funding over 2 years was $356,118 in CDBG dollars. The participating agencies were each to receive the following amounts:

Housing Counseling Providers	2-Year Contract Amounts
ABCD	$62,320
Allston/Brighton CDC	$53,418
City Life/Vida Urbana	$44,500 (1-year contract)
Kit Clark Senior Center	$44,530
NOAH	$62,320
Nuestra Comunidad	$89,030

At the end of the first year of the contract, budget cuts to the City's CDBG funding led to reductions in funding for the Housing Counseling Program agencies, with the exception

of City Life/Vida Urbana, which had been given a one-year contract and was therefore not affected. The adjusted total funding for the second year of the contract is $142,448, and the second year contract amounts are:

Housing Counseling Providers	2nd Year Contract Amounts
ABCD	$28,618
Allston/Brighton CDC	$24,519
Kit Clark Senior Center	$20,230
NOAH	$28,296
Nuestra Comunidad	$40,785

BRHC served a total of 4,955 tenants and landlords in FY 12. BRHC also works with tenants living in buildings threatened with foreclosure. BRHC staff offer mediation, phone and in-person counseling and referral services to callers and visitors. BRHC mediations have successful outcomes benefitting both the landlord and the tenant. BRHC staff use both governmental and non-governmental resources to assist those in need of financial assistance.

Tenants-at-Risk

This program is supported with CDBG and local funds ($341,919 in PY12) and administered through the Community Economic Development Assistance Corporation (CEDAC) and has three components: 1) technical assistance to residents of HUD-financed multifamily rental housing to enable them to preserve housing at risk due to expiring use restrictions, Section 8 opt-outs, etc., and 2) the Boston Tenant Organizing Project which provides low income tenants with technical assistance and organizing tools to negotiate with landlords regarding conditions and rent levels and 3) administration of a revolving loan fund that provides pre-development funding supporting the acquisition or acquisition and rehabilitation of eligible developments.

The revolving loan fund is currently supporting the following developments:

CEDAC Administered Revolving Loan Fund – Supported Developments						
Development	Funding	Total Units	Household Income Levels			
			*ELI	**VLI	***LI	Market Rate
Whittier Lyndhurst	$146,778	45	17		28	
Quincy Heights	$329,989	129	49		80	
Cottage Brook	$40,000	147	30	117		
Fairmount /Nott Street	$56,000	24		3		4
Walnut Washington	$50,000	65	7	58		

*Extremely Low-Income (ELI) up to 30% Area Median Income
**Very Low-Income (VLI) up to 50% Area Median Income
***Low-Income (LI) up to 80% Area Median Income

CEDAC's 22 preservation projects for PY12:

CEDAC Housing Preservation Projects – PY12			
	Projects	**Neighborhood**	**# of Units**
1	NE Shelter for Homeless Vets	Downtown	244
2	Angela Westover	Jamaica Plain	11
3	Burbank Apartments	Fenway	170
4	Chinatown Properties	Chinatown	25
5	Codman Square Apts Plus	Dorchester	54
6	Fairmont Ave/Nott St.	Hyde Park	24
7	Georgetowne	Hyde Park	967
8	Commonwealth Ave	Allston/Brighton	118
9	Cottage Brook Apt.	Dorchester	147
10	Ebenezer Homes	South End	32
11	LBB Housing	Mattapan	103
12	Historic South End Apts.	South End	146
13	Hong Lok	Chinatown	75
14	Madison Park III	Roxbury	20
15	Morrant Bay/Quincy Heights	Dorchester	129
16	JP Scattered Site Coop	Jamaica Plain	19
17	Seymour St/Weld Park	South End	14
18	St. Botolph Terrace	Dorchester	52
19	Walnut Washington	Roxbury	65
20	Warren Hall Trust	Allston/Brighton	33
21	West End Coop	West End	30
22	Whittier Lyndhurst Washington	Dorchester	45
TOTAL			**2,523**

Affirmatively Furthering Fair Housing (Boston Fair Housing Commission)

The Boston Fair Housing Commission (BFHC) is funded in part with CDBG ($380,371) in PY12) 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). As required by HUD, the Commission completed a new Analysis of Impediments (AI) for Boston in June 2010 covering the time period from July 1, 2010 through June 30, 2013 - the final three years of the current Consolidated Plan and is posted on the Fair Housing Commission's website at: http://www.cityofboston.gov/civilrights/housing.asp

The Plan recommends actions to address barriers to fair housing in the areas of prejudice and bias, federally-assisted housing, state-assisted housing, private housing, lending, insurance, and housing for persons with disabilities. Further, the Plan serves as a blueprint for affirmatively furthering fair housing in Boston and the surrounding metropolitan area. Samplings of Actions taken to affirmatively further fair housing based on AI identified impediments are:

Impediment	Actions
Families with children often find landlords reluctant to rent to families with children due to the cost and inconvenience of the requirement to abate lead paint in units occupied by children under 6.	The City of Boston/DND administers a HUD-funded Lead Paint abatement program that provides loans and grants to homeowners and landlords to address lead paint hazards.
Persons of color often find it more difficult to obtain mortgages or are given higher cost mortgages than they would otherwise be qualified for based on their income and credit history	In conjunction with many neighborhood-based non-profits, the City of Boston/DND administers a homebuyer counseling program and downpayment and closing cost assistance programs. In the most recent program year ending June 30, 2012, 86% of households assisted were racial or ethnic minorities.
Neighborhood objections and zoning restrictions limit the availability of supportive housing for persons with disabilities.	The City will continue to help homeless persons with disabilities and persons with AIDS/HIV to obtain supportive housing through HUD's Shelter Plus Care Program, Supportive Housing Program, and Housing Opportunities for Persons with AIDS program. Housing strategies employed included tenant-based rental assistance, sponsor-based rental assistance, project-based rental assistance, leasing and development/rehab of new permanent supportive housing. In addition, the City has worked very closely with project sponsors and neighborhood residents to address neighborhood concerns and facilitate the siting of supportive housing projects.

During the period from July 1, 2012 through June 30, 2013, actions taken to fulfill and to support the requirements of the Fair Housing Plan included, but were not limited to, the following:

Fair Housing Investigations and Enforcement

The Fair Housing Commission's Investigation and Enforcement (I and E) unit:

- Responded to 464 inquiries alleging unlawful housing discrimination;
- Accepted, filed and investigated 39 complaints of unlawful housing discrimination;
    - Issued five (5) Probable Cause Determinations;
    - Settled seven (7) complaints before the Determination phase. All of the complaints resulting in Settlement Agreements contained public interest provisions that furthered the goal of eliminating housing discrimination.
    - Issued thirteen (13) Lack of Probable Cause Determinations:
    - Closed seven (7) Matters Administratively (withdrawn, lack of jurisdiction, or other closure)
    - Continues to investigate seven (7) of the complaints filed.

- Transferred one (1) complaint to the Office of the Attorney General for processing.
- Held ten (10) Administrative Hearings before BFHC Hearing Commissioners.

Select Affirmative Marketing Accomplishments in Program Year 2012:

- The Fair Housing Commission continued to administer the Affirmative Marketing Program, which fosters equal 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.
- Twenty-four affirmative marketing plans were reviewed and approved. Nine (9) of these were for privately-funded inclusionary development projects, and fifteen (15) plans were for housing involving city, state, or federal resources. These totals include one inclusionary development project and one government-assisted project with previously approved plans that were rescinded and new updated plans were provided.
- The decline in the number of approved Plans reflects the slowdown of housing development in Boston. Because of the slowdown in housing development, a number of existing properties received re-financing. As a result, of the twenty-three Plans approved, six (6) Plans were received as a result of re-financing.
- An additional two Equal Opportunity statements were received for developments with less than five available units.

- Affirmative Marketing (AM) Specialist oversaw eighteen (18) housing lotteries; and monitored the implementation of twenty affirmative marketing plans. This is in addition to standard monitoring of plans that were approved and implemented in prior years.
- Conducted Annual Housing Occupancy Survey during January-June 2012. This resulted in obtaining current tenant occupancy statistics for over 250 occupied housing developments that received federal, State, or local resources (funds or land).

Metropolitan Boston Housing Opportunity Clearing Center (Metrolist)

The Fair Housing Commission continued to operate Metrolist, which facilitates access to housing throughout the metropolitan area. Metrolist provides low and moderate-income households with housing counseling and comprehensive information about government-assisted housing and housing on the private market.

Select Metrolist accomplishments in Program Year 2012:

- Counseled over 800 households on a walk-in basis. Counseling sessions included housing search education, current information rental housing opportunities, and human services referrals, as requested. Information on fair housing rights and responsibilities are included as an intricate part of overview provided to each client.
- Responded to phone calls from persons seeking housing; landlords seeking tenants; and persons requesting general housing information. There was a significant increase of questions regarding lead paint issues and tenant/landlord rights and responsibilities.
- Conducted Annual Survey (2012) of State and federally assisted housing. Received over 403 responses, or 53% of the surveys mailed, which provided current information on affordable housing developments and their waiting lists.
- Implemented new procedures in the delivery of service to the constituents of Boston significantly increased the number of clients served by Metrolist.
- Responded to concerns from constituents concerning evictions from housing and the impact on low to moderate income households. Conducted outreach at Boston Housing Court and facilitated referrals to human service agencies for financial assistance and eviction prevention services.
- Hosted and participated in Monthly Housing meetings with BFHC, the Elderly Commission and DND to promote identification of supportive services and utilization of these services by our elderly population and others.

Eliminating Barriers to Affordable Housing

High Land Costs and Lack of Available Land: Among the most significant barrier to the development of affordable housing in the City of Boston and throughout the Boston metro area is the high cost of land. For example, according to the Lincoln Land Institute's (http://www.lincolninst.edu/subcenters/land-values/metro-area-land-prices.asp) most recent data, land costs account for 59% of the cost of building housing in Metro Boston compared to just 37% in nearby Providence, Rhode Island and 27.9% in Hartford, Connecticut.

One of the ways the City of Boston has addressed this problem is by providing city-owned (tax foreclosed) land and buildings at nominal costs for the development of affordable housing. This helps to address both the supply and cost of buildable land. Two current projects – **Quincy Heights** and **Quincy Commons** are examples . Another example is the **Fairmount Corridor Initiaitve** that will reduce the number of vacant, underutilized or abandoned properties in the neighborhood by assisting the acquisition, planning, disposition and redevelopment of key privately-owned and City-owned parcels such as Cote Ford (150,000 square feet) and 65 East Cottage Street (160,000 square feet). These projects are expected to generate a substantial number of construction and permanent jobs.

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

Chapter 40-B: One of the most significant tools for encouraging affordable housing development in Massachusetts is the state law known as Chapter 40-B. Chapter 40B is

a state statute that enables local Zoning Boards of Appeals (ZBAs) to approve affordable housing developments under flexible rules if at least 20-25% of the units have long-term affordability restrictions. Also known as the Comprehensive Permit Law, Chapter 40B was enacted in 1969 to help address the shortage of affordable housing statewide by reducing unnecessary barriers created by local approval processes, local zoning, and other restrictions. The goal of Chapter 40B is to encourage the production of affordable housing in all cities and towns throughout the Commonwealth and many communities have used it to negotiate the approval of quality affordable housing developments. The program is controversial, however, because the developer (a public agency, nonprofit organization or limited-dividend company) has the right to appeal an adverse local decision to the State in communities with little affordable housing (less than 10% of its year-round housing or 1.5% of its land area). Boston is one of only 39 municipalities (out of the 351) in the Commonwealth that have met or exceeded this 10% threshold. Over 18% of Boston's housing stock meets the Chapter 40-B definition of affordable housing.

Public Housing and Resident Initiatives

Primary responsibility for public housing and resident initiatives rests with the Boston Housing Authority (BHA) and is reported separately in the BHA's annual report to HUD. The BHA's planning and reporting documents can be accessed at: http://www.bostonhousing.org/detpages/deptinfo29.html

The City provides CDBG, HOME or other funding to BHA redevelopment projects through the Rental Housing Preservation or the Rental Housing Production programs. The City will support and work closely with the BHA on the Choice Neighborhood Planning Grant award for Whittier Street Development. In addition, the City provides support to selected programs serving public housing residents through its CDBG-funded human service programs. The City's Department of Neighborhood Development has also supported applications to HUD for funding under the HOPE-VI, Public Housing Drug Elimination Program, Resident Opportunity Self Sufficiency (ROSS), Public Housing Family Self Sufficiency and other programs targeted to serving public housing residents.

Public housing residents participating in the BHA's Section 8 Homeownership Voucher program are encouraged to enroll in DND's homebuyer 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/pdfs/LHS2009AdminPlanSection8.pdf

Of note in PY12, a solar thermal hot water heating system installation at the 184-unit BHA Elderly/Disabled housing development at 125 Amory Street in Jamaica Plain was completed. The installation is one of the largest in State and is projected to save 40% of domestic hot water costs (about $13,000 a year). The project was funded with a combination of federal American Recovery & Reinvesting (ARRA) dollars and the Massachusetts Clean Energy Center.

Phase One of the Old Colony won the prestigious 2012 Readers' Choice Award from the Affordable Housing Finance magazine as the Best Urban Project. Old Colony was chosen from 140 nominated projects from around the country.

OLD COLONY PHASE I: A $58 MILLION REDEVELOPMENT OF 116 UNITS IN SOUTH BOSTON

And, a $16 million early childhood and family learning Center at the Bromley-Health public housing development in Jamaica Plain was announced. The center is the result of a partnership that includes HUD ($5 million grant), Associated Early Care and Education, United Way and other community organizations and foundations.

Beneficiaries of Housing Activities

Beneficiaries by Income

The following table shows the beneficiaries of our HOME and CDBG-funded housing activities completed in PY12 by income level. The beneficiaries of HOME activities are counted based on housing units. The beneficiaries of CDBG housing activities are counted by households and include a wider range of housing activities, including homebuyer assistance and homeowner rehabilitation.

Program Year 2012 - Completions by Activity Type and Household Income						
Income Levels	Owner Occupied			Renter Occupied		Total Units
	CDBG	HOME		CDBG	HOME	
Extremely Low (<30% of AMI)	12	0		0	37	49
Low (31% - 50% of AMI)	18	1		1	23	43
51% to 60% of AMI)		2			7	9
61% - 80% of AMI		18			0	18
Mod 51% - 80% of AMI (Total)	54	20		0	7	81
Total Low-Mod	84	21		1	67	173
Non Low-Mod (above 80%)	1	0		0	0	1
Total Beneficiaries	**85**	**21**		**1**	**67**	

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. CDBG funds are also used for homeowner rehabilitation and homebuyer programs, most of who tend to be in the 50% to 80% of median income range.

Beneficiaries by Race and Ethnicity

As the following table shows, the beneficiaries of our HOME and CDBG-funded housing activities reflect the diversity of the City with 68% of beneficiary households are minorities.

Program Year 2012 Beneficiaries by Racial / Ethnic Category

	CDBG		HOME		TOTAL	
Race	All Households	Hispanic Households	All Households	Hispanic Households	All Households	Hispanic Households
White	209	0	32	12	241	12
Black/African American	357	18	31	6	388	24
Asian	38	0	3	0	41	0
American Indian/Alaskan Native	0	0	2	2	2	2
Native Hawaiian/Other Pacific Islander	0	0	1	0	1	0
Black/African American & White	0	0	1	1	1	1
Amer Indian/Alaskan Native & Black/African	0	0	2	2	2	2
Other multi-racial	57	0	16	14	73	14
Total	**661**	**18**	**88**	**37**	**749**	**55**

Section 5: HOMELESS AND NON-HOMELESS SPECIAL NEEDS PROGRAMS

HOMELESS CONTINUUM OF CARE

This year's Point-In-Time Survey/Annual Homeless Census (the 33rd) took place on December 12, 2012, and brought together business, civic, state and City leaders, and legions of volunteers to count homeless residents on city streets, in shelters, and domestic violence, transitional and treatment programs across Boston. Approximately 6,992 people are homeless (about 1.1% of the City's population). **Highlights of the census include:**

- Boston continues to see low numbers of homeless adults living on the streets compared to most major cities. The total number of homeless people living on the streets was 193, an increase of 12 persons over the prior year's total of 181.
- Access to longer-term Residential Substance Abuse Treatment (Recovery Homes) improved, providing critical treatment and recovery support for homeless adults with addiction illnesses.
- The counts of homeless by category, as shown below, all increased from last year's count to this year.

Category	2012 Survey Count	% change in 2012 compared to 2011	2011 Survey Count
Individual Homeless Adults	3577	+4.8%	3412
Adults in Emergency Shelter	1367	+6.4%	1285
Homeless Families	1166	+7.8%	1082
Homeless Persons in Families	3415	+5.6%	3235
Homeless Children	1971	+2.2%	1928

To access additional information on the 33rd Annual Homeless Census and to view earlier reports, go to: http://www.bphc.org/programs/esc/homeless-census/Pages/Home.aspx

Program Year Highlights:

- Boston continues to see low numbers of homeless adults living on the streets. The total of 193 men and women is slightly higher, 12, than last year's census. Thanks to the vigilance of city, state and non-profit agencies, once again Boston saw no families living unsheltered on the streets during the annual census.
- Boston continues to have an extremely small number of unsheltered homeless people on the streets; 96.8% of Boston's homeless are sheltered. This is the highest sheltering rate in the nation among the 51 jurisdictions with 2,500 or more homeless.
- Through New Permanent Housing Bonus awards from HUD, the CoC launched 2 new permanent housing programs for chronically homeless individuals. The first, Home At Last, provides housing and intensive supportive and mental health services to 25 severely mentally ill individuals. Mental health services have been leveraged from the Commonwealth's Department of Mental Health. The second program, Long Term Stayers Housing, targets those chronically homeless individuals with the longest Lengths of Stay in shelter. The program has built upon an existing partnership among City shelters and continues on Boston's success in providing permanent and supportive housing to long-term chronically homeless.

Performance data for this section of the CAPER is derived from the City's annual Continuum of Care (COC) application. HUD awarded the City $24,278,700 in PY 12 to fund existing McKinney renewals, CoC Planning activities and New Permanent Housing assistance. The City received $405,000 through the McKinney Permanent Housing Bonus, which will fund an additional 20 units of housing for chronically homeless classified as Long Term Stayers in Boston shelters. Additionally, the CoC received a $250,000 planning grant designed to assist the CoC with implementing HUD requirements under the HEARTH Act of 2009.

See also the next section of this CAPER - Human Service Programs (Office of Jobs and Community Services) - with five (5) Shelter/Homeless programs that are CDBG funded and the City's Emergency Shelter Program.

The City submits separate Annual Performance Reports (APRs) for each of its 50+ CoC, Shelter Plus Care and Supportive Housing Programs. In addition, the City submits data on the programs participating as part of HUD's Annual Homeless Assessment Report (AHAR) and provides extensive data to HUD on the utilization of homeless services by homeless individuals and families through the Homeless Management Information System (HMIS).

Non-Homeless Special Needs

Persons With AIDS:

On behalf of the Boston metropolitan area, the City of Boston administers a successful Housing Opportunities for Persons With AIDS (HOPWA) program that provides rental housing assistance and supportive services for persons with AIDS throughout the metropolitan area. Additional details on the HOPWA program are provided in the program specific narratives section of this report. A draft of the HOPWA CAPER Part 3 (Accomplishment Data Planned Goal and Actual Outputs) is included in the Appendix.

Persons with Physical or Mental Disabilities

Two of the most important housing resources for non-homeless persons with physical or mental disabilities are the HUD Section 202 Supportive Housing Program for the Elderly and the Section 811 Supportive Housing Program for Persons with Disabilities. Unfortunately, the City is not eligible to apply directly for funding under these programs – only non-profit project sponsors are eligible to apply. No Boston-based applications were submitted this program year.

Homeless Prevention and Rapid Re-housing Program (HPRP)

HUD approved the City of Boston's Homelessness Prevention and Rapid Re-Housing Program (HPRP) on July 30, 2009. The $8.2 million in HPRP received in PY08 enabled the City to significantly expand homelessness prevention services. The City issued a Request for Proposals (RFP) for agencies seeking to administer financial assistance and provide housing relocation and stabilization services to those in need. Funds were awarded to the 13 agencies below.

Over the course of the program, the City served nearly 1,500 households with homeless prevention and / or rapid rehousing assistance. As required by HUD, the City expended its full award by July 21, 2012. During the final 6 months of the program, the City made a concerted effort to efficiently spend down the remaining funds by pruning the group of active providers from 13 to 6. This action allowed the City to prepare for the close out of HPRP while still providing an array of case management, legal and financial assistance directly to at-risk or homeless households.

City of Boston HPRP Funded Programs				
	Agency Name	Prevention	Financial Assistance / Rapid Rehousing	HPRP Total
1	Aids Action Committee	$134,724		$134,724
2	ABCD	$155,069		$155,069
3	Bay Cove Human Services	$104,477		$104,477
4	Catholic Charities	$112,762		$112,762
5	Greater Boston Legal Services	$152,545		$152,545
6	Homestart	$189,553	$195,915	$385,468
7	Just-A-Start	$120,000		$120,000
8	Kit Clark Senior Services	$182,905		$182,905
9	MBHP	$540,398	$4,872,999	$5,413,397
10	Span		$92,426	$92,426
11	Travelers Aid Family Services	$238,885		$238,885
12	Urban Edge (partnering with Lena Park, Codman Square, Allston/Brighton CDC)	$204,735		$204,735
13	Victory Program	$151,300		$151,300
	Subtotal	$2,287,353	$5,161,340	$7,448,693
	Data Collection & Evaluation			$350,000
	Overall Program Administration			$410,457
	Total	**$2,287,353**	**$5,161,340**	**$8,209,150**
Amendment #1		**$2,163,498**	**$5,285,196**	**$7,448,694**
		Data & Evaluation		**$350,000**
		Overall Program Admin		**$410,457**
		Total		**$8,209,151**

Section 6: HUMAN SERVICE PROGRAMS AND ANTI-POVERTY STRATEGY

Human Service Programs (Office of Jobs and Community Services)

The City of Boston provided approximately $2.3 million in CDBG funds to assist a wide range of human service programs. The City's Office of Jobs and Community Services administers the program. Funds are awarded by Request for Proposals (RFP) every two years. Program Year 2012 is the first year of the current two-year cycle. The table below provides a summary; a list of all 68 funded programs and the amounts awarded is included in the Appendix.

All of the services combined served a total of 10,699 clients, exceeding the projected service levels by more than 40%. The increase in service levels is primarily the result of increased collaborations among agencies, enabling programs to multiply resources to meet the high demand for services, as well as improvements in data collection and tracking systems that better reflect programs' actual service levels.

Central to the success of youth programs this year was the development of integrated support systems including not only ongoing communication with parents and teachers, but also strategic partnerships with institutions of higher education, hospitals, museums, and local businesses. Youth programs aligned more youth with opportunities for academic success through year-round leadership opportunities, career exploration, and financial planning for higher education.

Increased counseling and support service levels are directly related to organizations' long-standing relationships in the communities they serve, their understanding of the needs of specific populations, and improved access to electronic information for government-sponsored benefits, allowing programs to spend less time conducting outreach activities or paperwork and more time focusing on direct asset-building services.

CDBG Funded Human Service Programs – Program Year 2012				
Program Type	**Number Programs**	**Total of Awards**	**% of Funding Available**	**Clients Served**
Adult Counseling & Support	16	$503,543	22%	2630
Shelter / Homeless	5	$145,000	6%	469
Senior Services	7	$194,400	9%	1377
Adult Education	4	$400,000	18%	198
Youth Programs	36	$1,032,080	45%	6025
TOTAL	**68**	**$2,275,023**	**100%**	**10,699**

Anti-Poverty Strategy: Actions to Reduce the Number of Families In Poverty

Action for Boston Community Development (ABCD) was incorporated in 1962, and, with the passage of the Economic Opportunity Act in 1964, was designated Boston's official antipoverty agency. ABCD is the largest, non-profit human service agency in New England, assisting over 87,000 low-income Greater Boston residents in 2012 through its city-wide network of neighborhood-based organizations and affiliates. ABCD provides innovative, timely programs that promote upward mobility and a higher quality of life for people and communities. In FY12, ABCD provided the following services (partial list):

- Reached **2,848** pre-schoolers, infants, and toddlers with Early Head Start and Head Start. Helped **10,072** families access child care through referral and voucher programs.
- **167** youth enrolled in alternative high schools with **45** graduating with High School diploma.
- Connected **808** youth with summer employment and **68** youth with year-round career exploration.
- Provided **17,963** households with LIHEAP assistance, and helped **1,720** lower their energy bills with weatherization services and heating system upgrades and **2,856** single family households received appliance audits and product upgrades.
- Reached **330** adults with ABE/GED services. **139** students graduated with Associates Degrees or certificates.
- Provided **682** individuals with ESOL courses.

- Provided **755** individuals with job assistance. Helped 262 individuals obtain jobs.
- Helped **5,373** households qualify for the Earned Income Tax Credit through free tax assistance
- Helped **138** families facing foreclosure, provided housing assistance and stabilization services to **1,870**, supported **134** with emergency rent or mortgage assistance, and helped **485** obtain or maintain housing.
- Reached **3,636** families through emergency food pantries, and helped **213** obtain Food Stamp benefits. Distributed **150,000** boxes of food and **329,269** pounds of food.
- Helped **315** obtain health insurance.
- Helped **2,878** seniors maintain independent lives through case management and other services. **ABCD helps seniors stay healthy:** Assisted **503** seniors with Medicare counseling sessions. Provided **25** seniors with prescription pick-up or hospital advocacy services. Reached **204** seniors with exercise and wellness classes.
- Served **9,000** seniors hot meals and snacks to seniors and **1,654** seniors with food through the Senior Brown Bag program.

Additional information on ABCD and its anti-poverty programs is available on their web site at: http://www.bostonabcd.org/

In addition to supporting ABCD's programs, the City of Boston provides extensive funding for anti-poverty activities such as literacy and job training initiatives through its Office of Jobs and Community Services, a division of the Boston Redevelopment Authority/Economic Development Industrial Corporation. Every winter the City also runs a volunteer-staffed program to assist low-income families take advantage of the Earned Income Tax Credit (EITC).

Despite the best efforts of ABCD and the City, it appears that the number of Boston families in poverty continues to rise. According to the 2011 American Community Survey, Boston has 21,006, or 17.8%, of its families living in poverty. This is an increase of about 3,114 families or 17.4% compared with 2000. However, the percentage growth in family poverty is less than that experienced within the Boston Primary Metropolitan Statistical Area (+70.5%), statewide (+25.0%), and nationally (+35.0%).

	Families in Poverty 2000		Families in Poverty 2011		Change 2000 - 2011	
	# families in poverty	% of families	# families in poverty	% of families	^ # families in poverty	% change
U.S.A.	6,620,945	9.2%	8,939,247	11.7%	2,318,302	35.0%
State of MA	105,619	6.7%	132,011	8.3%	26,392	25.0%
Boston PMSA	48,228	5.8%	82,251	7.1%	34,023	70.5%
City of Boston	**17,892**	**15.3%**	**21,006**	**17.8%**	**3,114**	**17.4%**

Source: 2000 U.S. Census and 2011 ACS 1-Year Estimates

The large increase in the number of families in poverty in the Boston PMSA (from 2000 to 2011) reflects the overall increase in the number of families in the Boston PMSA and the City of Boston. Even though the Boston PMSA was comprised of 32 fewer municipalities in 2011 than it was in 2000, the Boston PMSA added 281,264 families since 2000, an increase of 33.9%.

Families in Poverty in Boston 2000 – 2011				
Year	**# Families**	**Change from Prior Year**	**# Families in Poverty**	**% of Families in Poverty**
2000	108,014		12,217	11.3%
2001	109,541	1,527	14,395	13.1%
2002	114,928	5,387	19,478	16.9%
2003	107,126	-7,802	15,971	14.9%
2004	108,144	1,018	17,855	16.5%
2005	112,656	4,512	20,086	17.8%
2006	109,091	-3,565	16,983	15.6%
2007	107,938	-1,153	18,672	17.3%
2008	110,446	2,508	15,957	14.4%
2009	109,156	-1,290	12,937	11.9%
2010	118,140	8,984	20,752	17.6%
2011	**118,109**	**-31**	**21,006**	**17.8%**

Source: 2000-2006 ACS and 2007-2011 ACS 1-Year Estimates

According to the ACS, the City of Boston added 10,095 families since 2000, a 9.3% increase. Unfortunately, the large fluctuations in the estimated number of family households from year to year casts doubts on the accuracy of the ACS data. It is unlikely that Boston gained 5,387 family households from 2001 to 2002 and then lost 7,802 families from 2002 to 2003. Furthermore, the 2010 Census counted 116,244 family households in Boston, almost 2,000 fewer than the 118,140 households counted by the ACS for 2010. This may suggest that the ACS also overestimated the number of Boston families living in poverty. Since the Census no longer gathers any data on income or poverty, and since the sample size for the ACS is significantly smaller than that used for the Census and appears to be volatile from year to year, we do not have much confidence in these poverty figures.

BENEFICIARIES OF CDBG-FUNDED NON-HOUSING PROGRAMS

IDIS Report PR23 provides summary data on the beneficiaries of CDBG funded activities by income category and by race and ethnicity. Unfortunately, the report lumps together beneficiaries for all non-housing activities, including public facilities, public services and economic development activities. Also, there may be significant duplication in the aggregate counts as individuals may receive services under more than one program. As the table below shows, Boston's CDBG-funded non-housing programs primarily benefit low-income persons (persons with income under 50% of the area median income), including a substantial number (36%) of extremely low-income persons.

PY 12 CDBG Beneficiaries by Income Category for Non-Housing Programs		
Income Levels	**Persons**	**%**
Extremely Low (up to 30% of AMI)	18,765	36.35%
Low (31% - 50% of AMI)	19,804	38.36%
Total Low Income	**38,569**	**74.71%**
Mod (51%- 80% of AMI)	10,639	20.61%
Total Low-Mod	**49,208**	**95.32%**
Non Low-Mod (Over 80% of AMI)	**2,415**	**4.68%**
Total Beneficiaries	**51,623**	**100.00%**

The majority (74%) of the beneficiaries of Boston's CDBG-funded non-housing programs belonged to one or more racial or ethnic "minority" group.

PY 12 Beneficiaries by Race & Ethnicity – CDBG Non-Housing Programs				
Race	**Total Persons**	**%**	**Total Hispanic Persons**	**%**
White	40,263	26.41%	7,789	47.16%
Black/African American	64,529	42.33%	2,527	15.30%
Asian	20,641	13.54%	10	0.06%
American Indian/Alaskan Native	331	0.22%	11	0.07%
Native Hawaiian/Other Pacific Islander	80	0.05%	1	0.01%
American Indian/Alaskan Native & White	54	0.04%	0	0.00%
Asian & White	207	0.14%	1	0.01%
Black/African American & White	844	0.55%	1	0.01%
Amer. Indian/Alaskan Native & Black/African Amer.	20	0.01%	0	0.00%
Other multi-racial	25,462	16.70%	6,175	37.39%
Total	**152,431**	**100.00%**	**16,515**	**100.00%**
"Minority" Beneficiary Total	**112,168**	**74%**		

IDIS Report PR23 provides a separate breakout of CDBG-funded public service accomplishments by type of public service activity. Unfortunately, the total number of persons served is drastically overstated. For some programs, the count is based on the number of persons directly served by the program (limited clientele activities) while for other programs the count includes all persons living in the program's service area (low-mod area benefit activities). If there is more than one public service program serving the same census tract or service areas, those same people may be counted two, three ore even more times.

PY12: Persons Served by Public Service Programs by Type of Activity		
Public Service Matrix Code	**Accomplishment Type**	**Completed Count**
Operating Costs of Homeless/AIDS Patients Programs (03T)	Persons	147
Public Services (General) (05)		25,483
Senior Services (05A)		1,124
Handicapped Services (05B)		155
Youth Services (05D)		3,714
Battered and Abused Spouses (05G)		0
Employment Training (05H)		1,399
Crime Awareness (05I)		5,676
Tenant/Landlord Counseling (05K)		146
Child Care Services (05L)		1,524
Abused and Neglected Children (05N)		146
Mental Health Services (050)		611
Housing Counseling (05U)	Households	103
TOTAL		**40,228**

Boston provides substantial amounts of funding for the Operating Costs of Homeless/AIDS Patients programs through its Emergency Shelter Grant, Housing Opportunities for Persons With AIDS and McKinney Vento Homeless Programs. Beneficiaries of those programs are not included here. The City provides substantial CDBG-funding for Tenant/Landlord Counseling through the Rental Housing Resource Center's Housing Counseling program.

Section 7: Economic Development and Small Business Assistance

DND's Office of Business Development (OBD) provides entrepreneurs and existing businesses with access to financial and technical resources. OBD also supports the nationally recognized Boston Main Streets program, designed to promote the continued revitalization of the City's neighborhood commercial districts through public/private partnerships. Key accomplishments this year include:

- 2530 businesses assisted
- 136 new businesses opened
- 1285 jobs created
- 131 storefronts improved
- 95% of Main Streets storefronts occupied

Specific program area descriptions follow.

ECONOMIC DEVELOPMENT PROGRAMS

During the 2012 Program Year, DND provided financial and technical support for a wide range of economic development projects and activities. Some of these activities were supported to create new jobs or retain existing jobs for low and moderate-income persons. Others were supported to provide services for a low and moderate-income area or to prevent or eliminate a blighting condition. HUD's IDIS system under counts the number of jobs because jobs are only captured for those projects for which the eligible activity is creation or retention of jobs. Jobs are not captured if the eligible activity were low mod area benefit (such as a grocery store).

Commercial and Real Estate Development

During the year DND's Office of Business Development (OBD) built on the success of the ***Neighborhood Restaurant Initiative*** as a way to utilize a portion of our CDBG allocation to facilitate the development of a number of full service restaurants in the City's neighborhood commercial districts. The initiative provides a menu of resources

ranging from technical assistance, licensing and permitting support, marketing and design services, and loan commitments including an option for a façade improvement grant through the ***ReStore*** program. This program has helped develop stronger commercial districts during these difficult times and created opportunities for entrepreneurs and residents through the creation of new jobs and enhanced retail services across the City. The City utilized CDBG funds to assist 3 new restaurants with loans allowing them to open in the City leveraging over 2 million dollars in other funding and creating over 100 new jobs.

The City's ***ReStore Boston*** program is designed to assist neighborhood business and property owners with storefront improvements with professional design services, signage, security measures, and general repairs - leveraged $822,645 in private financing last year, achieving a leveraging ratio of $1.62 in private financing for every $1 in public funding. The funds assisted 131 storefront projects and 42 design service projects for local businesses in Boston neighborhoods.

Partners with Nonprofits provides matching grants up to $25,000 to help nonprofit organizations enhance the infrastructure of facilities that serve the immediate community. In PY12, the City provided $449,000 to assist 35 organizations for projects with a total development cost of $702,888 leveraging more than $250,000.

Boston Invests in Growth closed 2 loans totaling $3,505,000 under this program in addition to the 3 already closed. The City is actively seeking additional applications. The 5 loans closed to date will create over 550 jobs and generate significant new economic activity. Approximately 300 of the jobs have already been created.

The remaining amounts awarded to the City for the Empowerment Zone have been earmarked for the Energy Conservation and Job Creation Loan Pool, the final loan in this pool was approved by HUD. Projects funded will create in excess of 600 jobs and we expect to fully expend all funds by the end of 2013, all of the funds have been committed and the last 2 projects are in construction.

HUD 108/EDI Loan Programs:

Boston Invests In Growth Loan $69.7 Million Pool			
Project	**Section 108 Amount**	**Project Status**	**Project Accomplishments**
W Hotel	$10,500,000	Project Complete	Provided funds for build out of hotel space. Created 300 jobs.
JPNCD Retail Project (365 Centre)	$865,000	Project complete	Facilitated construction of commercial space in new mixed use development.
225 Centre Street	$4,650,000	Loan closed, project in Construction	Create retail space in new mixed use development, providing jobs and services to low and moderate income persons.
Bornstein & Pearl Food Production Small Business Center	$3,200,000	Loan approved	Create a food service incubator space in a former meat facility in Dorchester
Quincy Commons	$305,000	Project In Construction	Create retail space in a mixed-use building
Amount Committed	**$19,520,000**	**Uncommitted Balance**	**$50,180,000**

Brownfields Economic Development Initiative (BEDI)					
	Section 108 Amount	**EDI Amount**	**Total 108/EDI**	**Project Status**	**Project Accomplishments**
	$5,010,000	**$1,750,000**	**$6,760,000**		
Dudley Plaza / Modern Electroplating	$5,010,000	$1,750,000	$6,760,000	Complete	New area B-2 Police Station
Amount Committed	$5,010,000	$1,750,000	$6,760,000		
Uncommitted Balance	$0	$0	$0		

Empowerment Zone Energy Conservation & Job Creation Loan Pool					
Project	**Section 108 Amount**	**EDI Amount**	**Total 108/EDI**	**Project Status**	**Project Accomplishment**
Eustis Street	$160,000	$310,000	$470,000	Complete	Complete rehab of historic firehouse to headquarters of nonprofit and new commercial space.
Leachmore Point 7 Tide Street	$300,000	$300,000	$600,000	Complete	Build out of high tech incubator space.
Foodies of South Boston	$575,000	$675,000	$1,250,000	Loan Closed In construction	Construction of neighborhood supermarket and creation of up to 50 new jobs.
Liberty Wharf	$1,225,000	$1,230,000	$2,455,000	Complete	Build out, leasehold space for 4 restaurants, created over 550 jobs.
Quincy Commons	$150,000	$295,000	$445,000	In Construction	Construct new retail space in mixed use development.
Amount Committed	**$2,410,000**	**$2,810,000**	**$5,220,000**		
Uncommitted Balance	**Loan Pool is fully committed**				

ReStore Boston (Signage, Facade improvements and Design Assistance)

The City's ***ReStore Boston*** program, CDBG funded, - designed to assist neighborhood business and property owners with storefront improvements with professional design services, signage, security measures, and general repairs - completed 123 storefronts projects across the City.

AAA Appliance (after)

AAA Appliance (before)

Significant projects were undertaken along main thoroughfares such as Dorchester Ave, Lower Mills, Hyde Square, East Boston and in Fields Corner.

Projects were funded in 13 neighborhoods in the city and design assistance was provided to 42 projects. The ***ReStore*** program leveraged more than $800,000 in private financing.

Main Streets

Boston's Main Streets, completing its 17th year, provides financial assistance to support the revitalization of 20 designated Main Streets neighborhood business districts. Seventeen of the 20 districts are located in low and moderate-income areas and are assisted with CDBG funds. The remaining 3 districts are funded with non-Federal resources.

17 CDBG-Eligible Main Streets Districts			
Allston Village	Bowdoin/Genera	Brighton	Chinatown
Dudley Square	East Boston	Egleston Square	Fields Corne
Four Corners	Grove Hall	Hyde Park	Hyde/Jackson Square
Mattapan Square	Mission Hill	St. Mark's	Uphams Corner
Washington Gateway			

Each of these districts receives funding for part of the salary of a manager for the business district and funding for promotions. The goals of the program are to recruit new businesses and encourage the expansion of existing businesses, create new jobs for area residents and to leverage private investment to make needed physical improvements to revitalize the business districts. The Appendix includes a summary of PY12 highlights for each of the 20 Main Streets neighborhood business districts.

PY12 Main Street Highlights – All 20 Districts					
Storefronts Occupied	**New Businesses Opened**	**Total Businesses Assisted**	**New Jobs Created**	**Jobs Created by Expanding Businesses**	**Storefronts Improved**
95%	**127**	**2,222**	**706**	**58**	**81**

Boston Main Streets Annual Awards Ceremony

The BMS Annual Award Ceremony is a community event to celebrate the hard-working volunteers and business owners in the Main Streets commercial districts and to increase awareness of the BMS program across the City.

This year the event also recognized the funders that support the BMS program and created connections among these different groups. This Hollywood-themed event held at the Strand Theatre, located in Dorchester's Upham's Corner Main Street district, was a premiere event for the City and Boston Main Street's signature event. There were "paparazzi" photographers, musical entertainment and food & beverages from a local food truck restaurant. The Strand, was filled with over 400 invited guests, there to congratulate and honor the 40 Volunteers and Businesses of the Year and to publically thank the funders of the BMS Foundation who raised over $200,000 to assist the Main Streets districts with competitive grants. Each awardee received a special recognition framed certificate and a photo.

Boston Main Streets with Mayor Menino

The ***Deck-the-Windows*** holiday storefront decorating competition tests businesses' creativity during the holiday season and brings shoppers into the Main Streets districts increasing sales for the local businesses there. More than 400 windows were decorated by business owners across the 20 Boston Main Streets districts. Local celebrity judges considered windows in each of the Boston Main Streets districts and submitted a winner from each of the 20 Main Street districts. Then, public online voting took place for one week and this determined the winner.

The top three storefront businesses were announced by Mayor Menino and a celebratory event was held at the Grand Prize Winners' business – ***Back to Life Chiropractic & Wellness*** in Dorchester.

Boston Buying Power

http://www.cityofboston.gov/dnd/obd/Boston_Buying_Power.asp

Boston Buying Power assists Boston's businesses and non-profit organizations in the procurement of electricity and natural gas through the creation of a citywide energy-buying group that unites thousands of local businesses into one pool of buyers. By being a part of a large energy-buying group, local businesses are elevated to a playing field with the largest commercial accounts, and are able to lock in better rates at energy auctions. In Program Year 12, the City enrolled 850 businesses in this special initiative and saved the enrolled businesses an average of 10% on their energy bills. The aggregation was 100% green through the purchase of Renewable Energy Credits.

Section 8: PUBLIC FACILITIES PROGRAMS

Partners with Non-Profits

(http://www.cityofboston.gov/dnd/obd/G_PNP.asp)

In PY12, Partners with Non-Profit grants totaling $449,000 of CDBG funds were awarded to 35 nonprofit organizations and leveraged more than $250,000 in private funds. The grants focused on safety and energy conservation issues and were utilized for capital improvements ranging from new HVAC systems, carpentry, painting, new roofing, kitchens to handicap accessible issues. The 35 organizations assisted served more than 98,000 clients during the year. A list of the PY2012 Partners and other project details (funding awards, service level and project description) is provided in the appendix.

Grassroots – Open Space Development

Lenox Kendall Community Garden

This program supports the development of community gardens and other nonprofit owned and maintained open space providing construction grants, technical assistance and vacant land with CDBG funds. A total of three community gardens were completed in PY 2012 / City fiscal 2013 and two other projects are to begin at the start of the upcoming program year. The completed projects are:

- Wheatland Avenue Community Garden in Dorchester
- Roxbury Community College Garden in Roxbury
- Lenox Kendall Community Garden in South End

Planned construction for PY 2013:

- Leyland Street Community Garden in Dorchester
- George Berlandi Community Garden in South Boston

In conjunction with the Mayor's Office of Food Initiatives (http://www.cityofboston.gov/food/default.asp), the Boston Redevelopment Authority (BRA) and DND's Real Estate Management and Sales Division (REMS), the Grassroots staff provided technical support and drafted the Request for Proposals (RFP) for the Urban Agriculture Pilot program. The City of Boston is improving access to locally produced fresh food by expanding urban agricultural activities such as:

Residential Composting	Community Gardens	School Gardens
Urban Orchards	Public Access Fishing	Urban Farms

Two sites were selected from the RFP responses and two ¼ acre sites in Dorchester (Tucker Street and another on Glenway Street) are in their first full season of farming.

Roxbury Community College Garden

In addition to the two Grassroots projects scheduled for construction during the upcoming program year, Grassroots plans to dispose of 4 to 6 sites for community garden and open space development. Each disposition will include CDBG funding that is intended to be matched with private sources of funding.

Wheatland Avenue Community Garden (before)

Wheatland Avenue Community Garden (after)

Section 9: OTHER PROGRAMS AND ACTIVITIES

Property Management

This program makes needed emergency repairs such as boarding to prevent illegal entry on city-owned properties acquired through tax title foreclosure. Repairs are done to ensure the safety of the occupants or abutters until permanent repairs, disposition or redevelopment of the property can be completed. CDBG funds are used for properties that are in low/mod areas or that will be part of a project providing a benefit to low-mod persons. City operating funds are used for properties that are not eligible for CDBG funding. The program exceeded by 234% its projected service level of 2950 activities accomplishing 6903 over the year. The increased demand for property management services was due to poorer conditions of properties that the City acquired. Those properties required more services in securing and clearing out.

88 Milton Street, Dorchester, MA

This single-family property was acquired through the tax title process as a tax-foreclosed property. It had sat vacant and abandoned for nearly 20 years. The exterior of the property was overgrown with trees and shrubs, and the porches had deteriorated to a point that required removal. The interior was full of debris and rubbish, and was actively infested with raccoons. The Property Management division cleared and stabilized the interior and exterior, and routed the property to the Sales division for disposition to a contractor or developer for rehab as an owner-occupied single-family residence.

Property Disposition

Former Mattapan Library

The program makes available city-owned vacant land and buildings for redevelopment. Properties are sold through Requests For Proposals.

Vacant properties are blight in the neighborhood and lost revenue for the City. The program sold 10 buildings (exceeding target goal of 8 buildings) and 45 land parcels (53% of target). Current economic conditions and tightened lending market hindered this program's planned dispositions. CDBG funds are used to assist the disposition of properties used for a community development project. REMS Real Estate Sales unit currently has a very full pipeline of approximately 37 pending land and building sales in various stages of the disposition process, with 4 closings expected to be completed shortly and others to follow in coming months. The unit is actively engaged in the community process for several transformative projects including The Charlestown Armory, 65 East Cottage (former industrial site) and the former Cote Ford site in Mattapan, among others.

Charlestown Armory

Demolition

This program demolishes key blighted properties that pose a threat to the public safety. The buildings to be demolished will be vacant and must be deemed infeasible for rehabilitation. A contract for the demolition of the former Lewis Chemical building in Hyde Park was awarded in PY12, and the demolition was completed in early PY13.

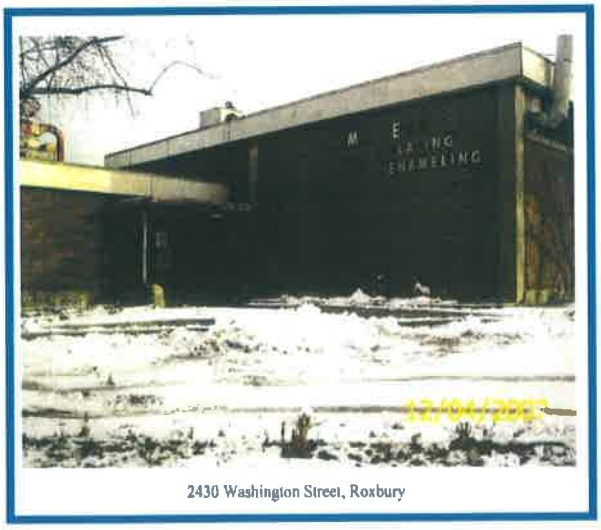
Environmental Testing & Abatement (Brownfields)

This program investigates tests, analyzes and removes environmental hazards on foreclosed and surplus buildings and land in order to protect the public health and safety and to facilitate the redevelopment of these parcels. Funding comes from both the CDBG program and the EPA Brownfields Program. In PY12, 122 assessment or remedial activities were performed on city-owned parcels.

Phoenix Award

On May 16, 2013, at the National Brownfields Conference in Atlanta, the City of Boston was the recipient of a Phoenix Award for the cleanup of the former Modern Electroplating facility in Roxbury and redevelopment as the new Area B-2 Police Station (before and after photos below). "Winning projects offer a fresh take on significant environmental issues, show innovation and demonstrate masterful community impact." The project was a collaboration of numerous City Departments and cleanup was funded in part by a $200,000 EPA Grant awarded to DND.

Before and after photos of Phoenix Award Project: Boston Police B-2 Station



2430 Washington Street, Roxbury

On November 29, 2012, Lt. Governor Murray announced the selection of the former Lewis Chemical facility in Hyde Park as a Brownfields Support Team project. The Brownfields Support Team Initiative is a collaboration of multiple state and federal agencies created to concentrate technical, financial, and legal assistance to communities undertaking complex brownfields cleanup and redevelopment projects. The former Lewis Chemical is a complex brownfields site which has undergone numerous assessments and targeted remediation programs since 2002 utilizing both CDBG and EPA grant funding.

Overcoming Gaps in Institutional Structure

Unlike many other cities, 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 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 11 CDCs and other Community Housing Development Organizations (CHDOs). The operating assistance is administered through the Department of Neighborhood Development. See the Appendix of this CAPER for supported CHDOs.

Compliance and Monitoring

The Department of Neighborhood Development has a long and successful track record in administering HUD-funded housing and community development programs. The Compliance Unit in DND's Administration and Finance 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.

The Compliance Unit in DND's Administration and Finance Division 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, Section 108 and Economic Development Initiative (EDI) programs. The Boston Empowerment Center staff is responsible for monitoring all additional EZ-related job requirements for the Section 108 and EDI programs. DND has adopted and is following a Jobs Monitoring Plan.

DND has also developed procedures to ensure that the annual re-certification of rents, incomes and housing quality standard required under the HOME program are conducted in a timely manner and to carry out the ongoing monitoring of affordability and occupancy restrictions in our rental and homeownership projects. DND and the Boston Redevelopment Authority have adopted and are following a jointly developed Housing Affordability Monitoring Plan

Until recently, the City of Boston had a separate Minority Owned and Women-Owned Enterprise (MBE/WBE) office which reviewed 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. With recent court action forcing a retreat from the City's legal ability to enforce its goals for Boston resident jobs and M/WBE goals, this office has been reorganized as the Small and Local Business Enterprise Office (S/LBE) http://www.cityofboston.gov/slbe. The S/LBE works to create economic opportunities for certified small business enterprises, minority-owned and woman-owned businesses in Boston. In addition, there is a Boston Residents Jobs Policy Office working closely with Boston Building Trades, local unions and community organizations to identify employment opportunities for Boston residents, workers of color and women in construction.

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, see Section 4 for further details.

Distressed, Abandoned & Foreclosed Property

The Department of Neighborhood Development began surveying distressed buildings in 1997. A distressed building is any residential, commercial, industrial, or mixed-use building (excluding sheds and garages on residential property) that is not occupied and has signs of physical distress (i.e. boarded, burned, open to the elements or otherwise deteriorated). Since 1997, the inventory of distressed properties has decreased by 77%, from 1,044 properties in 1997 to just 235 in 2012. Residential buildings declined 88% and commercial and mixed-use buildings declined 59%. The City's Distressed Property Reports are available on DND's website: http://www.cityofboston.gov/dnd/pdr/Reports.asp

As established in ***Leading the Way III*** housing strategy, the City's 4-year goal (2009-2012) is to stabilize all neighborhoods experiencing high foreclosures and abandonment levels (see Tab 4 of this CAPER for more information on ***Leading the Way and Housing Boston 2020***) through a comprehensive interagency effort. The effort focuses not just acquisition and renovation of bank-owned foreclosed properties, but also on identifying and intervening at troubled properties before they become foreclosed and abandoned. This intervention may take the form of code enforcement or police involvement to reduce or prevent criminal activities (which often occur in areas with high concentrations of abandoned properties), or targeted public investment including improvements to street surfaces, lighting and public spaces, as well as graffiti removal. Foreclosure activity and patterns will continue to be closely monitored, so that if necessary, intervention will occur as early as possible.