

CITY OF BOSTON
DRAFT
**CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT (CAPER)**

**FOR PROGRAM YEAR 2013
(JULY 1, 2013 TO JUNE 30, 2014)**

Posted for Public Comment September 15



Olmstead Green Rentals, Phase Three

**City of Boston
Martin J. Walsh, Mayor**

**Department of Neighborhood Development
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**CITY OF BOSTON
PY13 Draft CAPER**

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Introduction

Boston receives an annual entitlement of funds from the Department of Housing and Urban Development (HUD) that varies from year to year due to the amount of funds appropriated by Congress. As a condition of receiving the four funding allocations: 1) Community Development Block Grant (CDBG), 2) HOME Investment Partnership (HOME), 3) Housing Opportunities for Persons With AIDS (HOPWA) and 4) Emergency Solutions Grant (ESG) funds. At the end of each fiscal year, the City prepares a performance report, formally known as the Consolidated Annual Performance and Evaluation Report (CAPER), to provide information to members of the public and to HUD about the year's program accomplishments. This CAPER report covers the period of July 1, 2013 to June 30, 2014.

HUD introduced a new template for producing the CAPER directly within HUD's Integrated Disbursement and Information System (IDIS). Many of the tables are auto filled from project specific data entered directly to IDIS during the program year. And, distinct from previous annual reports, the outcomes reported in this new version are based on the four HUD allocations (CDBG, HOME, HOPWA and ESG) and do not necessarily include all the resources (other federal, state and local) available.

CR-05 - Goals and Outcomes

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

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

The information in Table 1 of CR-05 is a comparison of the expected accomplishments (proposed at the start of the program year) resulting from funding commitments and the actual commitments or accomplishments made during the program year. These accomplishments include projects or programs assisted with CDBG, HOME, HOPWA, ESG or other funding sources.

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

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

There are 25 programs included in the table. The column labeled "Estimate PY13" are the number of outputs (housing units, jobs, people served, etc) estimated in May 2013 based on an estimated budget. The column labeled "Actual PY13" are the actual accomplishments or commitments made to programs and projects during the year. The majority of the programs met or exceeded the 1-year accomplishments projected at the start of the plan year on July 1st.

One example is rental housing production; we committed funding to an additional 113 units more than projected due to additional funds available. The source of additional funding is repayment of loans (program income) that HUD requires is spent before drawing on new grant funds. Two of our public service programs exceeded their service levels: Fair Housing provided assistance to almost twice the number of people projected and Jobs and Community Services served 30% more persons. The Property Disposition program sells city owned buildings and lots that are acquired through tax foreclosure. That program doubled the number of parcels (71 from a projected output of 35) sold or transferred from the City's inventory. The economic development programs (Main Streets, ReStore, business technical assistance, and commercial real estate) came close to meeting or exceeded their projections for job creation and number of businesses assisted.

A few programs fell short of the projected goal. The demand for foreclosure counseling declined as result of a 74% decline in foreclosure petition filings (from 890 in 2012 to 232 in 2013). With respect to our Housing Development programs, there was a substantial increase in commitments for rental housing rehab projects (30% increase), but a decline in commitments for both new rental housing developments (down 26% or 66 fewer units and projected) and just one commitment for owner housing.

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Please Note: Because Program Year 2013 is the first year of the current 5-year Consolidated Plan, the “actual” column for the 5-Year Strategic Plan and PY 13 contain the same values. The “expected” 5-Year Strategic Plan column is an “estimate” of outputs for that program over 5 years. The annual outputs are set at the beginning of each program year when the budget is set.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected 5-Year Strategic Plan	Actual 5-Year Strategic Plan	% Complete	Estimate PY13	Actual PY13	% Complete
Abate Brownfield Sites for Redevelopment	suitable living environment	CDBG: \$291313 / City Operating Funds: \$51200 / EDI: \$50324 / EPA Brownfields: \$300000 / Inclusionary Development Fund (IDF): \$ / Lead Paint Abatement: \$	Brownfield acres remediated	Assessment Activities	500	109		100	109	109%

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Administration		CDBG: \$2831254 / HOME: \$489829 / City Operating Funds: \$1578967 / Community Challenge: \$30000 / FY10/11 Choice Neighborhoods Implementati on Grant: \$175000 / Lead Paint Abatement: \$150000	Other	Other	1	1				
Demolish Blighted Buildings	Clearance and Demolition	CDBG: \$446099	Buildings Demolished	Buildings	10	2		2	2	100%
Expand Fair Housing Choice and Access	Affordable Housing	CDBG: \$437282	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	976		500	976	195%

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Housing counseling to vulnerable populations – preserve tenancies	Affordable Housing	CDBG: \$404252	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2500	393		490	393	80%
Improve access to affordable owner housing	Affordable Housing	CDBG: \$976383 / City Operating Funds: \$264123 / Comm of Massachusetts: \$100000 / Inclusionary Development Fund (IDF): \$250000 / Leading the Way (LTW): \$500000	Direct Financial Assistance to Homebuyers	Households Assisted	500	99		100	99	99.00%

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<p>Improve Neighborhood Storefronts</p>	<p>Non-Housing Community Development</p>	<p>CDBG: \$934459 / Section 108: \$ / City Operating Funds: \$32997 / FY10/11 Choice Neighborhoods Implementation Grant: \$100000 / S108 Spread: \$60000</p>	<p>Facade treatment/business building rehabilitation</p>	<p>Business</p>	<p>600</p>	<p>121</p>		<p>124</p>	<p>121</p>	<p>98%</p>
<p>Improve quality existing affordable rental housing</p>	<p>Affordable Housing Homeless</p>	<p>CDBG: \$603682 / HOME: \$1602293 / FY10/11 Choice Neighborhoods Implementation Grant: \$200000 / Leading the Way (LTW): \$1850000</p>	<p>Rental units rehabilitated</p>	<p>Household Housing Unit</p>	<p>1650</p>	<p>430</p>		<p>331</p>	<p>430</p>	<p>130%</p>

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<p>Improve the Quality of Neighborhood Facilities</p>	<p>Public and neighborhood facility improvement</p>	<p>CDBG: \$506663 / City Operating Funds: \$20185 / FY10/11 Choice Neighborhoods Implementation Grant: \$100000</p>	<p>Other</p>	<p>Other</p>	<p>160</p>	<p>33</p>		<p>32</p>	<p>33</p>	<p>103%</p>
<p>Improve the quality of owner housing.</p>	<p>Affordable Housing</p>	<p>CDBG: \$4008225 / City Operating Funds: \$276416 / Comm of Massachusetts: \$100000 / Inclusionary Development Fund (IDF): \$425000 / Leading the Way (LTW): \$1675000</p>	<p>Homeowner Housing Rehabilitated</p>	<p>Household Housing Unit</p>	<p>8370</p>	<p>2020</p>		<p>1674</p>	<p>2020</p>	<p>121%</p>

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Increase Employment Opportunities	Non-Housing Community Development	CDBG: \$764,059 / Section 108: \$5000000	Jobs created/retained	Jobs	2235	593		545	593	109%
Increase Employment Opportunities	Non-Housing Community Development	CDBG: \$844059 / Section 108: \$5000000	Businesses assisted	Businesses Assisted	13,850	2530		2770	2530	91.34%
Increase Housing Options for Persons with HIV/AIDS	Affordable Housing Non-Homeless Special Needs	HOPWA: \$2087647	Housing for People with HIV/AIDS added	Household Housing Unit	4625	1069		925	1069	116%
Increase rate of successful low-income homebuyers	Affordable Housing	CDBG: \$982996	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	18,625	3834		3725	3834	103%
Increase rate of successful low-income homebuyers	Affordable Housing	CDBG: \$982996	Other – foreclosure counseled households	Other	2500	356		700	356	51%

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<p>Increase the Self-Sufficiency of Low-Income People</p>	<p>Social services</p>	<p>CDBG: \$2758613 / FY10/11 Choice Neighborhoods Implementation Grant: \$677250 / Inclusionary Development Fund (IDF): \$</p>	<p>Public service activities other than Low/Moderate Income Housing Benefit</p>	<p>Persons Assisted</p>	<p>38500</p>	<p>9949</p>		<p>7700</p>	<p>9949</p>	<p>129%</p>
<p>Increase the supply of affordable housing</p>	<p>Affordable Housing</p>	<p>CDBG: \$848308 / HOME: \$3585249 / Community Challenge: \$600000 / Leading the Way (LTW): \$1150000</p>	<p>Rental units constructed</p>	<p>Household Housing Unit</p>	<p>1250</p>	<p>184</p>		<p>250</p>	<p>184</p>	<p>74%</p>

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Increase the supply of affordable housing	Affordable Housing	CDBG: \$848308 / HOME: \$3585249 / Community Challenge: \$600000 / Leading the Way (LTW): \$1150000	Homeowner Housing Added	Household Housing Unit	100	1		21	1	5%
Increase the supply of lead safe housing	Affordable Housing	CDBG: \$185930 / Lead Paint Abatement: \$1126994	Rental units rehabilitated	Household Housing Unit	500	96		100	96	96%
Maintain City-Owned Buildings & Lots		CDBG: \$290700 / City Operating Funds: \$1447920	Other	Other	750	181		150	181	121%
Prevent loss of subsidized housing stock	Affordable Housing	CDBG: \$268000 / Leading the Way (LTW): \$75000	Other - CEDAC	Other	30	39		30	39	130%

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Provide Business Technical Assistance	Non-Housing Community Development	CDBG: \$638410 / City Operating Funds: \$22408	Businesses provided technical assistance	Businesses Assisted	3440	728		688	728	106%
Provide Housing-Related Services to Homeless	Affordable Housing Homeless	CDBG: \$247000 / ESG: \$ / Continuum of Care: \$23623700 / Comm of Massachusetts: \$165000 / Leading the Way (LTW): \$250000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	2775	950		555	950	171%
Provide Housing-Related Services to Homeless	Affordable Housing Homeless	CDBG: \$247000 / ESG: \$ / Continuum of Care: \$23623700 / Comm of Mass: \$165000 / Leading the Way (LTW): \$250000	Homelessness Prevention	Persons Assisted	21,440	4846		4288	4846	113%

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Provide Research & Reports	Planning and Administration	CDBG: \$342174 / City Operating Funds: \$84218 / Community Challenge: \$10000 / FY10/11 Choice Neighborhoods Implementation Grant: \$100000	Other	Other				125	125	100%
Reduce City's Inventory of Vacant Buildings & Land	Non-Housing Community Development	CDBG: \$54152 / City Operating Funds: \$295269	Other	Other	175	71		35	71	203%

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Revitalize Business Districts (Boston Main Streets)	Non-Housing Community Development	CDBG: \$1658534 / Section 108: \$ / City Operating Funds: \$49491 / Community Challenge: \$80000 / S108 Spread: \$184250	Jobs created/retained	Jobs	2400	436		480	436	91%
Revitalize Business Districts	Non-Housing Community Development	CDBG: \$1,702,784 / Section 108: \$ / City Operating Funds: \$49491 / Community Challenge: \$80000 / S108 Spread: \$184250	Businesses assisted- new	Businesses Assisted	625	110		125	110	87%
Support Community Housing Development Org (CHDO)	Affordable Housing	HOME: \$220914	Other	Other	11	14		11	14	127%

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Support development of community gardens	Non-Housing Community Development	CDBG: \$378750	Other	Other	15	3	0.00%	4	3	75.00%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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

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

The overall low-mod benefit for the CDBG program for PY13 is **90.95%** as shown in the CDBG Financial Summary in the appendix section of this CAPER exceeding the overall 70% low-mod benefit requirement.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME (PR-23)	ESG
White	4,152	53	897
Black or African American	18,467	55	2042
Asian	611	4	168
American Indian or American Native	48	2	23
Native Hawaiian or Other Pacific Islander	3	2	4
Hispanic	2,156	32	554
Not Hispanic	21,125	84	2580
Total	46,562	116	3134

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

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CR-15 - Resources and Investments 91.520(a) *Identify the resources made available*

Source of Funds	Source	Expected Amount Available	Actual Amount Expended Program Year 2013
CDBG	Federal	\$20,937,238	\$18,002,440
HOME	Federal	\$5,898,285	\$4,158,569
HOPWA	Federal	\$2,087,647	\$1,343,294
ESG	Federal	\$1,161,878	\$916,316
Other	City Operating Funds	\$4,123,194	\$3,904,960
Other	Commonwealth of Massachusetts	\$365,000	\$344,302
Other	Community Challenge	\$720,000	4353,587
Other	Economic Development Initiative	\$201,296	\$126,736
Other	EPA Brownfields	\$0	\$410,709
Other	FY10/11 Choice Neighborhoods Implementation Grant	\$1,352,250	\$10,286,818
Other	Inclusionary Development Fund (IDF)	\$675,000	\$596,432
Other	Lead Paint Abatement	\$1,126,994	\$931,617
Other	Leading the Way (LTW)	\$5,500,000	\$6,296,077
Other	S108 Spread	\$244,250	\$474,961
	TOTALS	\$44,393,032	\$52,146,818

Table 3 – Resources Made Available

Narrative

Table 3 above summarizes the resources that the City anticipated would be available for its City FY14 / HUD PY13 Action Plan and the resources that the City actually spent during this program year. The dollar amounts committed for projects are higher than spent amount. Any remaining funds from the 4 HUD sources (CDBG, HOME, HOPWA and ESG) will be drawn as projects progress from start to finish. For example, larger scale housing development projects often span more than one program year.

Overall, there was \$7.8 million more expended than projected. Major sources of the additional funds are from competitive multi-year grants (typically 3 year terms) where funds are drawn as needed (see Community Challenge and Choice Neighborhood).

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Narrative Identify the geographic distribution and location of investments

Most of the City's housing and community development programs are available city-wide, except for programs such as Main Streets, which serves designated neighborhood business districts, Supportive Housing for Persons with AIDS (HOPWA) program which is available throughout a wider three-county service area (Suffolk, Plymouth and Norfolk Counties). Choice Neighborhoods (CN) funds, including the Public Safety Enhancement (PSE) grant, and the associated CDBG and Section 108 matching funds, are restricted to the Quincy Corridor Choice Neighborhood area. The funds were competitively awarded by HUD specifically for this area. The Community Challenge Planning Grant funds, including the acquisition loan pool, were competitively awarded and targeted specifically to the Fairmount Smart Growth Corridor. Lead Hazard Control Grant funds are available citywide, but are prioritized for areas with high numbers and percentages of children with elevated blood lead levels. All of the HUD funded programs are either targeted directly to low and moderate-income persons or to geographic areas with a majority of low and moderate-income persons.

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

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: Supportive Housing Providers

Reference Map 7: Quincy Corridor NRSA Strategy Area

Leveraging

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

During PY13, DND completed **18 housing projects** with a total of **657 units of housing**. DND provided **\$11.2 million** in funding to these projects, including CDBG and HOME funds, and **leveraged \$180 million** in additional private, state, and other federal financing to assist the development of these 583 units. We leveraged \$16.4 in additional financing for every dollar in assistance the City provided. HUD's most recent HOME Program Performance Snapshot (6/30/14) ranks Boston's HOME program in the 100th percentile nationally on leveraging.

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 PY13, these funds helped 99 buyers with an average of \$8,444 in assistance to purchase a home with an average purchase price of \$334,787. The City's assistance totaled \$835,973 to these 99 homebuyers leveraging an additional \$32 million in private (bank) financing. Every \$1 in financial assistance leveraged \$39 in private investment.

Boston strives to expand affordable housing opportunities and employment opportunities utilizing strategic land acquisition, site assembly and disposition. The Property Disposition program sold 71 parcels (5 buildings and 66 lots) greatly exceeding the target goal of 35 parcels for the program year. City owned tax foreclosed property is available for larger scale development, the 129 unit Quincy Heights development is an example. Another example is the Fairmount Corridor Initiative 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. Grassroots is another example where vacant city-owned land supports the development of community gardens by neighborhood groups and non-profits.

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Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	17,329,836
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	17,329,836
4. Match liability for current Federal fiscal year	678,121
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	16,651,715

Table 4 – Fiscal Year Summary - HOME Match Report

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	555	950
Number of Special-Needs households to be provided affordable housing units	97	108

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	331	430
Number of households supported through Rehab of Existing Units	1,674	2020
Number of households supported through Acquisition of Existing Units	100	99
Total	2,105	2,549

Table 6 – Number of Households Supported

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

Number of Persons Served	CDBG Actual (Housing)	HOME Actual
Extremely Low-income (0-30%)	3	75
Low-income (31-50%)	24	16
Moderate-income (51-80%)	60	45
Total	87	136

Table 7 – Number of Persons Served (from PR-23)

Narrative Information

90.95% of our CDBG expenditures during the program year benefited low/mod persons. As shown above in Table 7, 55% of the HOME funding benefited extremely low-income households earning up to 30% of the area median income (AMI). The income of a 3-person household at 30% AMI is \$25,450.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The Boston CoC is participating in the USICH's (United States Interagency Council on Homelessness) 25 Cities Initiative. A key component of this effort is the creation of a CAHP (Coordinated Assessment and Housing Placement) system. Once activated, this system will match homeless clients to appropriate housing resources, based on an assessment of their vulnerability. Street outreach teams will use this tool, known as the VI-SPDAT, to assess those living on the street and match them to appropriate housing through the CAHP system. Although this pilot effort has a focus on veterans, the longer-term goal is to use this tool to assess all homeless clients in the CoC so that housing placements are based on vulnerability and need rather than a "first come, first served" approach.

Permanent Housing: One of Boston's key strategies is to permanently house individuals who have been living in emergency shelter longer than a year. Since 2009, Boston has maintained a list of "long-term stayers". Updated in 2013 for the launch of *Bringing Boston Home* (a 4-year plan to house Boston's homeless), the list, generated through HMIS, identified 439 shelter guests with stays exceeding 365 days. To date, 123 have been housed through targeted services and an additional 94 are no longer in shelter and assumed to be housed by their own resources. The individuals that remain continue to be the hardest to serve due to serious mental illness, chronic substance abuse issues and refusal to accept services and placement.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency Shelter: Boston currently has 5,026 year-round emergency shelter beds (3,467 for families and 1,382 for individuals). At this time, the City does not have any unmet need for additional emergency shelter beds. The City will use its Emergency Solutions Grant and City operating budget funds to continue to support Boston's Emergency Shelter Network.

Transitional Housing: Boston currently has 1,313 year-round transitional housing units/beds (336 for families and 977 for individuals). At this time, the City does not have any unmet need

for additional transitional housing units/beds. The City will use its Supporting Housing Program renewal grant funds to continue to support Boston's Transitional Housing Network.

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

Bringing Boston Home recognizes the enormous cost that unnecessary evictions of low-income households places on systems of care, not to mention the trauma it inflicts on families. The Boston CoC, in concert with non-profit providers and the Boston Housing Court, is working to prevent the eviction of low-income tenants from subsidized units. To date, over 70 evictions have been prevented through these efforts.

Rapid Re-housing and Diversion: Currently the CoC assists 407 household w/ children (Hw/C) in RR programs and will increase the number assisted to 520 in 2014 and to 600 in 2015. The CoC has a RR Demo Project but this is not counted as it is categorized as transitional housing (TH). In 2014, the CoC plans to reallocate at least one project to RR that will serve 40 households and at least one more in 2015 for total of 80 served. Currently, ESG funded RR projects serve over 300 Hw/C & will only have a modest increase in 2014 & 2015 because 92% of ESG funds are currently used for vital RR and HP programs and there is very little room for expansion. Most of the increase in the number of RR households with children served in 2014 & 2015 will be funded with non-CoC/ESG funding. The City of Boston recently made a \$162,000 award using City funds to expand a RR program that serves families not eligible for the State of Massachusetts' family emergency assistance shelter system. In addition, the MA DHCD is rapidly re-housing homeless families from hotels and motels into permanent housing. These two programs will count for the increase of 107 served in 2014 and 50 more in 2015. Additionally, the CoC coordinates w/ VOA, the SSVF provider, to serve veteran families w/ RR assistance.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections

programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The CoC has committed partnerships with the two PHAs serving the Geo. Area – the Boston Housing Authority (BHA) and Metro Boston Housing Partnership (MBHP), a regional HA. Both are members of the CoC Board and other staff serves the CoC on committees. Both PHAs are CoC sub recipients of PSH projects. MBHP moved 200 families out of hotels into BHA public housing. The BHA has a long-standing homeless preference for their Section 8 HCV and Public Housing Programs. BHA also has a large Section 8 PBV portfolio – 63 projects, 1,401 units also subject to the homeless preference. The BHA has targeted resources to many CoC initiatives including the Linking Treatment to Housing Program committing 210 HCVs over 3 years to the dually diagnosed CH. The BHA is a critical partner in the 100 vets, 100 days campaign and administers 435 VASH vouchers targeted to the CH. Since 2010, the BHA & HomeStart have partnered in an effort preventing over 500 evictions from BHA properties with a cost savings of \$10,000 per unit.

Homeless Prevention: In 2012, 37% of the ESG budget was spent on Homelessness Prevention (HP). In 2013, 58% of the ESG budget was spent HP and served 1,772 persons. ESG funding for HP Programs increased in order support the key initiatives outlined in the CoC Strategic Plan and has focused on two key areas; eviction prevention for subsidized tenants and property management/owner involvement in homelessness prevention planning and programming.

Rapid Re-housing and Diversion: The Boston CoC will continue to deploy resources towards rapid re-housing activities through both existing McKinney-funded SHP resources and the new Emergency Solutions Grant. As part of its 2014 CoC funding application, the City intends to seek HUD approval to reallocate a portion of its existing Transitional Housing portfolio towards the creation of a Rapid Rehousing program for homeless families.

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

Actions taken to address the needs of public housing

Primary responsibility for public housing and resident initiatives rests with the Boston Housing Authority (BHA) and is reported separately in the BHA's annual report to HUD. 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 supports and works 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.

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

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

Actions taken to provide assistance to troubled PHAs

Not applicable.

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i) 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. The City of Boston has addressed the high cost of land is by providing city-owned (tax foreclosed) land and buildings at nominal costs for the development of affordable housing. This helps to address both the supply and cost of buildable land.

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.

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

For the most part, our CDBG, HOME, HOPWA and ESG funds were used to continue the same programs we funded last year. In total, CDBG and HOME funds support 12 housing and homeless programs. In addition, CDBG funds support our economic development, public service and property management programs.

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

DND’s Boston Home Center Division administers Boston's nationally recognized **Lead Safe Boston (LSB)** program. The program utilizes federal, state and homeowner funds to assist the abatement of lead hazards in existing housing. The two current 36-month grants are shown in the table below. **LSB** abated lead hazards in 96 units during this program year. In partnership with HUD since its’ inception in 1994, **LSB** has been directly responsible for the abatement of over 2600 housing units in the City Boston.

Competition & 36-month Grant Period	Award Amount	Planned Units	Units Completed as of June 30, 2014	HUD Performance Rating
Federal FY11: Oct 2011 to Oct 2014	\$2,475,000	175	157	97%
Federal FY13: Aug 2013 to July 2016	\$2,500,000	165	8	88%
Total	\$4,975,000	340	163	

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

- ❖ 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 \geq 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 and Metropolitan Boston Housing Partnership to abate units being leased by tenant-based Section 8 certificate holders.

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

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

The City provides extensive funding for anti-poverty activities such as literacy and job training and child care initiatives through its Office of Jobs and Community Services (JCS), a division of the Boston Redevelopment Authority/Economic Development Industrial Corporation. Approximately \$2.8 million in CDBG funds this program year supported 68 programs serving almost 10,000 clients. This includes support for programs administered by Action for Boston Community Development and its affiliates, the City of Boston's anti-poverty agency. Funds are awarded by Request for Proposals (RFP) every two years. Program Year 2013 is the second year of the current two-year cycle.

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

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

Please see discussion on HOME funded CHDOs in section CR-50 and the list of CHDOs in the appendix.

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

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

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

The Office of Fair Housing and Equity's Boston Fair Housing Commission (BFHC) is funded in part with CDBG (\$531,472 in PY31) 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 an Analysis of Impediments (AI) for Boston in June 2010 which is posted on the Fair Housing Commission's website at:

<http://www.cityofboston.gov/fairhousing/>

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.

CR-40 - Monitoring 91.220 and 91.230

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

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

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

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

Rent, Income & Housing Quality Monitoring: The Compliance Unit in DND's Policy Development & Research Division is undertaking a thorough review and clean-up of its affordable housing database which will assist in meeting the requirements of the rent and income certification and housing quality standards under the HOME regulations and City policies. New procedures and technology (Salesforce) are in place to insure on-going compliance. The Boston Housing Authority and DND have been operating under a draft agreement for conducting HQS for units that both agencies monitor.

Small and Local Business Enterprise Office(S/LBE): The City has a separate S/LBE office which reviews all projects to ensure compliance with the City's jobs ordinances and with the requirements of Section 3, Davis-Bacon and other employment related requirements.
<http://www.cityofboston.gov/slbe/>

Fair Housing: The City's Fair Housing Commission reviews affirmative marketing plans to ensure compliance with Fair Housing requirements and with the terms of the Consent Decree.
<http://www.cityofboston.gov/fairhousing/fairhousing/>

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

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

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

The draft Program Year 2013 CAPER was issued for the required 15-day comment period beginning September 15th and ending September 29th. A notice and request for comments was published in the Boston Globe Wednesday, September 8th. 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.

CR-45 - CDBG 91.520(c)

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

There were no significant changes in program objectives this year.

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

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

CR-50 - HOME 91.520(d)

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

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

A total of 53 units were inspected during the program year. A table in the appendix of this report shows the HQS inspections completed from July 2013 to June 2014.

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

Boston's Fair Housing Commission continues 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.

During the Program Year, thirty-one affirmative marketing plans were approved. Fourteen (14) of these plans were for the affordable housing component of privately-funded inclusionary development projects. Seventeen (17) of these plans were for housing involving city, state, or federal resources: one of these plans covered both the affordable and market-rate components of the government-assisted housing; two (2) of these Plans were for the market-rate component of government-assisted developments; fourteen (14) of these plans were for the affordable/restricted housing component of government-assisted developments. These totals include one inclusionary development project and two government-assisted projects with previously approved plans that were rescinded and new updated plans were provided (as result of new ownership or re-financing).

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

A total of \$517,947 in HOME Program Income was committed to housing activities during PY13.

HUD's IDIS Report PR23 "HOME Summary of Accomplishments" shows that 135 units were completed during the program year. Of the 135 units, 128 (95%) were rental units serving tenants at or below 80% of median income; with 59% of the rentals serving extremely low income (up to 30% of median income).

With respect to ethnicity, 34 (25%) of the 136 units are occupied by Hispanic families. With respect to race, 59% of the HOME units are occupied by minorities household and 41% by white households.

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

Boston is fortunate to have a well-developed institutional infrastructure for affordable housing development. Some of the nation's strongest and most experienced community development corporations (CDCs) are based 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 14 CDCs and other Community Housing Development Organizations (CHDOs) during the Program Year. The operating assistance is administered through the Department of Neighborhood Development.

See the attachment with funding awards.

CR-55 - HOPWA 91.520(e)

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

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

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	56	62
Tenant-based rental assistance	30	34
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	60	74
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0
TOTAL	146	170

Table 8 – HOPWA Number of Households Served

Narrative

In discussions with providers, we found an unmet need for housing search assistance (even for clients with a housing voucher) resulting in an expansion of the HOPWA portfolio with a new contract with AIDS Action to assist 24 clients. And, we awarded a contract to a new provider, Commonwealth Land Trust (CLT), an organization with over 28 years’ experience providing supportive, affordable housing. The funds allow CLT to hire a part-time case manager assisting 14-18 HOPWA clients.

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

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	BOSTON
Organizational DUNS Number	138479543
EIN/TIN Number	046001380
Identify the Field Office	BOSTON
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Boston CoC

ESG Contact Name

Prefix
First Name
Middle Name
Last Name
Suffix
Title

ESG Contact Address

Street Address 1
Street Address 2
City
State
ZIP Code
Phone Number
Extension
Fax Number
Email Address

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

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Program Year Start Date 07/01/2013
Program Year End Date 06/30/2014

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: BOSTON

City: Boston

State: MA

Zip Code: 02201, 0001

DUNS Number: 138479543

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 1161878

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	983
Children	789
Don't Know/Refused/Other	0
Missing Information	0
Total	1,772

Table 9 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	935
Children	427
Don't Know/Refused/Other	0
Missing Information	0
Total	1,362

Table 10 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	120
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	120

Table 11 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	58
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	58

Table 12 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	2,096
Children	1,216
Don't Know/Refused/Other	0
Missing Information	0
Total	3,312

Table 13 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	1,474
Female	1,834
Transgender	1
Don't Know/Refused/Other	0
Missing Information	3
Total	3,312

Table 14 - Gender Information

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6. Age—Complete for All Activities

	Total
Under 18	1,216
18-24	358
25 and over	1,738
Don't Know/Refused/Other	0
Missing Information	0
Total	3,312

Table 15 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters	Total
Veterans	170	0	0	0
Victims of Domestic Violence	102	0	0	0
Elderly	171	0	0	0
HIV/AIDS	18	0	0	0
Chronically Homeless	159	0	0	0
Persons with Disabilities:				
Severely Mentally Ill	291	0	0	0
Chronic Substance Abuse	225	0	0	0
Other Disability	451	0	0	0
Total (Unduplicated if possible)	0	0	0	0

Table 16 – Special Population Served

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

10. Shelter Utilization

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

Table 17 – Shelter Capacity

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

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

City of Boston, Program Year 2013 / City 2014, DRAFT Consolidated Annual Performance and Evaluation Report (CAPER)

CR-75 – Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	FY 2011	FY 2012	FY 2013
Expenditures for Rental Assistance	0	63,149	200,999
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	617,823	379,632
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	211,127	0	0
Subtotal Homelessness Prevention	211,127	680,972	580,631

Table 18 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	FY 2011	FY 2012	FY 2013
Expenditures for Rental Assistance	0	8,448	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	677,928	339,296
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	0	686,376	339,296

Table 19 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	FY 2011	FY 2012	FY 2013
Essential Services	215,203	99,116	26,498
Operations	379,074	0	0
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	594,277	99,116	26,498

Table 20 – ESG Expenditures for Emergency Shelter

City of Boston, Program Year 2013 / City 2014, DRAFT Consolidated Annual Performance and Evaluation Report (CAPER)

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	FY 2011	FY 2012	FY 2013
HMIS	0	0	0
Administration	38,896	61,997	0
Street Outreach	0	56,080	53,100

Table 21 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	FY 2011	FY 2012	FY 2013
3,319,186	844,300	1,528,461	946,425

Table 22 - Total ESG Funds Expended

11f. Match Source

	FY 2011	FY 2012	FY 2013
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	12,000	70,000	10,000
State Government	1,273,474	692,716	430,450
Local Government	14,000	826,310	564,346
Private Funds	697,597	1,658,177	791,834
Other	0	0	306,812
Fees	0	0	95,000
Program Income	0	0	0
Total Match Amount	1,997,071	3,247,203	2,198,442

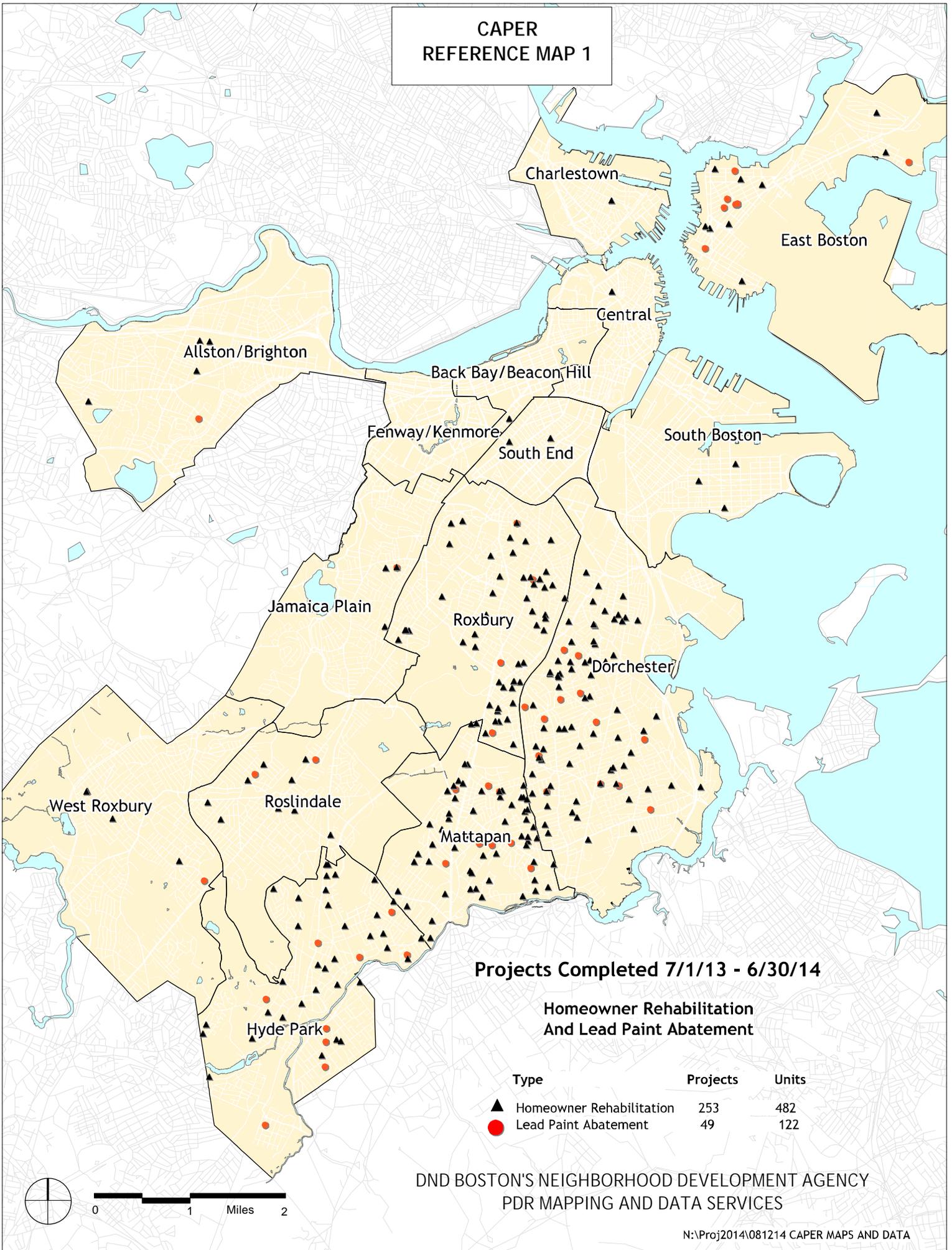
Table 23 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	FY 2011	FY 2012	FY 2013
10,761,902	2,841,371	4,775,664	3,144,867

Table 24 - Total Amount of Funds Expended on ESG Activities

**CAPER
REFERENCE MAP 1**



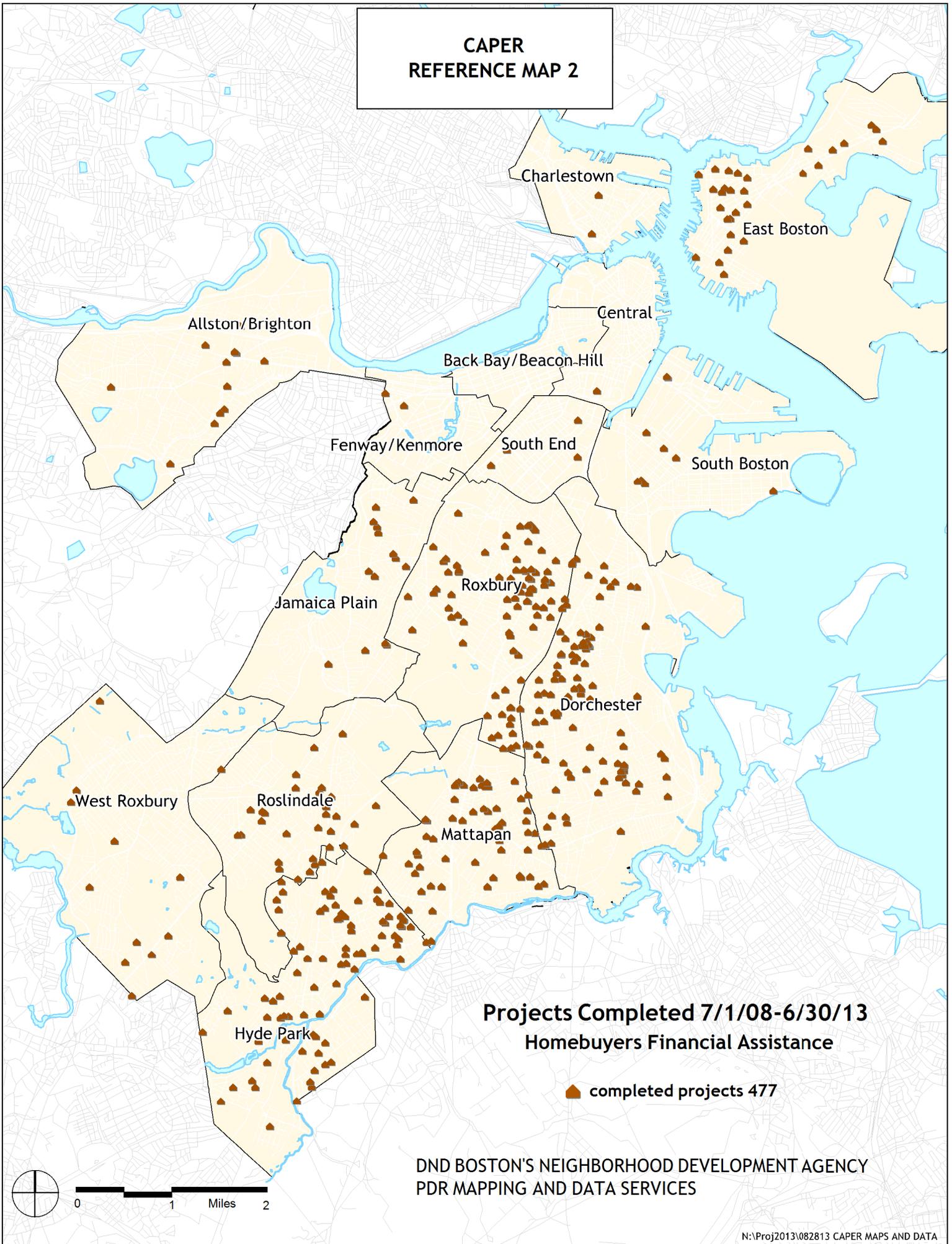
Projects Completed 7/1/13 - 6/30/14

**Homeowner Rehabilitation
And Lead Paint Abatement**

Type	Projects	Units
▲ Homeowner Rehabilitation	253	482
● Lead Paint Abatement	49	122

**DND BOSTON'S NEIGHBORHOOD DEVELOPMENT AGENCY
PDR MAPPING AND DATA SERVICES**

**CAPER
REFERENCE MAP 2**

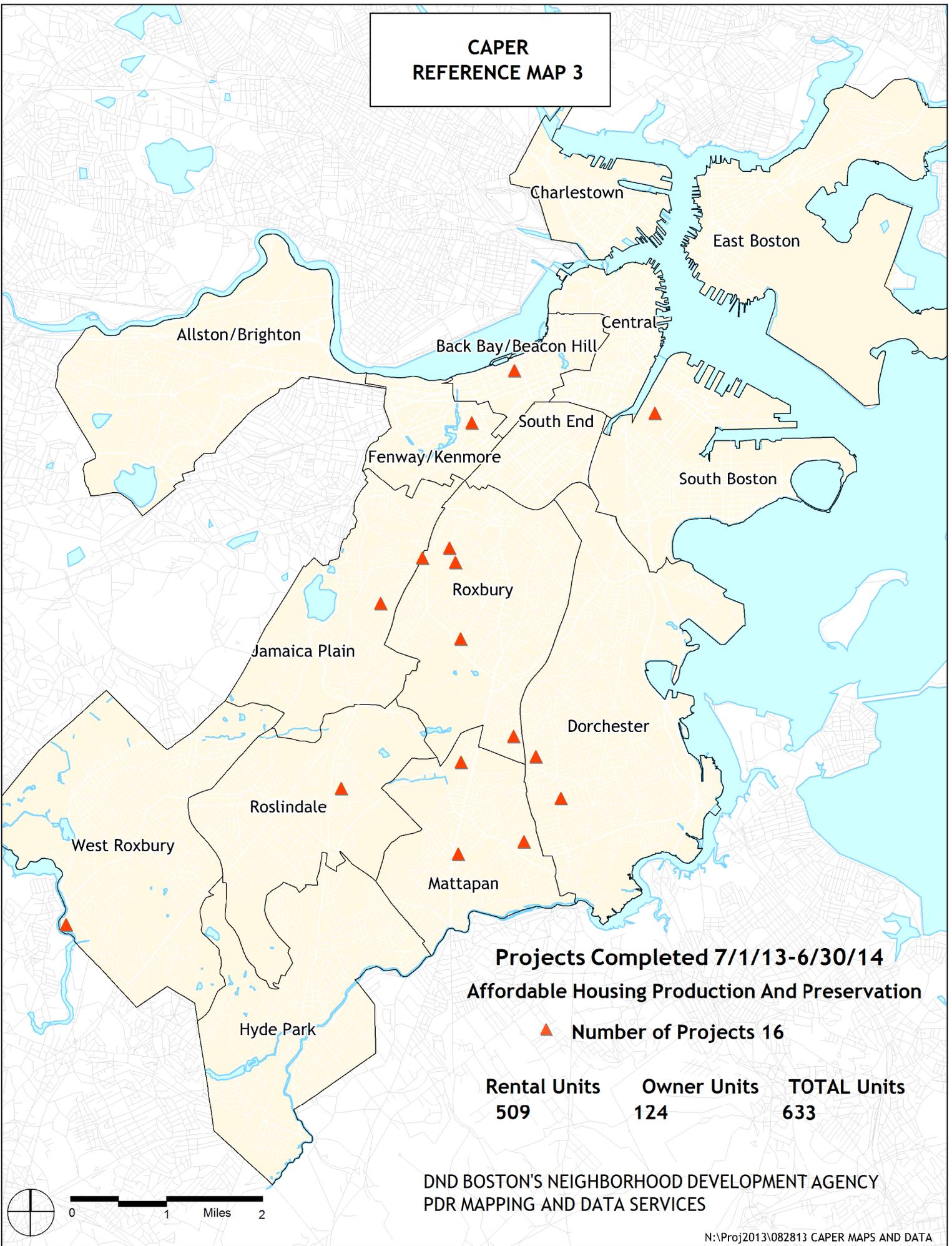


**Projects Completed 7/1/08-6/30/13
Homebuyers Financial Assistance**

▲ completed projects 477

**DND BOSTON'S NEIGHBORHOOD DEVELOPMENT AGENCY
PDR MAPPING AND DATA SERVICES**

**CAPER
REFERENCE MAP 3**



**Projects Completed 7/1/13-6/30/14
Affordable Housing Production And Preservation**

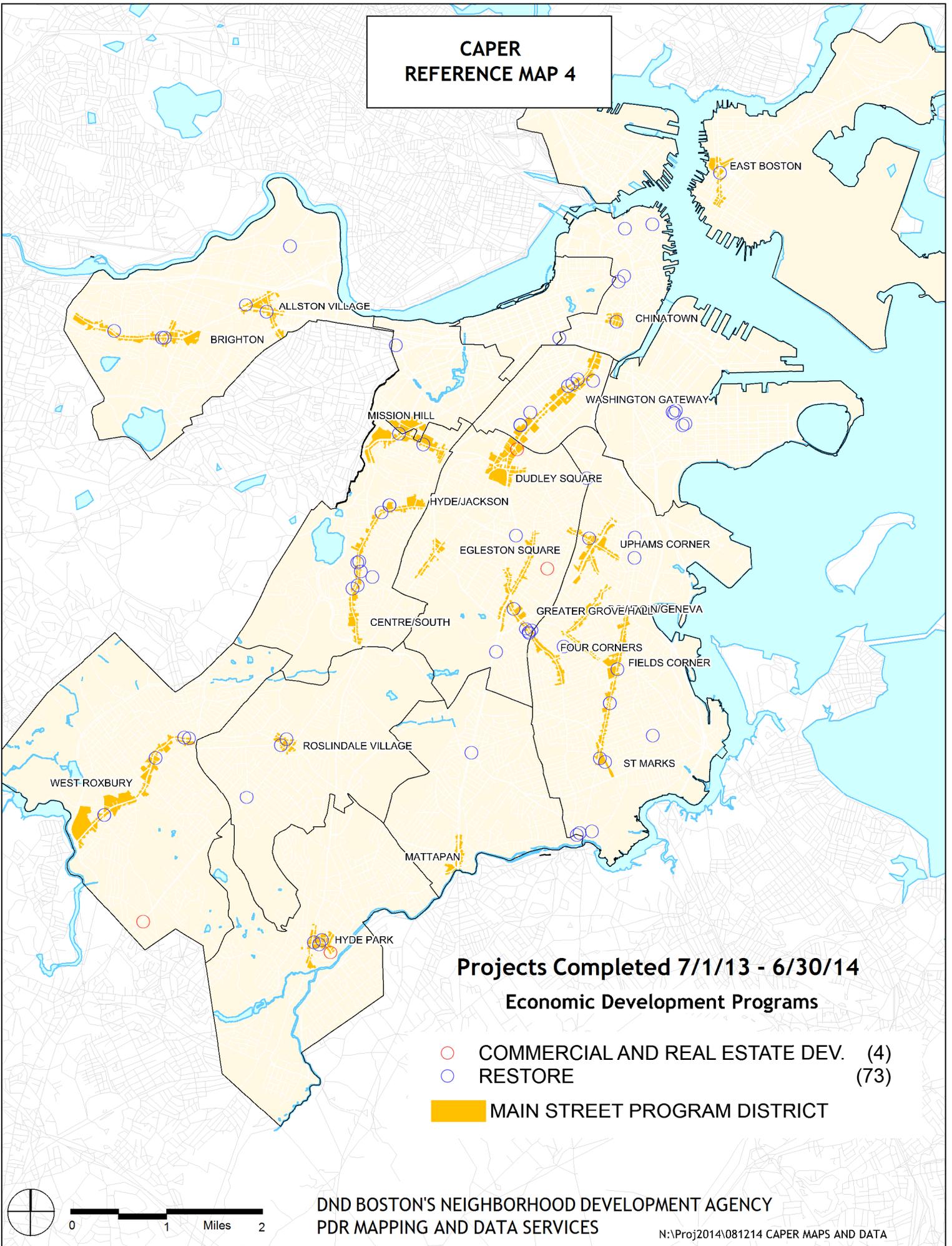
▲ Number of Projects 16

Rental Units	Owner Units	TOTAL Units
509	124	633

**DND BOSTON'S NEIGHBORHOOD DEVELOPMENT AGENCY
PDR MAPPING AND DATA SERVICES**



**CAPER
REFERENCE MAP 4**



Projects Completed 7/1/13 - 6/30/14

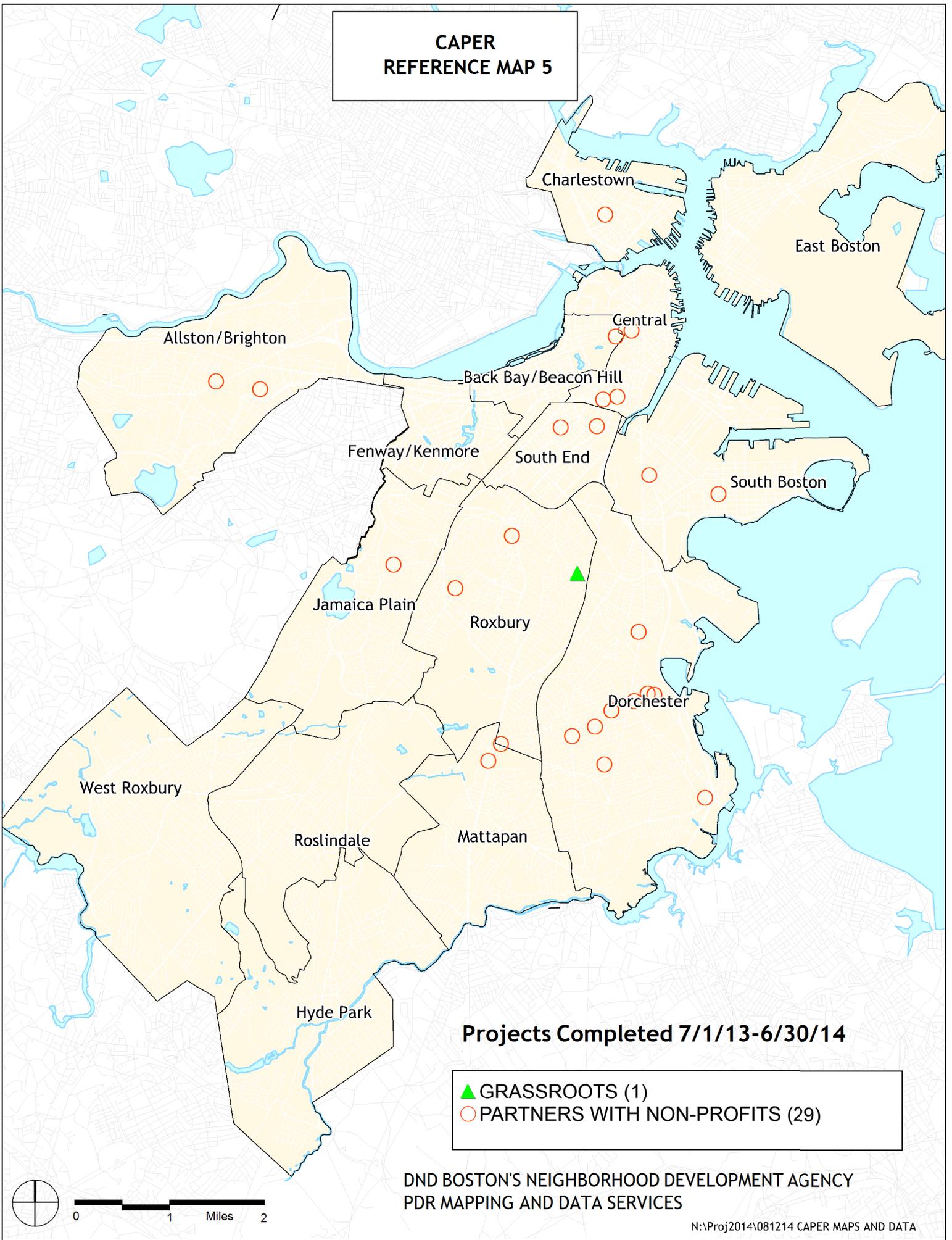
Economic Development Programs

- COMMERCIAL AND REAL ESTATE DEV. (4)
- RESTORE (73)

MAIN STREET PROGRAM DISTRICT



**CAPER
REFERENCE MAP 5**

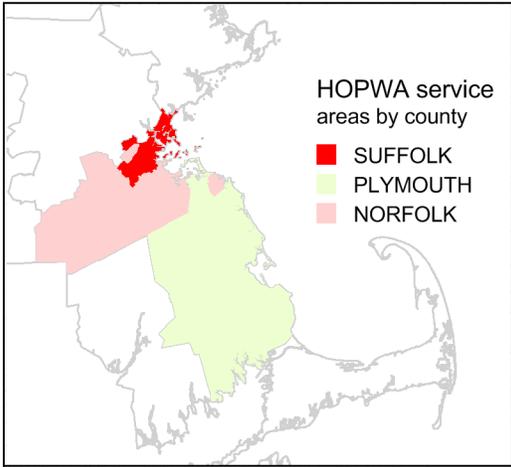


Projects Completed 7/1/13-6/30/14

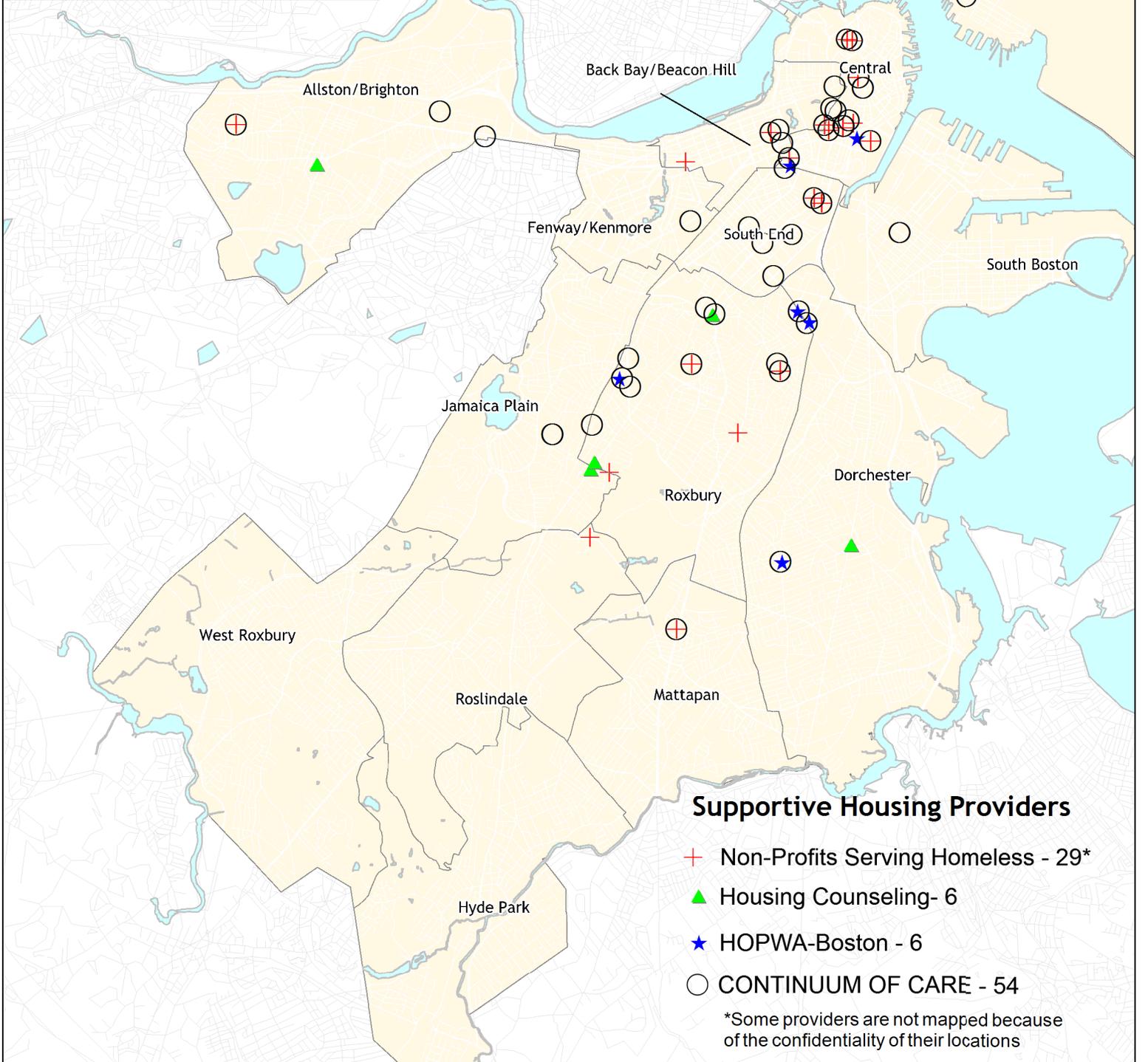
- ▲ GRASSROOTS (1)
- PARTNERS WITH NON-PROFITS (29)



DND BOSTON'S NEIGHBORHOOD DEVELOPMENT AGENCY
PDR MAPPING AND DATA SERVICES



CAPER REFERENCE MAP 6



Supportive Housing Providers

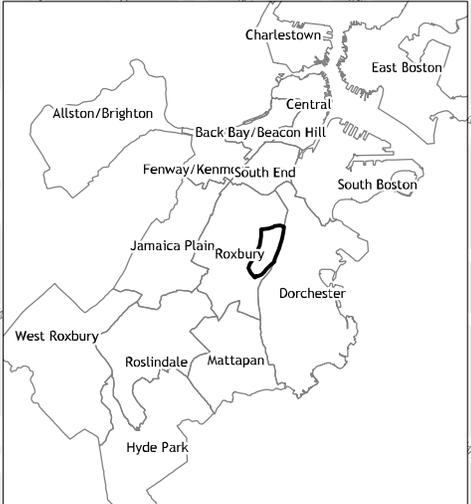
- + Non-Profits Serving Homeless - 29*
- ▲ Housing Counseling- 6
- ★ HOPWA-Boston - 6
- CONTINUUM OF CARE - 54

*Some providers are not mapped because of the confidentiality of their locations



CAPER REFERENCE MAP 7

Quincy Corridor
NRSA Boundary



Quincy Corridor NRSA Projects 7/01/13-6/30/14

- COMMERCIAL AND R.E. DEVELOPMENT
- + PROJECT ReStore
- + GRASSROOTS
- ☆ HOMEBUYERS FINANCIAL ASSISTANCE
- AFFORDABLE HOUSING PRODUCTION AND PRESERVATION
- ▲ HOMEOWNER REHABILITATION*
*including 1 lead paint abatement
- QUINCY HEIGHTS PARCELS
- PEARL MEATS



FY14 CDBG CONTRACTS (PY13)

FUNDING

Agency	IDIS	# Beneficiaries in FY14	ACTUAL # of Beneficiaries Served	Program Type	Grant Amount	SPENT	Balance	
CDBG: ADULT PROGRAMS								
COUNSELING & SUPPORT								
1 Asian American Civic Association	17784	120	261	employment svcs	\$35,000	35,000.00	0.00	
2 Bay Cove Human Services	17822	53	68	vocational svcs disabled	\$26,400	26,400.00	0.00	
3 Crittenton Women's Union	17810	125	132	counseling/support svcs	\$34,742	34,742.00	0.00	
4 D.E.A.F. Inc.	17774	40	36	disabled adults	\$35,000	35,000.00	0.00	
5 Fenway CDC	17806	25	30	employment svcs	\$25,000	25,000.00	0.00	
6 Greater Boston Legal Services	17804	55	55	eviction prevention	\$35,000	35,000.00	0.00	
7 International Institute of Boston	17814	50	50	counseling & referral	\$33,120	33,120.00	0.00	
8 Interseminarian Project Place	17776	250	322	counseling	\$35,000	35,000.00	0.00	
9 Irish International Immigrant Ctr	17825	272	526	citizenship svcs	\$28,800	28,800.00	0.00	
10 MAPS	17805	250	345	social svcs	\$35,000	35,000.00	0.00	
11 Mujeres Unidas Avanzando	17798	80	82	childcare for ABE prog	\$25,000	25,000.00	0.00	
12 North Suffolk Mental Health Assoc.	17783	65	66	counseling	\$35,000	35,000.00	0.00	
13 Notre Dame Education Ctr	17803	100	110	case mgt	\$35,000	35,000.00	0.00	
14 Somali Development Center	17839	42	60	counseling & referral	\$33,480	33,480.00	0.00	
15 Uphams Corner CHC	17778	400	468	case mgt	\$25,000	25,000.00	0.00	
16 Vocational Advancement Center	17767	25	28	vocational svcs disabled	\$27,000	27,000.00	0.00	
		1952	2639		22%	\$503,542	503,542.00	0.00
SHELTER / HOMELESS								
17 Asian Task Force Against DV	17809	117	119	counseling	\$35,000	35,000.00	0.00	
18 Casa Myrna Vazquez	17828	80	91	economic dev	\$35,000	35,000.00	0.00	
19 City Mission Society	17819	20	20	homeless services	\$25,000	25,000.00	0.00	
20 SMCWC - Crossroads Housing	18021	55	58	homeless services	\$25,000	25,000.00	0.00	
21 Elizabeth Stone House	17768	100	186	financial counseling	\$25,000	25,000.00	0.00	
		372	474		6%	\$145,000	145,000.00	0.00
SENIOR SERVICES								
22 CCAB - Haitian Multi-Service Ctr	17815	32	30	elder social svcs	\$25,000	25,000.00	0.00	
23 CMAC - Veronica Smith Sr Ctr	17811	148	171	elder social svcs	\$32,400	32,400.00	0.00	
24 ETHOS	17826	150	192	financial mgt	\$25,000	25,000.00	0.00	
25 Grtr Bos Chinese Golden Age	17779	230	346	elder social svcs	\$25,000	25,000.00	0.00	
26 La Alianza Hispana	17860	120	121	elder social svcs	\$35,000	35,000.00	0.00	
27 MAB Community Services	17777	125	138	vision-impaired elders	\$25,000	25,000.00	0.00	
28 Ohrenberger Comm. Ctr	17800	300	298	elder recreation	\$27,000	27,000.00	0.00	
		1105	1296		9%	\$194,400	194,400.00	0.00

FY14 CDBG CONTRACTS (PY13)

FUNDING

Agency	IDIS	# Beneficiaries in FY14	ACTUAL # of Beneficiaries Served	Program Type	Grant Amount	SPENT	Balance
CDBG: YOUTH PROGRAMS							
29 Alliance for Inclusion & Prev.	17861	45	47	afterschool	\$26,400	26,400.00	0.00
30 Allston/Brighton APAC	17919	35	46	afterschool	\$25,000	25,000.00	0.00
31 America Scores NE	17824	500	553	afterschool	\$29,700	29,700.00	0.00
32 Artists for Humanity	17802	140	184	youth arts	\$25,000	25,000.00	0.00
33 Boston Asian YES	17813	24	24	afterschool	\$25,000	25,000.00	0.00
34 Boston Chinatown Neigh. Ctr	17862	150	150	afterschool	\$35,000	35,000.00	0.00
35 Boston HERC	17821	60	208	mentoring/college readiness	\$25,000	25,000.00	0.00
36 B&G Clubs of Dorchester	17775	800	1047	afterschool	\$25,000	25,000.00	0.00
37 Brookview House Youth Dev.	17840	65	85	homeless youth	\$25,000	25,000.00	0.00
38 CCAB - Laboure Center	17816	50	53	youth counseling	\$29,280	29,280.00	0.00
39 CCAB - Teen Ctr at St. Peter's	17823	100	102	afterschool	\$25,000	25,000.00	0.00
40 Center for Teen Empwmt	17780	50	57	youth organizing	\$25,000	25,000.00	0.00
41 CMAC - Mattapan CC	17857	125	133	afterschool	\$32,200	32,200.00	0.00
42 CMAC - Nazzaro CC	7812	110	120	afterschool	\$27,000	27,000.00	0.00
43 CMAC - Tobin CC	17863	75	104	afterschool	\$27,000	27,000.00	0.00
44 Commonwealth Tenants Assn >>>West End House					\$0	0.00	0.00
45 COMPASS, Inc.	17920	50	106	afterschool	\$25,000	25,000.00	0.00
46 EB Social Centers	17850	36	36	afterschool	\$35,000	35,000.00	0.00
47 Ecum Social Action Comm	17817	135	106	counseling/support svcs	\$35,000	35,000.00	0.00
48 Generations Inc.	17787	80	96	literacy tutoring	\$27,000	27,000.00	0.00
49 HAPHI	17797	35	40	afterschool	\$35,000	35,000.00	0.00
50 Hawthorne Y&CC	17786	62	62	afterschool	\$27,000	27,000.00	0.00
51 Hyde Park Municipal Bdg Community Ctr	18018	33	32	afterschool	\$22,000	22,000.00	0.00
52 Hyde Square Task Force	17859	27	29	afterschool	\$25,000	25,000.00	0.00
53 Inquilinos Boricuas en Accion	17848	173	213	afterschool	\$25,000	25,000.00	0.00
54 Jackson Mann Comm. Ctr	17411	65	104	afterschool	\$35,000	35,000.00	0.00
55 KeySteps Inc.	17834	114	120	teen parenting services	\$35,000	35,000.00	0.00
56 Maritime Apprentice Program	17799	100	100	court-involved youth	\$35,000	35,000.00	0.00
57 Partners for Youth with Disabilities	17837	60	80	career development	\$35,000	35,000.00	0.00
58 South Boston Neigh. House	17788	75	75	afterschool	\$28,800	28,800.00	0.00
59 United South End Settlements	17827	65	66	afterschool	\$35,000	35,000.00	0.00
60 Uphams Corner Comm. Ctr	17858	360	414	afterschool	\$35,000	35,000.00	0.00
61 Viet-Aid	17835	120	120	afterschool	\$25,000	25,000.00	0.00
62 West End House B&G Club	17785	320	337	afterschool	\$62,000	62,000.00	0.00
63 Youth & Family Enrichment Svcs	17849	120	117	afterschool	\$27,000	27,000.00	0.00
64 ZUMIX	17820	100	134	youth arts	\$25,000	25,000.00	0.00
		4,459	5,300		46% \$1,040,380	1,040,380.00	0.00
CDBG: ADULT EDUCATION PROGRAMS							
65 ABCD Roslindale	17921	43	58	ESOL	\$75,000	75,000.00	0.00
66 Foundation for Boston Centers for Youth	17831	102	114	ESOL	\$175,000	175,000.00	0.00
67 Jewish Vocational Service	17836	17	21	ESOL, Adult Ed.	\$50,000	50,000.00	0.00
68 Mujeres Unidas Avanzando	17847	39	47	ESOL	\$100,000	99,999.98	0.02
		201	240		18% \$400,000	399,999.98	0.02
TOTALS		8,089	9,949		\$2,283,322	\$2,283,321.98	0.02

ESG CAPER Subrecipients: Program Year 2013

Provider	Contract Amount	ESG Component	# Served
ABCD	\$58,523	Homelessness Prevention	101
Bay Cove, Inc./TPP	\$35,951	Homelessness Prevention	85
BMC Boston Medical Ctr.	\$25,000	Homelessness Prevention	63
Hearth, Inc	\$39,550	Homelessness Prevention	52
HomeStart, Inc.-HP	\$98,870	Homelessness Prevention	144
HomeStart, Inc.-RRH	\$9,555	Rapid Re-Housing	181
Project Place	\$26,498	Emergency Shelter	120
JRI, Inc.	\$36,290	Homelessness Prevention	58
MCH, Inc	\$38,295	Homelessness Prevention	619
JAS	\$136,500	Homelessness Prevention	350
NECHV	\$97,270	Rapid Re-Housing	132
Pine Street Inn	\$129,332	Rapid Re-Housing	126
Pine Street Inn-St.	\$53,100	Street Outreach	58
Project Hope	\$89,378	Homelessness Prevention	254
Project Hope	\$49,935	Rapid Re-Housing	289
Span	\$36,346	Homelessness Prevention	46
FAB	\$64,345	Rapid Re-Housing	634
TOTAL	\$1,024,738		3,312

Awards - CHDO Operating Funds FY 14 & 15

	CHDO	Year 1 7/1/13 – 6/30/14	Year 2 7/1/14-6/30/15	Total FY14-15 Grant
1	Allston Brighton CDC	\$ 16,351	\$ 15,620	\$ 31,970
2	Asian CDC	\$ 13,027	\$ 12,297	\$ 25,324
3	Codman Square NDC	\$ 15,401	\$ 14,670	\$ 30,071
4	Dorchester Bay EDC	\$ 15,401	\$ 14,670	\$ 30,071
5	East Boston CDC	\$ 12,710	\$ 11,980	\$ 24,690
6	Jamaica Plain NDC	\$ 14,451	\$ 13,720	\$ 28,171
7	Madison Park	\$ 14,768	\$ 14,038	\$ 28,806
8	Mission Hill NHS	\$ 15,243	\$ 14,515	\$ 29,757
9	Nuestra Comunidad	\$ 15,084	\$ 14,354	\$ 29,438
10	NOAH	\$ 12,077	\$ 11,347	\$ 23,424
11	South Boston NDC	\$ 15,718	\$ 14,987	\$ 30,704
12	Southwest Boston CDC	\$ 16,034	\$ 15,305	\$ 31,339
13	Urban Edge	\$ 14,768	\$ 14,038	\$ 28,806
14	Viet Aid	\$ 13,502	\$ 12,772	\$ 26,273
	TOTAL	\$ 204,535	\$ 194,308	\$ 398,843

Community Economic Development Assistance Corporation									
Summary of FY14 Billings for CEDAC Staff Technical Assistance									
	Project	Neighborhood	Number of Units						
1	17 Court Street SRO	Downtown	94						
2	40 Berkeley Street	South End	205						
3	Adams Court	Mattapan	50						
4	Brown Kaplan	Dorchester	60						
5	Chinatown Projects	Chinatown	114						
6	COHIF	Dorchester	9						
7	Columbia Road HIF Workout	Dorchester	24						
8	Commonwealth Ave Apts	Allston	235						
9	Cortes Street	Back Bay	48						
10	Cottage Brook	Dorchester	147						
11	Dimock Bragdon	Roxbury	90						
12	Dudley Crossing	Roxbury	76						
13	Ebenezer Homes	South End	32						
14	Forest Glen	Jamaica Plain	13						
15	Haynes House	Roxbury	131						
16	Historic South End Apts	South end	146						
17	Hong Lok House	Chinatown	75						
18	Huntington House	Roxbury	88						
19	Langham Court	South End	84						
20	Madison Park III & IV	Roxbury	263						
21	Morrant Bay	Dorchester	129						
22	New England Avenue East (aka Talbot)	Dorchester	41						
23	Nott Street (aka Residences at Fairmount Station)	Hyde Park	24						
24	Parkview	Fenway	62						
25	Phillips Brooks School	Dorchester	56						
26	Roxbury Corners Refi	Roxbury	54						
27	Scattered Site Co-op	Jamaica Plain	19						
28	Seymour St Apartments	Roslindale	14						
29	Smith House	Roxbury	132						
30	St. Botolph Terrace	Fenway	52						
31	Tremont Village	Chinatown	20						
32	VBC Apartments	Dorchester	30						
33	Walnut House	Jamaica Plain	32						
34	Walnut Washington	Jamaica Plain	65						
35	Warren Hall Trust	Allston/Bright	33						
36	West End Apartments	West End	82						
37	Westminster Washington	Roxbury	27						
38	Whittier Lyndhurst Washington Apts	Dorchester	45						
39	Wilshire Apartments	Roxbury	29						
		TOTAL Units	2930						

HQS HOUSING INSPECTION

July 2013 – June 2014

IDIS	PROJECT	# TO INSPECT	ADDRESS	NEIGHBORHOOD
5756	195 Marion St.	2	Cottage/Meridian St.	East Boston
15067	Warren Gardens	6	24 Rockland St.	Roxbury
15617	Pickle Factory/Oliver Lofts	2	164-166 Terrace St.	Mission Hill
71	Stafford Heights	2	110 Moreland St.	Roxbury
72	Infill Apartments	2	164-169 MLK Blvd.	Roxbury
10791	Zelma Lacy House	3	9 West School St.	Charlestown
12314	One Lenox	2	1884 Washington St.	Roxbury
13932	Highland House	2	250-254 Warren St.	Roxbury
49	St. Francis House	1	39 Boylston St.	Back Bay
14475	Dudley Village – South	1	Dudley Street	Roxbury
15841	JP Apartments	2	3294-3296 Washington St.	Jamaica Plain
14888	Schoolhouse Brookledge -Cummins	2	Brookledge/Cummins St.	Dorchester
15087	Kasanov Bakery	4	233 Blue Hill Ave.	Roxbury
13045	Gateway/Project Place	2	1145 Washington St.	South End
13891	Center, Wise, Lamartine	3	270 Centre St.	Jamaica Plain
15908	Rutland Square	1	20 Rutland Square	Boston
16423	Greenway Apartments	2	170 Maverick St.	East Boston
15595	Levado Building	1	241 Talbot Ave.	Dorchester
16399	157 Washington St. Coop	3	157 Washington St.	Dorchester
72	Infill Apartments	3	165 Martin Luther King Blvd.	Roxbury
49	St. Francis House	2	39 Boylston Street	Back Bay
14475	Dudley Village South	2	590 Dudley Street	Dorchester
15841	JP Apartments	3	2010 Columbus Ave.	Roxbury

CAPER PY13: Housing Production - Construction Completed

Project: Project Name	Total No of Units	Unrestricted Market	Rent	Own	Co-Op	Total \$ Committed	TDC - Sources	Project Complete Date
Neighborhood (c): Back Bay/Beacon Hill (1 record)								
	16	1	16	0	0	\$958,560.00	\$2,362,120.00	
Worcester House	16	1	16	0	0	\$958,560.00	\$2,362,120.00	11/30/2013
Neighborhood (c): Dorchester (1 record)								
	2	0	1	1	0	\$428,064.00	\$466,403.00	
81 Wheatland Avenue	2	-	1	1	0	\$428,064.00	\$466,403.00	11/15/2013
Neighborhood (c): Fenway/Kenmore (1 record)								
	36	0	36	0	0	\$676,878.00	\$6,112,567.00	
64-70 Burbank Street II	36	-	36	0	0	\$676,878.00	\$6,112,567.00	12/1/2013
Neighborhood (c): Jamaica Plain (3 records)								
	145	3	121	24	0	\$4,047,625.00	\$62,455,723.00	
Both III	24	-	-	24	0	\$0.00	\$208,000.00	11/12/2013
JP Scattered Site Housing	18	3	18	0	0	\$1,797,625.00	\$10,211,996.00	12/1/2013
225 Centre Street	103	-	103	0	0	\$2,250,000.00	\$52,035,727.00	11/30/2013
Neighborhood (c): Mattapan (3 records)								
	139	0	135	4	0	\$3,064,656.00	\$57,261,319.00	
New Codman Square Apartments (BHP 1)	80	0	80	0	0	\$515,834.00	\$29,636,685.00	12/15/2013
Hopkins-Capen-Mountain-Fuller	9	-	5	4	0	\$1,125,161.00	\$2,298,661.00	8/1/2013
Olmsted Green, Phase 3	50	-	50	0	0	\$1,423,661.00	\$25,325,973.00	7/3/2013

Neighborhood (c): Roslindale (1 record)								
	2	0	0	2	0	\$0.00	\$989,100.00	
64 Catherine Street	2	-	-	2	0	\$0.00	\$989,100.00	12/15/2013
Neighborhood (c): Roxbury (6 records)								
	124	0	119	5	0	\$1,148,092.00	\$39,185,337.68	
LBB Apartments AKA LBB Housing	101	0	101	0	0	\$0.00	\$36,351,595.68	10/25/2013
Urbanica Highland Park E+	4	-	-	4	0	\$0.00	\$1,329,012.00	11/15/2013
140 Harvard St.	3	-	2	1	0	\$191,466.00	\$274,339.00	11/15/2013
Leyland Street Community Garden	0	-	-	0	0	\$217,458.00	\$223,458.00	11/15/2013
8-10 Fort Ave.	13	-	13	0	0	\$315,541.00	\$413,306.00	4/14/2014
257 Humboldt Avenue	3	-	3	0	0	\$423,627.00	\$593,627.00	7/3/2013
Neighborhood (c): South Boston (1 record)								
	89	53	89	0	0	\$0.00	\$19,086,064.00	
Midway Studios	89	53	89	0	0	\$0.00	\$19,086,064.00	6/2/2014
Neighborhood (c): West Roxbury (1 record)								
	104	0	0	104	0	\$830,000.00	\$3,310,894.00	
Boston Trailer Park Tenants	104	-	-	104	0	\$830,000.00	\$3,310,894.00	9/15/2013
Grand Totals (18 records)								
	657	57	517	140	0	\$11,153,875.00	\$191,229,527.68	

CAPER Program Year 2013 - In Construction

Project: Project Name	Neighborhood (c)	Total No of Units	Unrestricted Market	Rent	Own	Co-Op	Total \$ Committed	Total Development Cost - Uses	Construction Start Actual	Construction Finish Planned
Neighborhood: - (4 records)										
Hong Lok House	Central	75	1	75	0	0	\$1,587,222	\$37,169,500	9/1/2011	1/30/2015
1501 Commonwealth Ave. (The Lancaster)	Allston/Brighton	55	37	-	55	0	\$0	\$18,868,514	11/12/2013	4/20/2015
Parcel 24 AKA One Greenway	Central	95	-	95	0	0	\$2,360,000	\$0	11/1/2013	8/1/2015
Roxbury Crossing Senior Building- 202	Jamaica Plain	40	1	40	0	0	\$1,000,000	\$15,998,422	1/16/2014	3/16/2015
Neighborhood: Dorchester (7 records)										
		161	8	156	5	0	\$2,761,500	\$58,368,431		
Grove Hall WIFI Expansion	-	0	-	-	0	0	\$0	\$0	5/6/2013	-
Wayne at Franklin	Mattapan	72	-	72	0	0	\$0	\$19,352,117	6/11/2013	9/1/2014
Uphams Corner Revitalization AKA St. Kevin's	Dorchester	47	-	47	0	0	\$1,325,960	\$21,256,332	2/26/2014	1/5/2015
St. Kevin's Residential Community AKA St. Kevin's	Dorchester	33	-	33	0	0	\$1,350,000	\$15,501,568	2/26/2014	1/15/2015
34 Norwell Street	Dorchester	1	-	-	1	0	\$0	\$398,874	8/21/2013	8/15/2014
Gleason Street MIHI Package 2	Roxbury	8	8	4	4	0	\$0	\$1,758,000	5/7/2014	12/31/2014
44 Woolson Street	Mattapan	0	-	-	0	0	\$85,540	\$101,540	6/16/2014	8/11/2014
Neighborhood: East Boston (1 record)										
		7	0	7	0	0	\$1,168,551	\$2,145,756		
Condor-Harve Garden Apartments	East Boston	7	-	7	0	0	\$1,168,551	\$2,145,756	4/15/2013	11/21/2014
Neighborhood: Hyde Park (2 records)										
		967	56	967	0	0	\$1,000,000	\$325,203,701		
Georgetowne Homes Phase I	West Roxbury	601	56	601	0	0	\$0	\$201,565,949	6/19/2013	6/15/2014
Georgetowne Homes Phase II	West Roxbury	366	-	366	0	0	\$1,000,000	\$123,637,752	6/19/2013	6/15/2014
Neighborhood: Roxbury (8 records)										
		395	13	395	0	0	\$22,689,203	\$151,877,738		
Spencer House II - 202	Roxbury	37	-	37	0	0	\$1,500,000	\$10,623,518	1/15/2013	8/15/2014
Washington Park	Roxbury	96	10	96	0	0	\$0	\$25,966,420	4/15/2013	8/30/2014
Quincy Heights AKA Marrant Bay	Roxbury	129	-	129	0	0	\$13,800,000	\$56,440,454	7/15/2013	12/31/2014
109 Mt. Pleasant Avenue	Roxbury	8	-	8	0	0	\$1,260,000	\$2,819,430	4/10/2013	6/2/2014
Kittredge House	Roxbury	5	3	5	0	0	\$150,000	\$3,883,976	1/6/2014	8/1/2014
Dudley Greenville	Roxbury	43	-	43	0	0	\$1,750,000	\$16,925,824	1/4/2013	8/1/2014
Quincy Commons 202	Roxbury	40	-	40	0	0	\$2,444,000	\$14,748,094	1/3/2013	8/15/2014
Jackson Commons	Roxbury	37	0	37	0	0	\$1,785,203	\$20,470,022	1/6/2014	3/13/2015
Neighborhood: South End (1 record)										
		245	60	245	0	0	\$1,750,000	\$55,640,262		
Northampton Tower	South End	245	60	245	0	0	\$1,750,000	\$55,640,262	10/15/2013	7/1/2014
Grand Totals (23 records)										
		2,040	176	1,980	60	0	\$34,316,476	\$665,272,324		

IDIS Report PR-06 Summary for PY13

IDIS Project	Project Title and Description	Program	Project Estimate	Committed Amount	Amount Drawn Thru Report Year	Amount Available to Draw	Amount Drawn in Report Year
1	Existing Homeowner Rehabilitation	CDBG	\$ 4,008,225	\$ 3,867,287	\$ 2,939,609	\$ 927,678	\$ 2,939,609
2	Reserved	CDBG	\$ 1	\$ -	\$ -	\$ -	\$ -
3	Homebuyer Financial Assistance	CDBG	\$ 976,383	\$ 669,182	\$ 582,210	\$ 86,973	\$ 582,210
4	Homebuyer Technical Assistance	CDBG	\$ 1,017,996	\$ 805,955	\$ 417,929	\$ 388,025	\$ 417,929
5	Rental Housing Preservation	CDBG	\$ 1,603,322	\$ 568,322	\$ 410,360	\$ 157,962	\$ 410,360
5	Rental Housing Preservation	HOME	\$ 310,923	\$ -	\$ -	\$ -	\$ -
6	Housing Production	CDBG	\$ 845,308	\$ 845,308	\$ 590,856	\$ 254,452	\$ 590,856
6	Housing Production	HOME	\$ 5,118,385	\$ 3,675,960	\$ 3,549,248	\$ 126,712	\$ 3,549,248
7	Lead Paint Abatement	CDBG	\$ 185,930	\$ 117,030	\$ 85,636	\$ 31,394	\$ 85,636
8	CHDO Operating Assistance	HOME	\$ 220,914	\$ 204,534	\$ 153,402	\$ 51,132	\$ 153,402
9	Housing Counseling	CDBG	\$ 404,252	\$ 396,021	\$ 345,357	\$ 50,664	\$ 345,357
10	Reserved	CDBG		\$ -	\$ -	\$ -	\$ -
11	Tenants-At-Risk (CEDAC)	CDBG	\$ 268,000	\$ 268,000	\$ 56,141	\$ 211,859	\$ 56,141
12	Homeless and Supportive Housing	CDBG	\$ 247,000	\$ 197,000	\$ 149,416	\$ 47,584	\$ 149,416
13	Supportive Housing for Persons with AIDS	HOPWA	\$ 2,245,539	\$ 1,812,906	\$ 1,354,286	\$ 458,620	\$ 1,343,294
14	Grassroots	CDBG	\$ 369,750	\$ 46,500	\$ 39,772	\$ 6,728	\$ 39,772
15	Main Streets	CDBG	\$ 1,702,784	\$ 1,681,382	\$ 1,280,884	\$ 400,498	\$ 1,280,884
16	ReStore	CDBG	\$ 974,459	\$ 978,995	\$ 507,600	\$ 471,395	\$ 507,600
17	Commercial Real Estate Development	CDBG	\$ 764,059	\$ 569,059	\$ 452,548	\$ 116,511	\$ 452,548
18	Business Technical Assistance	CDBG	\$ 638,410	\$ 548,386	\$ 459,403	\$ 88,984	\$ 459,403
19	Reserved	CDBG	\$ 1	\$ -	\$ -	\$ -	\$ -
20	Partners With Non-Profits	CDBG	\$ 546,663	\$ 545,182	\$ 335,505	\$ 209,677	\$ 335,505
21	Reserved	CDBG	\$ 1	\$ -	\$ -	\$ -	\$ -
22	Property Disposition	CDBG	\$ 57,152	\$ 54,152	\$ 11,302	\$ 42,850	\$ 11,302
23	Brownfields Environmental Abatement	CDBG	\$ 300,313	\$ 314,972	\$ 237,659	\$ 77,313	\$ 237,659
24	Property Management	CDBG	\$ 179,700	\$ 181,015	\$ 98,556	\$ 82,460	\$ 98,556
25	Demolition	CDBG	\$ 554,099	\$ 505,031	\$ 402,017	\$ 103,014	\$ 402,017
26	Reserved	CDBG	\$ 1	\$ -	\$ -	\$ -	\$ -
27	Human Services (JCS)	CDBG	\$ 2,758,613	\$ 2,924,457	\$ 2,050,821	\$ 873,635	\$ 2,050,821
28	Policy Development & Research	CDBG	\$ 342,174	\$ 342,174	\$ 175,929	\$ 166,245	\$ 175,929
29	Administration	CDBG	\$ 2,831,254	\$ 2,310,889	\$ 1,920,225	\$ 390,664	\$ 1,920,225
29	Administration	HOME	\$ 489,829	\$ 489,421	\$ 455,919	\$ 33,502	\$ 455,919
30	Reserved	CDBG	\$ 1	\$ -	\$ -	\$ -	\$ -
31	Fair Housing	CDBG	\$ 437,282	\$ 437,282	\$ 396,717	\$ 40,566	\$ 396,717
32	Reserved	CDBG	\$ 1	\$ -	\$ -	\$ -	\$ -
33	Reserved	CDBG	\$ 1	\$ -	\$ -	\$ -	\$ -
34	Emergency Solutions Grant (ESG)	HESG	\$ 1,161,878	\$ 1,161,878	\$ 916,316	\$ 245,562	\$ 916,316
TOTALS			\$ 31,560,603	\$ 26,518,280	\$ 20,375,621	\$ 6,142,658	\$ 20,364,629





U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Summary of Accomplishments
 Program Year: 2013

DATE: 08-01-14
 TIME: 9:48
 PAGE: 1

BOSTON

Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Underway Count	Underway Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Acquisition	Clearance and Demolition (04)	7	\$574,464.68	4	\$20,612.05	11	\$595,076.73
	Cleanup of Contaminated Sites (04A)	14	\$275,044.53	6	\$90,411.02	20	\$365,455.55
	Relocation (08)	1	\$0.00	0	\$0.00	1	\$0.00
	Total Acquisition	22	\$849,509.21	10	\$111,023.07	32	\$960,532.28
Economic Development	Rehab; Publicly or Privately-Owned Commercial/Industrial (14E)	42	\$74,717.10	104	\$470,898.10	146	\$545,615.20
	ED Direct Financial Assistance to For-Profits (18A)	5	\$768,904.53	4	\$101,262.96	9	\$870,167.49
	ED Technical Assistance (18B)	18	\$1,003,539.36	22	\$289,589.69	40	\$1,293,129.05
	Total Economic Development	65	\$1,847,160.99	130	\$861,750.75	195	\$2,708,911.74
Housing	Direct Homeownership Assistance (13)	5	\$559,343.69	19	\$101,202.00	24	\$660,545.69
	Rehab; Single-Unit Residential (14A)	18	\$151,438.77	43	\$961,209.44	61	\$1,112,648.21
	Rehab; Multi-Unit Residential (14B)	23	\$2,456,780.37	40	\$644,131.35	63	\$3,100,911.72
	Rehabilitation Administration (14H)	3	\$55,632.55	0	\$0.00	3	\$55,632.55
	Lead-Based/Lead Hazard Test/Abate (14I)	1	\$77,635.67	2	\$128,718.16	3	\$206,353.83
	CDBG Operation and Repair of Foreclosed Property (19E)	1	\$10,926.56	3	\$37,187.59	4	\$48,114.15
	Total Housing	51	\$3,311,757.61	107	\$1,872,448.54	158	\$5,184,206.15
Public Facilities and Improvements	Public Facilities and Improvement (General) (03)	2	\$33,272.42	9	\$56,394.50	11	\$89,666.92
	Senior Centers (03A)	0	\$0.00	1	\$15,000.00	1	\$15,000.00
	Handicapped Centers (03B)	0	\$0.00	1	\$20,000.00	1	\$20,000.00
	Homeless Facilities (not operating costs) (03C)	3	\$11,137.14	2	\$12,396.48	5	\$23,533.62
	Youth Centers (03D)	7	\$21,267.89	3	\$39,181.79	10	\$60,449.68
	Neighborhood Facilities (03E)	8	\$101,580.89	20	\$222,640.64	28	\$324,221.53
	Parks, Recreational Facilities (03F)	3	\$95,080.00	3	\$245,262.00	6	\$340,342.00
	Child Care Centers (03M)	0	\$0.00	1	\$0.00	1	\$0.00
	Health Facilities (03P)	1	\$0.00	3	\$17,629.88	4	\$17,629.88
	Abused and Neglected Children Facilities (03Q)	0	\$0.00	1	\$0.00	1	\$0.00



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Activity Group	Activity Category	Underway Count	Underway Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Public Facilities and Improvements	Total Public Facilities and Improvements	24	\$262,338.34	44	\$628,505.29	68	\$890,843.63
Public Services	Public Services (General) (05)	57	\$2,358,038.20	51	\$300,144.50	108	\$2,658,182.70
	Senior Services (05A)	7	\$161,157.55	10	\$135,180.17	17	\$296,337.72
	Handicapped Services (05B)	4	\$96,906.54	3	\$19,184.42	7	\$116,090.96
	Youth Services (05D)	13	\$292,642.23	19	\$74,932.92	32	\$367,575.15
	Battered and Abused Spouses (05G)	2	\$43,855.35	2	\$19,967.73	4	\$63,823.08
	Employment Training (05H)	5	\$128,191.31	5	\$33,430.79	10	\$161,622.10
	Tenant/Landlord Counseling (05K)	1	\$242,239.17	3	\$1,711.96	4	\$243,951.13
	Child Care Services (05L)	9	\$182,651.81	9	\$88,141.68	18	\$270,793.49
	Total Public Services	98	\$3,505,682.16	102	\$672,694.17	200	\$4,178,376.33
General Administration and Planning	Planning (20)	2	\$167,455.05	2	\$3,667.31	4	\$171,122.36
	General Program Administration (21A)	13	\$2,594,750.95	12	\$130,028.21	25	\$2,724,779.16
	Fair Housing Activities (subject to 20% Admin Cap) (21D)	1	\$70,147.94	3	\$28,085.78	4	\$98,233.72
	Total General Administration and Planning	16	\$2,832,353.94	17	\$161,781.30	33	\$2,994,135.24
Other	Interim Assistance (06)	11	\$22,564.75	26	\$92,033.24	37	\$114,597.99
	CDBG Non-profit Organization Capacity Building (19C)	2	\$558,954.55	2	\$14,512.61	4	\$573,467.16
	Unprogrammed Funds (22)	1	\$0.00	0	\$0.00	1	\$0.00
	Total Other	14	\$581,519.30	28	\$106,545.85	42	\$688,065.15
Grand Total		290	\$13,190,321.55	438	\$4,414,748.97	728	\$17,605,070.52



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CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type

Activity Group	Matrix Code	Accomplishment Type	Program Year		Totals	
			Open Count	Completed Count		
Acquisition	Clearance and Demolition (04)	Housing Units	0	0	0	
		Public Facilities	15,260	1	15,261	
	Cleanup of Contaminated Sites (04A)	Public Facilities	80,012	30,090	110,102	
	Relocation (08)	Persons	0	0	0	
	Total Acquisition		95,272	30,091	125,363	
Economic Development	Rehab; Publicly or Privately-Owned Commercial/Industrial (14E)	Business	499,583	975,679	1,475,262	
		Jobs	0	0	0	
	ED Direct Financial Assistance to For-Profits (18A)	Business	20,248	22,096	42,344	
		Jobs	2	0	2	
	ED Technical Assistance (18B)	Business	204,520	694,793	899,313	
	Total Economic Development		724,353	1,692,568	2,416,921	
Housing	Direct Homeownership Assistance (13)	Households	58	16	74	
	Rehab; Single-Unit Residential (14A)	Housing Units	4	42	46	
	Rehab; Multi-Unit Residential (14B)	Housing Units	3	31	34	
	Rehabilitation Administration (14H)	Housing Units	0	0	0	
	Lead-Based/Lead Hazard Test/Abate (14I)	Housing Units	0	0	0	
	CDBG Operation and Repair of Foreclosed Property (19E)	Housing Units	0	1	1	
	Total Housing		65	90	155	
Public Facilities and Improvements	Public Facilities and Improvement (General) (03)	Public Facilities	0	101,325	101,325	
		Senior Centers (03A)	Public Facilities	0	300	300
		Handicapped Centers (03B)	Public Facilities	0	800	800
		Homeless Facilities (not operating costs) (03C)	Public Facilities	295	590	885
		Youth Centers (03D)	Public Facilities	0	1,809	1,809
		Neighborhood Facilities (03E)	Public Facilities	0	641,245	641,245
		Parks, Recreational Facilities (03F)	Public Facilities	21,596	30,769	52,365
		Child Care Centers (03M)	Public Facilities	0	56	56
		Health Facilities (03P)	Public Facilities	0	38,627	38,627
		Abused and Neglected Children Facilities (03Q)	Public Facilities	0	1,707	1,707
		Total Public Facilities and Improvements		21,891	817,228	839,119
Public Services	Public Services (General) (05)	Persons	1,968	9,207	11,175	
		Senior Services (05A)	Persons	0	1,607	1,607
		Handicapped Services (05B)	Persons	0	116	116



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Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Public Services	Youth Services (05D)	Persons	0	4,275	4,275
	Battered and Abused Spouses (05G)	Persons	0	136	136
	Employment Training (05H)	Persons	0	703	703
	Tenant/Landlord Counseling (05K)	Persons	0	106	106
	Child Care Services (05L)	Persons	0	891	891
	Total Public Services			1,968	17,041
Other	Interim Assistance (06)	Persons	0	0	0
		Housing Units	0	26,810	26,810
		Public Facilities	14,734	22,594	37,328
	CDBG Non-profit Organization Capacity Building (19C)	Organizations	33,324	27,596	60,920
Total Other			48,058	77,000	125,058
Grand Total			891,607	2,634,018	3,525,625



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CDBG Beneficiaries by Racial / Ethnic Category

Housing-Non Housing	Race	Total Persons	Total Hispanic		Total Hispanic Households	
			Persons	Total Households		
Housing	White	0	0	55	6	
	Black/African American	0	0	91	0	
	Asian	0	0	1	0	
	Other multi-racial	0	0	15	2	
	Total Housing	0	0	162	8	
Non Housing	White	14,572	2,698	0	0	
	Black/African American	42,833	2,310	0	0	
	Asian	5,723	14	0	0	
	American Indian/Alaskan Native	190	0	0	0	
	Native Hawaiian/Other Pacific Islander	57	0	0	0	
	American Indian/Alaskan Native & White	29	0	0	0	
	Asian & White	80	1	0	0	
	Black/African American & White	351	11	0	0	
	Amer. Indian/Alaskan Native & Black/African Amer.	9	0	0	0	
	Other multi-racial	8,630	2,869	0	0	
	Total Non Housing	72,474	7,903	0	0	
	Grand Total	White	14,572	2,698	55	6
		Black/African American	42,833	2,310	91	0
Asian		5,723	14	1	0	
American Indian/Alaskan Native		190	0	0	0	
Native Hawaiian/Other Pacific Islander		57	0	0	0	
American Indian/Alaskan Native & White		29	0	0	0	
Asian & White		80	1	0	0	
Black/African American & White		351	11	0	0	
Amer. Indian/Alaskan Native & Black/African Amer.		9	0	0	0	
Other multi-racial		8,630	2,869	15	2	
Total Grand Total		72,474	7,903	162	8	



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CDBG Beneficiaries by Income Category

	Income Levels	Owner Occupied	Renter Occupied	Persons
Housing	Extremely Low (<=30%)	3	0	0
	Low (>30% and <=50%)	24	0	0
	Mod (>50% and <=80%)	60	0	0
	Total Low-Mod	87	0	0
	Non Low-Mod (>80%)	0	0	0
	Total Beneficiaries	87	0	0
Non Housing	Extremely Low (<=30%)	0	0	1,662
	Low (>30% and <=50%)	0	0	3,906
	Mod (>50% and <=80%)	0	0	22,220
	Total Low-Mod	0	0	27,788
	Non Low-Mod (>80%)	0	0	3,723
	Total Beneficiaries	0	0	31,511



BOSTON
 Home Disbursements and Unit Completions

Activity Type	Disbursed Amount	Units Completed	Units Occupied
Rentals	\$1,544,183.47	128	128
First Time Homebuyers	\$50,030.00	7	7
Existing Homeowners	\$0.00	1	1
Total, Rentals and TBRA	\$1,544,183.47	128	128
Total, Homebuyers and Homeowners	\$0.00	1	1
	\$50,030.00	7	7
Grand Total	\$0.00	1	1
	\$1,594,213.47	135	135

Home Unit Completions by Percent of Area Median Income

Activity Type	Units Completed					
	0% - 30%	31% - 50%	51% - 60%	61% - 80%	Total 0% - 60%	Total 0% - 80%
Rentals	75	15	36	2	126	128
First Time Homebuyers	0	0	3	4	3	7
Existing Homeowners	0	1	0	0	1	1
Total, Rentals and TBRA	75	15	36	2	126	128
Total, Homebuyers and Homeowners	0	1	3	4	4	8
Grand Total	75	16	39	6	130	136

Home Unit Reported As Vacant

Activity Type	Reported as Vacant
Rentals	0
First Time Homebuyers	0
Existing Homeowners	0
Total, Rentals and TBRA	0
Total, Homebuyers and Homeowners	0
Grand Total	0



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Home Unit Completions by Racial / Ethnic Category

	Rentals		First Time Homebuyers		Existing Homeowners	
	Units		Units		Units	
	Units Completed	Completed - Hispanics	Completed	Completed - Hispanics	Completed	Completed - Hispanics
White	53	16	1	0	0	0
Black/African American	55	4	4	1	1	0
Asian	4	0	0	0	0	0
American Indian/Alaskan Native	2	2	0	0	0	0
American Indian/Alaskan Native & White	1	0	0	0	0	0
Asian & White	1	0	1	0	0	0
Other multi-racial	12	10	1	1	0	0
Total	128	32	7	2	1	0

	Total, Rentals and TBRA		Total, Homebuyers and Homeowners		Grand Total	
	Units		Units		Units	
	Units Completed	Completed - Hispanics	Completed	Completed - Hispanics	Completed	Completed - Hispanics
White	53	16	1	0	54	16
Black/African American	55	4	5	1	60	5
Asian	4	0	0	0	4	0
American Indian/Alaskan Native	2	2	0	0	2	2
American Indian/Alaskan Native & White	1	0	0	0	1	0
Asian & White	1	0	1	0	2	0
Other multi-racial	12	10	1	1	13	11
Total	128	32	8	2	136	34



PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	13,696,491.86
02 ENTITLEMENT GRANT	16,834,371.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	4,521,355.22
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 RETURNS	3,447.12
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	469,989.49
08 TOTAL AVAILABLE (SUM, LINES 01-07)	35,525,654.69

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	14,616,393.81
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	14,616,393.81
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	2,988,676.71
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	397,369.61
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	18,002,440.13
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	17,523,214.56

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	3,102,007.37
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	10,192,031.70
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	13,294,039.07
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	90.95%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITTING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	SEE
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	ATTACHED
32 ENTITLEMENT GRANT	
33 PRIOR YEAR PROGRAM INCOME	SCHEDULE
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	2,988,676.71
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	109,461.68
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	264,100.05
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	305,860.55
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	3,139,898.89
42 ENTITLEMENT GRANT	16,834,371.00
43 CURRENT YEAR PROGRAM INCOME	4,521,355.22
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	469,989.49
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	21,825,715.71
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	14.39%

Part IV: Public Service (PS) Cap Calculation

Public Service Funds Obligated In FY 1983		4,190,220.00
15% of Prior Years Program Income	1,895,019.54	
	X15%	284,252.93
PS Cap		<u>4,474,472.93</u>
Total PS Obligations (see attached)		<u>4,368,666.55</u>
Amount of PS Obligations over (under) Cap		(105,806.38)

Line 7: Adjustment to Compute Total Available
Line 44: Adjustment to Compute Total Subject to PA Cap

Fy 2014 (PY 2013) Revolving Loan Fund Program Income Received	
CEDAC - Dorchester Bay EDC (Marrant Bay)	<u>469,989.49</u>

Line 14: Adjustment to Compute Total Expenditures
Line 40: Adjustment to Compute Total PA Obligations

Transfer of Choice payroll & fringe to CDBG

	<u>Total Exps</u> <u>Line 14</u>	<u>Admin Exps</u> <u>Line 40</u>
July 2013	58,436.70	35,179.18
August 2013	59,401.44	35,555.43
September 2013	60,504.83	36,726.24
October 2013	21,746.74	16,077.14
November 2013	62,540.85	47,583.51
December 2013	34,064.94	34,064.94
January 2014	43,158.20	43,158.20
March 2014	57,515.91	57,515.91
Total	397,369.61	305,860.55
Payroll	319,943.33	246,264.53
Health Ins 13.75%	43,992.21	33,861.37
Pension 9.00%	28,794.90	22,163.81
Medicare 1.45%	4,639.18	3,570.84
	<u>397,369.61</u>	<u>305,860.55</u>