

CITY OF BOSTON

Action Plan Program Year 2008 (July 1, 2008 – June 30, 2009)



Thomas M. Menino, Mayor

**Evelyn Friedman, Chief of Housing and Director,
Dept. of Neighborhood Development**

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Program Year 1 - PY2008 Action Plan

The Annual Action Plan includes the Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 1 Action Plan Executive Summary:

Resources: The City of Boston expects to receive a total of \$30.1 million in new Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), American Dream Downpayment Initiative (ADDI), Housing Opportunities for Persons With AIDS (HOPWA) and Emergency Shelter Grant (ESG) formula grant funding from HUD to carry out its planned activities as outlined in payment Initiative the Program Year 2008/First Program Year Action Plan.

	PY08 Grant	Program Income (est.)	Prior Year Funds (est.)	Total
CDBG	\$19,766,060	\$3,000,000	\$2,490,410	\$25,256,470
HOME	\$7,663,530	\$300,000	\$845,000	\$9,315,167
ADDI	\$46,514	0	\$115,123	\$161,637
HOPWA	\$1,747,000	0	0	\$1,747,000
ESG	\$880,962	0	0	\$880,962
TOTAL	\$30,104,066	\$3,300,000	\$3,105,533	\$36,854,213

These new funding allocations will be supplemented with approximately \$3.3 million in program income received from loan repayments and \$3.1 million in prior year funds for a total of nearly \$36.5 million in HUD/CPD resources. These HUD/CPD resources will be combined with and leverage additional local, state and Federal funds to generate a total of approximately \$92.2 million to support the wide range of housing, economic development, human service and other activities outlined in detail in the City of Boston's FY08/First Program Year Action Plan covering the period from July 1, 2008 through June 30, 2009.

Planned Activities for Year 1/Program Year 2008

New Initiatives

Foreclosure Intervention and Prevention: The number of mortgage foreclosures has risen sharply over the past three years, from an all-time low of just 25 foreclosures in 2004, to 60 in 2005, 261 in 2006, and 703 in 2007. In response, the City's Department of Neighborhood Development has significantly expanded its foreclosure intervention and prevention activities. DND has budgeted over \$1,000,000 to provide foreclosure counseling and assistance to over 2000 households through DND's staff and through a network of five non-profit foreclosure counseling agencies, including the Ecumenical Social Action Committee (ESAC), Mattapan Family Services, Nuestra Comunidad, Urban Edge and ACORN. The City's outreach and counseling efforts are targeted to homeowners who have either already received a foreclosure petition or who have a risky mortgage with one of the lenders with a track record of making high cost loans or a large number of foreclosures. In addition, the City is also committing \$140,000 in CDBG funds to the Rental Housing Resource Center for expanded outreach, counseling and assistance to tenants in foreclosed properties. Finally, the City has also initiated a Foreclosure Intervention Emergency Loan Fund to provide financial assistance to homeowners who need help in paying off arrearages or refinancing a troubled mortgage. Components of the Foreclosure Intervention and Prevention Initiative are included in the City's **Homebuyer Technical Assistance Program** and the **Rental Housing Resource Center Housing Counseling Program** described in the programs section of this Action Plan.

Leading the Way III: June 30, 2007 marked the successful completion of the City's four-year, 10,000-unit Leading the Way II housing production initiative. While the Leading the Way III housing strategy is still being fleshed out, we have identified two lead priorities: **Homelessness** and **Foreclosures**. In his City FY2009 budget, the Mayor has proposed \$5 million in new City funding to support Leading the Way III for our HUD Program Year 2008 (7/1/2008 – 6/30/2009). Much of the transition from LTWII to LTWIII has focused on neighborhood stabilization. Boston has not escaped the national increase in mortgage foreclosures. LTWIII resources will be used for foreclosure prevention counseling, facilitating opportunities for loan modifications and redevelopment of foreclosed properties. LTWIII also target homelessness, focusing on identifying permanent housing for families and individuals now living in shelters. Leading the Way III will also highlight housing opportunities for Boston's workforce. Attracting and retaining a diverse and competitive workforce is critical to the City's economic development. In Program Year 2008 (City Fy09), the City will complete its demographic projections for the next decade, and with its development partners, initiate new projects at meeting its workforce housing requirements.

Objectives and Outcomes

Each of the 28 programs described in this Action Plan is designed to meet one of three major objectives (Decent Housing, Suitable Living Environment, or Economic Opportunity) and to contribute accomplishments under one or more of three categories of outcomes (increase availability/accessibility, increase affordability, increase sustainability).

Program	CPD Formula \$ (in 1000s)	% of \$	Objective Category	Outcome Categories		
				Availability/ Accessibility	Affordability	Sustainability
Homeowner Rehabilitation	\$4,848	13.3%	Decent Housing			X
Homeownership Development	\$2,234	6.1%	Decent Housing	X	X	
Homebuyer Financial Asst.	\$656	1.8%	Decent Housing	X	X	
Homebuyer Tech. Asst.	\$1,735	4.8%	Decent Housing	X		X
Rental Hsng. Preservation	\$2,928	8.0%	Decent Housing	X	X	
Rental Hsng. Production	\$4,595	12.6%	Decent Housing	X	X	
Lead Paint Abatement	\$0	0%	Decent Housing	X	X	
CHDO Operating	\$353	0.9%	Decent Housing	X	X	
Hsng. Counseling	\$318	0.9%	Decent Housing	X		
Tenants-at-Risk	\$250	0.7%	Decent Housing	X	X	
Homeless and Supp Hsng.	\$1,450	4.0%	Decent Housing	X	X	
Supp. Hsng for Pers. With AIDS	\$1,747	4.8	Decent Housing	X	X	
Fair Housing	\$507	1.4%	Decent Housing	X	X	
Main Streets	\$1,540	4.2%	Economic Opportunity	X		
RESTORE	\$865	2.4%	Economic Opportunity	X		
Comm. Real Est. Develop.	\$862	2.4%	Economic Opportunity	X		
Business. Tech. Asst.	\$574	1.6%	Economic Opportunity	X		
Business. Asst. Team	\$412	1.1%	Economic Opportunity	X		
Partners with Non-Profits	\$785	2.2%	Suitable Live Env.	X		
Grassroots	\$508	1.4%	Suitable Live Env.	X		
Human Services	\$3,831	10.5%	Suitable Live Env.	X		
Property Dispo	\$462	1.3%	Suitable Live Env.	X	X	
Brownfields Abatement	\$333	0.9%	Suitable Live Env.		X	X
Property Management	\$460	1.3%	Suitable Live Env.	X	X	
Demolition	\$183	0.5%	Suitable Live Env.			X
Project Pride	\$98	0.3%	Suitable Live Env.			X
Administration & Planning	\$4,125	11.3%	N/A	N/A	N/A	N/A

As the table above shows, of the total of \$36.5 million in HUD CDP formula grant funds, the City plans to spend \$16.8 million or 45.9% for housing and homeless

activities. Another \$4.3 million (11.6%) is allocated for economic development activities. The remaining funds are allocated for other community development activities, including human services, real estate management and sales, public facilities, and administration and planning. Additional details on each of these programs, including program descriptions, proposed funding by funding source, and the proposed accomplishments is provided in separate program summaries in the Programs Section of the Action Plan.

Evaluation of Past Performance: For the past four years, the primary focus of the City's Consolidated Plan and of the four previous Action Plans under this Consolidated Plan has been on the implementation of Mayor Menino's **Leading the Way II**, a four year strategy to create 10,000 new units of housing in the City, including 2100 below market affordable units, 75% of which were to be affordable to households with incomes below 80% of the Boston Area Median Family Income (AMI). We are pleased to report that the City has met and exceeded the goals of Leading the Way II:

- **Total Production:** 10,969 units (110% of the goal) were permitted as of 6/30/07). Of these, 6,623 were complete, 3,493 are in construction and 853 were permitted but have not yet started construction.
- **Affordable Housing:** a total of 2,113 affordable housing units units were permitted.
- **Income targeting:** Of the 2,111 permitted affordable units, 1,723 (81.6%) will be affordable to households with incomes under 80% of AMI, 1,038 (49.1%) will be affordable to households with incomes under 60% of AMI, and 317 (15.0%) will be affordable to households with incomes under 30% of AMI. The remaining units will be affordable to households with incomes between 80 and 120% of AMI.

More complete details on the status of Leading the Way are available in the **Leading the Way II Completion Report** which was issued in January of 2008. The report is available on the web at:

http://www.cityofboston.gov/dnd/PDFs/LTW_Completion_report_Jan_08.pdf

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 1 Action Plan General Questions response:

1. Description of geographic areas for investment: Generally, Boston operates programs to serve low and moderate-income populations citywide. Detailed information on those areas with a concentration of low income households and/or concentrations of racial and ethnic minorities is included in the Consolidated Plan. See the City of Boston five-year Consolidated Plan – July 1, 2003 to June 30, 2008 on the City’s web site at: www.ci.boston.ma.us/dnd/pdfs/U_CP3-07_Consolidated_Plan_2003-2008.pdf The City is currently in the process of developing a new five year Consolidated Plan. The draft is expected to be completed and made available for a 30-day public comment period on or about May 9, 2009.

2. Geographic Targeting: Unless otherwise specified in the “Location” section of the individual program descriptions (see the Program Section of this Action Plan), the City of Boston's housing and community development programs are available to eligible low and moderate-income persons citywide. There are certain resources and programs that are only available in or a priority is given to projects located in specified geographic areas. These targeted programs include: the Main Streets neighborhood business revitalization program which is only available in the 19 designated Main Streets districts, certain Section 108 Loan Guarantee and Economic Development Initiative funds that are restricted to projects located in and serving Boston's Federally-designated Empowerment Zone, and programs such as the Grassroots open space program that must satisfy the CDBG national objective on the basis of serving a low and moderate income area must be located in a qualifying service area. The “Location” section of each program description in this Action Plan lists its geographic availability or restrictions (if any) and Reference Maps are provided at the end of the Action Plan to show the areas where the program is currently active.

HOPWA Allocation: Unlike most of Boston's programs which are limited to serving residents of the City of Boston, Boston's HOPWA program serves persons with HIV/AIDS living in a three-county HUD-defined Eligible Metropolitan Service Area (EMSA). Due to the Federal Office of Management and Budget's recent re-definition of metropolitan areas, the service area for Boston's HOPWA program has been reduced from the Boston MA-NH Primary Metropolitan Statistical Area (PMSA) to just the three county Boston-Quincy, MA Metropolitan Division, which consists of Suffolk, Norfolk and Plymouth Counties. Resources are allocated by competitive Requests for Proposals to housing and supportive service providers throughout the EMSA. Seventy-four percent of the total number of persons in the EMSA who are living with HIV/AIDS reside in Boston. Six percent live in one of the three other Suffolk County communities outside Boston, 11% live in Norfolk County and 9.3% live in Plymouth county. The funding allocations are prioritized to ensure that the resources are targeted to communities with the greatest need based on the number and incidence rate of cases of persons living with HIV/AIDS, the availability of affordable housing and supportive services, and the number and percentage of eligible low and moderate income persons with HIV/AIDS. See also Reference Map 5 at the end of this Action Plan.

3. Actions to Address Obstacles to Meeting Underserved Needs: The greatest obstacles faced by the City in addressing underserved housing and community development needs are:

- a. the high prices of homes offered for sale are beyond the reach of most low and moderate income residents and even many middle-income residents,
- b. market rents have stabilized somewhat but are still not affordable for lower-income residents, especially those with extremely low incomes, and
- c. state and federal resources previously available to address these needs continue to be cut.

During the coming year, Mayor Menino will continue to advocate for additional funding for federal programs such as CDBG, HOME, HOPWA, ESG and Section 8, and for State programs such as the Affordable Housing Trust, the Housing Stabilization Program and the Mass. Rental Voucher Program. The Department of Neighborhood Development will aggressively pursue all available resources for housing and community development.

In addition, Mayor Menino will make available \$5 million in new City resources for the first year of the ***Leading the Way III Initiative***. The City has met and exceeded the Leading the Way II goals of goals of permitting 10,000 new units of new housing , including at least 2,100 affordable housing units. This will directly increase the number of affordable homeownership and rental housing opportunities and should have an impact on reducing or at least moderating the rents and sales prices of existing housing by increasing the supply of housing.

The City is currently assessing its future housing challenges and will map out a new housing strategy which will be incorporated into the City's next Consolidated Plan. To initiate the planning, the City of Boston hosted a housing conference, with experts from across the nation. This Conference, held April 26 & 27, 2007, explored best practices around the country for meeting the needs in "high cost" cities like Boston.

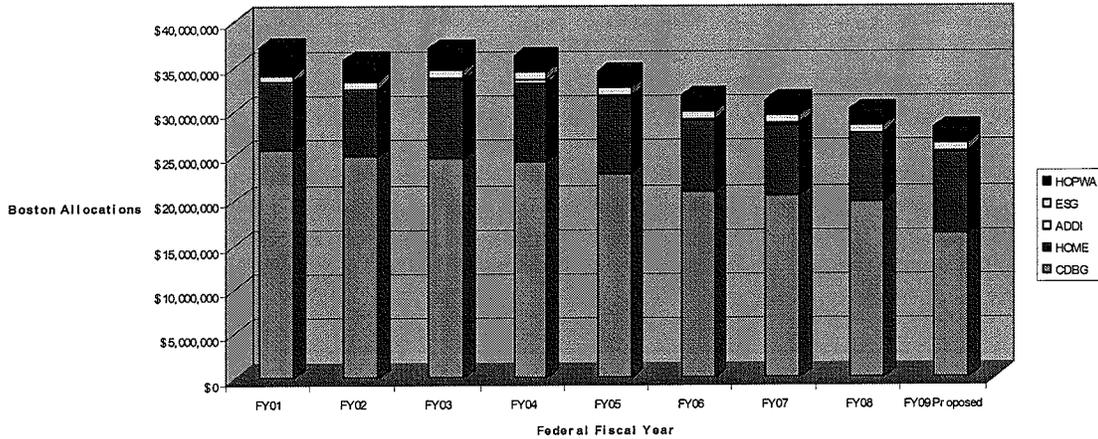
4. Resources:

Federal Resources

HUD/CPD Formula Grants

The City expects to receive a total of \$30,103,680 in new formula grant funding from HUD to support its planned Year 1/Program Year 2008 housing and community development activities. Unfortunately, Federal support for the City's programs continues to decline. As the chart below shows, HUD's support for our annual Action Plan has declined by nearly every year since FY01. Overall funding has fallen by \$5.9 million (22.9%) from \$25.6 million in FY01 to just \$19.8 million for FY08.

HUD Funding Cuts FY01 - FY09



The table shows the breakdown of Boston's formula grant allocations from FY01 through FY08 as well as the estimated FY09 allocations based on the President's FY2009 budget request.

Program Year	CDBG	HOME	ADDI	ESG	HOPWA	TOTAL
FY01	\$25,638,000	\$7,538,000	\$0	\$875,000	\$3,107,000	\$37,158,000
FY02	\$24,914,000	\$7,515,000	\$0	\$872,000	\$2,416,000	\$35,717,000
FY03	\$24,669,000	\$8,751,326	\$342,873	\$854,000	\$2,477,000	\$37,094,199
FY04	\$24,265,000	\$8,743,255	\$404,600	\$902,342	\$1,829,000	\$36,144,197
FY05	\$23,062,500	\$8,425,982	\$230,711	\$887,466	\$1,721,000	\$34,327,659
FY06	\$20,920,021	\$7,971,660	\$115,123	\$887,036	\$1,719,000	\$31,612,840
FY07	\$20,446,674	\$7,927,937	\$115,123	\$902,224	\$1,690,000	\$31,081,958
FY08	\$19,766,060	\$7,663,144	\$46,514	\$880,962	\$1,747,000	\$30,103,680
FY09 Proposed	\$16,140,724	\$9,112,928	\$232,570	\$880,962	\$1,747,000	\$28,114,184

* Home increased to \$7,663,530
See p5.1
DM

Funding for the metro-wide Housing Opportunities for Persons With AIDS (HOPWA) program were greatly reduced in FY2004 as a result of a re-definition of the metropolitan area by the White House Office of Management and Budget which resulted in a smaller service area for the program.

In addition to the FY08 formula grant allocations, the City expects to be able to supplement the formula grant allocations with program income from repayment of loans made in prior years and from the reallocation of prior year funds that were originally allocated to particular projects or programs in prior years but not expended

by the end of the fiscal year (6/30/08). These amounts are estimates, as the fiscal year has not yet ended.

	PY08 Grant	Program Income (est.)	Prior Year Funds (est.)	Total
CDBG	\$19,766,060	\$3,000,000	\$2,490,410	\$25,256,470
HOME	\$7,663,144	\$300,000	\$500,000	\$8,463,144
ADDI	\$46,514	0	\$115,123	\$161,637
HOPWA	\$1,747,000	0	0	\$1,747,000
ESG	\$880,962	0	0	\$880,962
TOTAL	\$30,103,680	\$3,300,000	\$3,105,533	\$36,509,213

Other Federal Resources

In addition to the five HUD/CPD formula grant funding sources, the City expects to be able to obtain and make available the following other federal resources:

McKinney-Vento Homeless Assistance Programs: The City and its HUD Continuum of Care Partners plan to apply for additional funding under the Shelter Plus Care and Supportive Housing Programs to 1) obtain sufficient renewal funding to continue existing priority homeless assistance programs and 2) obtain new funding for additional permanent supportive housing for the homeless. These funds are awarded through an extremely competitive annual national funding round. The renewal funding amounts and new funding requests for this year's applications are still being calculated. The City's FY08 Continuum of Care applications are an integral part of the City's FY08 Action Plan and are hereby incorporated by reference.

Lead Hazard Control Programs: The City applied for and received approximately \$4.5 million in additional funding under HUD's Lead Hazard Control (LHC) and the Lead Hazard Reduction Demonstration (LHRD) Programs in FY2006. These funds were awarded through an extremely competitive annual national funding round. The funds are awarded for a three year period. As a FY06 recipient, the City does expect to be able to apply again until the FY08 funding competition.

Low Income Housing Tax Credits (LIHTC): The Federal LIHTC program provides an annual allocation of tax credit authority to each state which then makes these credits available to support affordable housing projects in accordance with each state's Qualified Allocation Plan. The Commonwealth of Massachusetts makes LIHTC allocations available in conjunction with HOME funds and other resources through 3-4 annual funding competitions for affordable homeownership or rental housing projects. The City of Boston uses its HOME, CDBG and other funds to support projects applying for LIHTC and other state funds and thereby leverage these additional resources for Boston-based projects.

Section 8 Rental Housing Vouchers: The Section 8 Housing Voucher program is a rental subsidy program that pays a landlord the difference between the amount that a low-income tenant household can afford to pay and the Fair Market R for the unit as determined by HUD. In the past, HUD used to provide an annual allocation of new units of Section 8 rental assistance to Public Housing Authorities through a "fare share" allocation formula based on local need (the relative proportion of very low-income renter households in a jurisdiction paying more than 50% of their household

income for rent). This Section 8 assistance was the single most important tool for addressing the housing needs of the lowest income residents. Unfortunately, HUD has not sought and Congress has not provided funding for new incremental "fair share" Section 8 units in many years.

Section 202 Elderly Housing and Section 811 Housing for Persons With Disabilities: These two related housing construction programs provide a capital advance to assist with the cost of developing a housing project and a renewable 5-year Project Rental Assistance Contract (PRAC) to assist with the project's operating costs. Funds are made available through a national competition and only non-profit project sponsors are eligible to apply. The City generally provides CDBG, HOME or other funds to support applications to HUD for priority Section 202 and/or Section 811 projects. Applicants must obtain a certification from the City to submit with their application certifying that the proposed project is consistent with the City's Consolidated Plan. Applications that have been granted this certification are considered to be an integral part of the City's Consolidated Plan and corresponding Annual Action Plan. The City supported five Section 202 applicants last year. Unfortunately, only one of these applications were funded. The City plans to support some or all of these proposals again this year and may consider supporting additional proposals.

HUD SuperNOFA Resources: In addition to the resources described above, many of our projects and programs may also utilize other HUD competitively allocated funds for which the City is not eligible to apply directly. Non-City organizations planning to apply to the U.S. Department of Housing and Urban Development for projects or programs in Boston under HUD's soon to be issued FY2008 "SuperNOFA" competition generally are required by HUD to obtain a Certification of Consistency with the City's Consolidated Plan and may be required to obtain a Certification of Consistency with the City's Empowerment Zone Strategic Plan and/or to demonstrate how the project addresses the City's Analysis of Impediments and Fair Housing Plan. In general, the City encourages appropriate applications under all of HUD's competitive programs. However, in order to facilitate the coordination and timely review of requests for such certifications, the City requires applicants to complete a Certification Application and to submit the Application to the city not less than 30-days before the HUD application deadline for the program under which the organization is applying. Certification Application packages may be obtained between the hours of 9:00 a.m. - 4:30 p.m., Monday through Friday, from the Policy Development & Research Division of the Department of Neighborhood Development, 26 Court Street, 8th floor or by calling 635-3601. The application document is also available on-line and can be accessed on DND's web site at:

http://www.cityofboston.gov/dnd/Consolidated_Plan.asp.

As soon as the FY08 SuperNOFA is issued by HUD, the Department of Neighborhood Development will issue a schedule of certification application deadlines. Applications, which have been received and granted a certification of consistency, will be considered an integral part of the City's Federal FY2008 Action Plan.

Other (Non-Federal) Resources

Other (non-federal) resources expected to be available to support the City's PY08 Action Plan include:

Leading the Way III: \$5.0 million in City revenue.

Linkage Funds: The City works closely with the Neighborhood Housing Trust to make resources available from impact fees assessed to large-scale office and commercial development projects. Funds are made available through periodic funding competitions.

Inclusionary Zoning: The Boston Redevelopment Authority requires developers of larger market-rate housing developments to set-aside a percentage of the units for affordable housing or to pay a fee to develop affordable housing off-site. Funds are made available on a case-by-case basis.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 1 Action Plan Managing the Process response:

1. Lead Agency: The City of Boston's Department of Neighborhood Development (DND) is the lead agency responsible for administering the programs covered by the Consolidated Plan. DND is the recipient and administrator of the City's CDBG, HOME, ADDI, HOPWA, and ESG funding allocations and, unless otherwise specified, the programs funded with these resources are carried out directly by the Department of Neighborhood Development. The City's CDBG-funded Human Service programs are administered by the Boston Redevelopment Authority's Office of Jobs and Community Services. The City's housing counseling program is administered by the City's Rental Housing Resource Center. The fair housing program is administered by the Boston Fair Housing Commission within the Office of Civil Rights.

2. Development of the Action Plan: DND's Policy Development and Research (PD&R) Division is responsible for the development of the Annual Action Plan. Prior to beginning to prepare the plan, PD&R conducts a citywide public hearing to solicit resident input regarding needs and priorities for this year's Action Plan. Following the hearing, PD&R works in conjunction with DND's Administration and Finance Division, DND's five program divisions (Neighborhood Housing Development, Office of Business Development, Homebuyers Assistance, Homeowner Services and Real Estate Management and Sales) and the City's three subrecipient agencies (Office of Jobs and Community Services, Fair Housing, and Rental Housing Resource Center), to develop a draft Action Plan, including proposed funding allocations and accomplishments for each program. The Draft Action Plan is then issued for public

comment as described in the "Citizen Participation" narrative in the next section. PD&R conducts a public hearing on the draft Action Plan and reviews all of the comments and testimony received at the hearing or during the public comment period and prepares a final draft Action Plan for submission to HUD. Once the Action Plan is approved by HUD, it is made available to the public and posted on DND's web site.

3. Actions to Enhance Coordination: In order to ensure coordination of the City's housing efforts, Mayor Menino, created an advisory panel charged with developing a new four-year Leading the Way II plan to increase the City's housing stock by 10,000 units. The panel included representation from a wide range of organizations, including the banking industry, for-profit and non-profit housing developers, academics, homeless service providers, housing advocacy groups and city agencies. Day to day implementation of the plan is coordinated by an interagency task force led by the Mayor and consisting of key staff from the Department of Neighborhood Development, Boston Redevelopment Authority, the Boston Housing Authority, the City's Inspectional Services Department, the Emergency Shelter Commission, and the Fair Housing Commission. This group met weekly until the plan was successfully completed at the end of June in 2007. The group meets regularly to develop the Leading the Way III plan.

The City's Homeless programs are coordinated through a homeless planning committee convened by the City's Emergency Shelter Commission and consisting of the City's homeless service provider organizations. This group has the primary responsibility for identifying homeless service and housing needs and priorities and coordinating the preparation of the City's application to HUD under the annual Continuum of Care funding competition.

DND has recently convened a working group consisting of DND's Homeowner Services Division, the Boston Public Health Commission's Childhood Lead Poisoning Prevention Program, the City's Inspectional Services Department and non-profit partners such as the Boston Lead Action Coalition to better coordinate actions to eliminate childhood lead poisoning in Boston by 2010. The group will continue to meet periodically during the next year and beyond.

Finally, in February of 2008, in response to the rise of a large number of foreclosed and vacant properties in the Hendry Street area of Dorchester, Mayor Menino convened a cross departmental Foreclosure Intervention Team (FIT). FIT is compiled of the many City agencies who deal with all issues that surround foreclosure and abandonment, including Boston Police, Inspectional Services, Department of Neighborhood Development, Public Health Commission, Corporation Counsel, Public Works and Public Property. The City has surveyed the abandoned properties on Hendry, Coleman, and Clarkson streets, and determined a number of important steps that will be made immediately in order to make this neighborhood safer and more desirable. City agencies are working to identify the owners of these properties in order to hold them accountable and to get moving on future renovations and sales. This kind of deterioration of our neighborhoods is simply unacceptable.

Citizen Participation

Program Year 1 Action Plan Citizen Participation response:

1. Summary of the Citizen Participation Process:

The citizen participation process began with a series of three community meetings held by the Office of Jobs and Community Services to solicit input on priorities for CDBG-funded human service programs. The meeting on Adult services was held on November 27th, 2007, at Roxbury Community services, Youth Services on December 4 at the Copley Library and on All Program Services on December 10, at 26 Court Street. The Department of Neighborhood Development and the Office of Jobs and Community Services jointly held a citywide hearing on January 17th at the Boston Public Library to solicit additional community input on human service priorities for the next Consolidated Plan and Action Plan. .

Notices announcing the hearings and soliciting comments were published in the *Boston Globe* and the *City Record*. Also, a mailing was sent to the approximately 425 organizations and individuals on a mailing list the City maintains for this purpose, and was also emailed to 776 people on the Department of Neighborhood Development's general interest listserve. Finally, a notice of the hearing was posted on DND's web site and on the City of Boston's web calendar.

The Department of Neighborhood Development then held a citywide public hearing on Tuesday, March 25, 2008 at 26 Court Street to receive community input on housing and community development needs and priorities prior to preparing the draft Action Plan and Consolidated Plan. The Draft Action Plan is scheduled to be issued on April 22nd for a 30-day public comment period and a public hearing on the Draft Action Plan is scheduled for Thursday, May 1, 2009 at 26 Court Street. A mailing was sent to the approximately 425 organizations and individuals on a mailing list the City maintains for this purpose, and was also emailed to 776 people on the Department of Neighborhood Development's general interest listserve. Finally, a notice of the hearing was posted on DND's web site and on the City of Boston's web calendar

The Draft Consolidated Plan is scheduled to be issued for a 30-day public comment period on or around May 9th and a hearing will be scheduled to obtain citizen comments on the Draft Consolidated Plan.

The draft FY08 Action Plan and the Consolidated Plan will be made available on the City's Internet Web Site at: <http://www.cityofboston.gov/dnd/> . The City will consider all comments received in writing or orally at the hearing or in writing prior to the close of business on May 22nd in preparing the final Action Plan for submission to HUD and June 9th will be the deadline for comments on the draft Consolidated Plan.

2. Summary of Citizen Comments: A summary of the comments received on the Draft Action Plan and, if not adopted, an explanation for why those comments were not adopted, will be prepared upon the completion of each 30-day comment period.

3. Efforts to Broaden Participation: The City of Boston engaged an interpreter (Spanish/Portuguese) for both DND citywide hearings to assist citizens with limited English proficiency to participate and we provide equipment with headsets for ease of use. In our mailed notice we advise organizations serving limited English proficient persons and the disabled that with prior notice, we will make every effort to accommodate interpreter services in other languages, including ASL. Our hearing location is accessible and is near public transportation nodes that are also accessible.

4. Explanation of Comments Not Accepted: A summary of the comments received on the Draft Action Plan and, if not adopted, an explanation for why those comments were not adopted, will be provided as an attachment to this document after the public comment ends.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 1 Action Plan Institutional Structure response:

Unlike many other cities, Boston is fortunate to have a very well developed institutional infrastructure for affordable housing development.

Community Development Corporations/Community Housing Development Organizations (CDCs/CHDOs): Some of the nation's strongest and most experienced community development corporations are based here in Boston. The City of Boston provides financial supports for this network by using 5% of its HOME funds to provide operating assistance to 20 CDCs and other Community Housing Development Organizations (CHDOs). The operating assistance is administered through the neighborhood Development Support Collaborative, a program of the Local Initiatives Support Corporation (LISC) and several Boston-area foundations. The City also provides funding through the HOPWA program to the AIDS Housing Corporation to provide technical assistance to facilitate the development of service enriched housing for persons with AIDS by linking AIDS service providers with housing developers.

Rental Housing Resource Center: In an effort to improve the coordination and efficiency of City services, the City's Rental Housing Resource Center was merged with the Department of Neighborhood Development. There was no impact on the landlord and tenant counseling services and ensures that the services are more closely coordinated with housing counseling, technical assistance and organizing assistance provided through DND's Tenants-At -Risk and other programs.

Main Streets Foundation: The Boston Main Street Foundation was recently established to support the very important work of the individual Main Street organizations. Each Main Street Organization is a small independent non-profit with one or one and a half paid staff people. The Boston Main Streets Foundation will provide the opportunity to seek alternative funding from foundations and corporations - national, regional, and local - that can be distributed among districts. Grants will be sought for specific program initiatives as well as general operating support. In addition, the Foundation will provide a vehicle to pursue creative joint fundraising opportunities.

Boston Home Center:

The Home Center is a one-stop shop offering information on a range of programs and services available in Boston such as:

- Information and registration for homebuyer education classes and counseling provided in the City of Boston.
- Information on credit counseling and repair.
- Information on and referral to the various loan/grant programs offered to purchase or repair a home.
- Applications for various properties being marketed by the City to income-eligible, first-time homebuyers.
- Information on a variety of local lenders and their specialty mortgage programs.
- General education pamphlets on technical and financial issues surrounding the purchase or repair of a home.
- Information on and referral to foreclosure prevention services.
- Information on lending and home repair programs.
- Information on predatory mortgage lending practices.

Boston Business Assistance Center:

Like the Home Center, the Boston Business Assistance Center (BBAC) is a one-stop shop established in 1998 to provide free access to technical, financial, and administrative resources for entrepreneurs, neighborhood small business owners, and business owners interested in expanding or relocating to Boston.

BBAC Goals

- Help create and retain quality, sustainable jobs by growing small businesses in Boston.
- Make information and professional business assistance available to small firms in a "one-stop" environment by assembling business assistance providers under one roof in a convenient location.
- Provide assistance to business owners in accessing community, government, and private resources not located on site.
- Leverage information and service resources to establish and maintain an enhanced support network for small business.

Callers and visitors to the BBAC work with on-site staff to achieve their business goals. Staff includes members of the City of Boston Office of Business Development Business Assistance Team with access to Boston Main Streets, the Boston Redevelopment Authority (BRA), the U.S. Small Business Administration (SBA), and Boston Connects.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 1 Action Plan Monitoring response:

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

The Compliance Unit in DND's Administration and Finance Division also has the primary responsibility for monitoring adherence to all federal requirements relating to meeting the national objective standards for creating and/or retaining permanent jobs in the CDBG, Section 108 and Economic Development Initiative (EDI) programs. The Boston Empowerment Center staff are responsible for monitoring all additional EZ-related job requirements for the Section 108 and EDI programs. DND has adopted and is following a Jobs Monitoring Plan.

Over the past few years, DND has taken steps to improve its procedures and staff capacity for ensuring compliance with Uniform Relocation Act (URA) requirements. DND's Policy Development and Research Division has hired a staff person whose job responsibilities include managing URA compliance for the department. The division also has a consultant under contract to provide additional technical assistance on complicated relocation issues, as needed.

DND has also developed procedures to ensure that the annual re-certification of rents, incomes and housing quality standard required under the HOME program are conducted in a timely manner and to carry out the ongoing monitoring of affordability and occupancy restrictions in our rental and homeownership projects. DND and the Boston Redevelopment Authority have adopted and are following a jointly developed Housing Affordability Monitoring Plan. An 8-person Housing Affordability Advisory Committee meets every two weeks to ensure the ongoing implementation of the plan and address any issues or problems which may arise.

The City has a separate MBE/WBE 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.

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.

The conversion to HUD's Integrated Disbursement and Information System (IDIS) should help the City to be able to more accurately track its funding commitments and expenditures and to more thoroughly monitor compliance with program requirements. DND's Administration and Finance Division has undertaken extensive efforts to review and correct all of the data in the IDIS system. The Department has recently implemented a new policy requiring that each division update their IDIS project and program data quarterly.

Performance Monitoring:

HUD CAPER: As part of its preparation of the narratives of its annual Consolidated Annual Performance and Evaluation Report (CAPER), the Department of

Neighborhood Development conducts an assessment of its progress in meeting the goals and objectives outlined in the Consolidated Plan and its progress in meeting the proposed accomplishments in the annual Action Plan.

Leading the Way: For the past four years, the primary focus of the City's Consolidated Plan and of the four previous Action Plans under this Consolidated Plan has been on the implementation of Mayor Menino's **Leading the Way II**, a four year strategy to create 10,000 new units of housing in the City, including 2100 below market affordable units, 75% of which were to be affordable to households with incomes below 80% of the Boston Area Median Family Income (AMI). We are pleased to report that the City has met and exceeded the goals of Leading the Way II:

- **Total Production:** 10,969 units (110% of the goal) were permitted as of 6/30/07). Of these, 6,623 were complete, 3,493 are in construction and 853 were permitted but have not yet started construction.
- **Affordable Housing:** a total of 2,113 affordable housing units units were permitted.
- **Income targeting:** Of the 2,111 permitted affordable units, 1,723 (81.6%) will be affordable to households with incomes under 80% of AMI, 1,038 (49.1%) will be affordable to households with incomes under 60% of AMI, and 317 (15.0%) will be affordable to households with incomes under 30% of AMI. The remaining units will be affordable to households with incomes between 80 and 120% of AMI.

More complete details on the status of Leading the Way are available in the **Leading the Way II Completion Report** which was issued in January of 2008. The report is available on the web at:

http://www.cityofboston.gov/dnd/PDFs/LTW_Completion_report_Jan_08.pdf

Boston About Results (BAR): The City of Boston strives to provide its residents with the highest level of service possible. Improving performance, customer satisfaction and responsiveness across all City departments is the cornerstone of Mayor Menino's administration. Attaining a high performance organization demands the use of timely, consistent and reliable information. In 2006, the City improved on its long history of measuring performance by launching the enhanced Boston About Results (BAR) performance measurement system. Through the implementation of a city-wide, web-based performance measurement application, the City has developed a more sustainable performance management infrastructure which allows for:

- Departments and management teams to more closely align strategy and performance measures.
- The improved coordination and measurement of citywide initiatives.
- The development of performance scorecards and indicators of success by department, program, and strategy.

Following the roll-out of these advancements, the City took additional steps to improve the quality and effectiveness of department and citywide strategies and measures by:

- Engaging in a targeted review of measures and strategies aided by the efforts of a BAR review committee, composed of key cabinet members and Mayor's office staff.
- Placing increased focus on results by holding performance meetings with the Mayor and the City's most visible departments.

- Developing standard measures of diversity and workforce utilization to monitor progress on the Mayor's overarching goals of Improving Service at the Same or Lower Cost and Increasing the Diversity of City Services.

During FY08 the City will continue to build off the progress achieved over the last year by:

- Increasing transparency by placing select key measures on the City's website.
- Achieving the full integration of resources and results to more closely align service delivery and resource allocation.
- Further advancing our ability to monitor workforce utilization by developing measures of overtime per FTE and injury hours per employee.
- Integrating BAR with enterprise-wide initiatives such as work order and citizen relationship management systems.

Additional information on Boston About Results is available on the City's website at: http://www.cityofboston.gov/TridionImages/06_Budg_Per_Go_tcm1-860.pdf

Empowerment Zone: In addition, the Boston Connects/Boston Empowerment Zone has its own separate performance report which is submitted to HUD annually.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 1 Action Plan Lead-based Paint response:

The City of Boston has made great strides in its efforts to eliminate childhood lead poisoning in Boston by 2010. The number of children under age 6 with elevated Blood Lead Levels (EBLLs) has been reduced by 89% in the past 11 years, from 4124 cases in 1995 to just 460 cases in 2006. The rate has dropped from 13.5% of the children tested to just 2.0% this year. Nonetheless, there is still work to be done. EBLL rates are still significantly higher than the citywide rate of 2.0% in four neighborhoods: North Dorchester (3.8%, 119 cases), Hyde Park (3.2%, 42 cases), South Dorchester (2.5%, 85 cases), and Mattapan (2.5%, 32 cases). These four neighborhoods account for about 60% of the City's total EBLL cases. The City has developed a three-pronged strategy for reducing the number of housing units containing lead-based paint and increasing the inventory of lead-safe housing especially for low and moderate income families:

Housing Production - under Mayor Menino's four-year Leading the Way II initiative, over 10,000 new units of housing during have been permitted. When complete, at least 2,100 of these units will be affordable to low and moderate-income households. All of these new units will be lead safe.

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

Abatement - The Department of Neighborhood Development's Homeowner Services Division administers Boston's nationally -recognized Lead Safe Boston program. The program utilizes HUD and state funds to assist the abatement of lead hazards in existing housing. Boston was awarded \$4.5 million under HUD's FY06 Lead Hazard Reduction Demonstration Grant and Lead Hazard Control Grant programs.

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

- First priority is given to addressing lead hazards in properties citywide where a child under age 6 has been found to have an actionable blood lead level under Mass. law (EBLL \geq 15 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 (North Dorchester, South Dorchester, Mattapan, and Hyde Park.)

HOUSING

Specific Housing Objectives

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

1. Housing Priorities and Objectives:

Leading the Way: For the past four years, the primary focus of the City's Consolidated Plan and of the four previous Action Plans under this Consolidated Plan has been on the implementation of Mayor Menino's **Leading the Way II**, a four year strategy to create 10,000 new units of housing in the City, including 2100 below market affordable units, 75% of which were to be affordable to households with incomes below 80% of the Boston Area Median Family Income (AMI). We are pleased to report that the City has met and exceeded all of these goals. The City is currently in the process of developing a new **Leading the Way III** housing strategy that, Like **Leading the Way II**, will have explicit output and outcome goals.

In addition to the forthcoming **Leading the Way III** strategy, the current year's Action Plan provides funding allocations to two programs designed to expand Boston's stock of affordable housing (**Homeownership Development** and **Rental Housing Development**).two programs designed to preserve the existing housing stock, (**Rental Housing Preservation** and **Existing Homeowner Rehabilitation**) and one program designed to improve access to the existing housing stock (**Homebuyer Financial Assistance**). A summary of the funding allocations is provided on page 3 of the narrative section of this Action Plan and details on the specific funding allocations, outputs and outcomes are provided in the individual program descriptions in the second section of this Action Plan.

2. Resources: Six of the programs included in this Action Plan are directly linked to the implementation of the housing production goals of Leading the Way II. The City has allocated substantial amounts of its HOME and CDBG funds as well as City funds towards these goals. The following chart is a brief summary of the resources the City is committing to these programs and the number of additional units expected to receive funding awards in PY08

Program	CDBG \$	HOME/ADDI \$	Other \$	# Units
Homeownership Development	\$537,933	1,696,481	\$218,723	50
Rental Housing Production	\$422,218	\$4,172,299	\$223,722	220
Rental Housing Preservation	\$1,161,733	\$1,765,934	\$420,250	170
Existing Homeowner Rehab	\$4,685,656	\$ 162,509	\$1,018,240	1,099
Homebuyer Financial Assist	\$463,335	\$177,801	\$619,561	176

Additional information on these programs is provided in the program descriptions for each program.

Resources For Other Housing Programs: In addition to the housing programs listed above, the City funds and expects to make resources available for the following housing-related programs:

- Homebuyer Technical Assistance (homebuyer & foreclosure counseling)
- Lead Paint Abatement
- Community Housing Development Organization Operating Assistance
- Housing Counseling (landlord and tenant counseling, including a new component targeting tenants in foreclosed properties)
- Tenants at Risk Program (technical assistance for residents of expiring use projects, tenant organizing assistance)
- Fair Housing

Additional information on funding allocations for these programs is provided in the program descriptions for each program included in the next section of this Action Plan.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 1 Action Plan Public Housing Strategy response:

1. Public Housing Needs and Activities: 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.

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 the BHA's applications to HUD for funding under the HOPE-VI, Public Housing Drug Elimination Program, Resident Opportunity Self Sufficiency (ROSS) and other programs targeted to serving public housing residents.

2. Troubled Housing Authority: (not applicable)

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 1 Action Plan Barriers to Affordable Housing response:

HUD has recently implemented a new initiative to reduce barriers to affordable housing. As part of that initiative, applicants under HUD's Super NOFA will receive additional points on their application if the jurisdiction in which the project will be located is taking steps to reduce barriers to affordable housing. A copy of the City of Boston's response to that questionnaire, outlining the steps the City has taken to date and will be taking in the future to address barriers to affordable housing is available on the City's web site at

www.cityofboston.gov/dnd/PDFs/Action_Plan_Reg_Barriers_Form_1_revised.pdf.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 1 Action Plan HOME/ADDI response:

1. Forms of Investment: The City does not plan to use any forms of investment other than those described in 24 CFR Sec. 92.205(b).

2. Resale Guidelines:

A. Initial Sale

Sales Price

The initial sale price for HOME-assisted homeownership housing does not exceed 95% of the area median sales price as required by the HOME program regulations and as determined from time to time by HUD.

Initial Buyer

All HOME-assisted homeownership units will be made available for their initial sale to low-income homebuyers only, who will be required to occupy the assisted unit as their principal residence.

B. Resales

The City will enforce the resale requirements through an Affordable Housing Covenant that will constitute deed restrictions and covenants running with the land for a period of 30 years ("Deed Restrictions") for assisted housing units. The Deed Restrictions will include a formula to determine maximum resale price, an option to purchase on the part of the City and recapture provisions.

Maximum Resale Price

The "Maximum Resale Price" for the HOME-assisted units shall be determined according to the following formula:

- i) The consideration paid for the HOME Units as specified in the Deed to the Owner of the unit increased by five percent (5%) per annum, compound annually, plus
- ii) The actual cost of bedrooms added to the HOME-assisted unit; plus
- iii) The actual cost of bathrooms added to the HOME-assisted unit, if such units contain three or more bedrooms plus;
- iv) The actual cost of other capital improvements made to the HOME-assisted unit, not to exceed one percent (1%) per year of the consideration paid for the HOME-assisted unit; plus;
- v) The amount of the real estate agent fee, up to an amount not to exceed six percent (6%) of the sum of (i) through (iv) and provided that such expense is documented.

This formula will ensure that the original HOME-assisted unit owner receives a fair return on their investment.

Option to Purchase

An "Option to Purchase" between the City and the owner of the HOME-assisted unit will be included in the Deed Restrictions for each HOME-assisted unit. The option will be designed to ensure that the unit will be affordable to succeeding low-income households. The Option price will be the lesser of the Maximum Sales Price or the fair market value of the HOME-assisted unit.

Recapture Provision

During the first fifteen (15) years of the 30 year Affordable Housing Covenant, if the City fails to exercise its Option to Purchase the HOME-assisted unit and the developer or owner of the unit sells it to a third party household that is not low-income, then a portion of the proceeds from the sale will be subject to recapture by the City. The sales price may not exceed the Maximum Resale Price as determined according to the above formula. The amount of the recapture will be determined by deducting the following items from the proceeds of the sale:

- i) The principle balance of any permitted indebtedness, plus
- ii) the sum of all principal payments made during the term of ownership, plus
- iii) the amount, if any, of the cash down payment made at the time of the original purchase

However, the recapture amount shall not exceed the Market Subsidy amount, defined as the amount by which the developer 's sale price to the third party buyer was below the fair market value of the unit.

3) Refinance of Existing Debt: The City does not anticipate using any HOME funds to refinance existing debt secured by multi-family housing that is being rehabilitated with HOME funds. In the event that it becomes necessary to refinance such existing debt, the City will seek HUD's prior approval as needed on a case-by- case basis.

4. American Dream DownPayment Initiative (ADDI): For its PY08 program year, expects to make available a total of up to \$161,637 in ADDI funds, including its PY07 Allocation of \$115,123 and its PY08 allocation of \$46,514.

a) Planned Use of Funds:The City plans to make available all of its FY07 & FY08 ADDI funds for downpayment and closing cost assistance to assist low-income first time homebuyers to purchase single-family (1-4 dwelling unit) homes. At this time, the City does not plan to use any of its limited remaining ADDI funds for rehabilitation for rehabilitation that is to be completed in conjunction with the home purchase assisted with ADDI funds.

b) Outreach to Public Housing Residents:The City plans to maintain our existing efforts wherein we do outreach and provide homebuyer education classes at Boston Housing Authority (BHA) developments in conjunction with the BHA. As there is only one manufactured housing development in Boston, we will notify the residents association of the park when homebuyer courses are offered in West Roxbury.

c) Suitability: The City plans to maintain our existing programs which require all those who receive homebuyer funds to attend our six hour homeowner course as well as our foreclosure prevention and intervention services, if needed.

Additional HOME Narratives

The following narratives are required either by HOME regulations or are included in HUD's Action Plan checklists but are not included in the CPMP Action Plan narratives.

HOME Match

The HOME match is documented every year in the CAPER. Boston's HOME matching requirement has been reduced by 50% due to its qualification as a distressed jurisdiction. Boston match is met by a combination of State rental assistance and non-Federal funds such as leading the Way, NDF, etc.

EQUAL OPPORTUNITIES AND FAIR HOUSING

The City policies and procedures for meeting the equal opportunity, fair housing, and affirmative marketing requirements as described in 24CFR Part 92.350 and 92.351 have remained unchanged since the City of Boston's FY94 HOME Program Description.

Policy and Procedures for Minority and Women Business Outreach and Affirmative Marketing of Housing

A) Applicable Laws

The City of Boston provides assistance for the development of affordable housing in conformance with the requirements of all federal laws, regulations, and executive orders related to fair housing, non-discrimination and equal opportunity. These laws include the Civil Rights Act of 1964; Section 109 of Title I of the Housing and Community Development Act of 1974; Title VII of the Civil Rights Act of 1968, as amended; Executive Order 11063; Section 3 of the Housing and Community Development Act of 1974, Title VIII of the Civil Rights Act of 1968, Executive Order 11063; Section 3 of the Housing and Community Development Act of 1968 as amended; and the Cranston-Gonzalez National Affordable Housing Act. The Boston Fair Housing Commission (BFHC) administers fair housing programs and oversees compliance with equal housing opportunity and fair housing.

In addition, the City enforces two Ordinances implementing Executive Orders from the Mayor.

1) The Boston Residents Jobs Policy (BRJP), established as a City Ordinance on October 14, 1983, requires developers and contractors to hire 50% Boston residents, 25% minorities and 10% women, on publicly-assisted construction projects in the city. In 1985, an Executive Order extended this policy to private construction projects over 100,000 square feet. These percentages are established on the basis of work hours performed on each project.

2) The minority and Women Business Enterprises (M/WBE) Ordinances of December 31, 1987, seeks to increase the participation of such enterprises in all contracts awarded by the City for construction contracts. 15% citywide and 30% in minority neighborhoods are to be awarded to MBEs and 5% to WBEs. These percentages are established on the basis of the total contract dollar amount of construction and procurement contracts awarded by the City in each fiscal year.

The Boston Resident Jobs Policy and the Minority and Women Business Enterprises ordinances are enforced by the Jobs and Community Services (JCS) division of the City's Boston Redevelopment Authority/Economic Development and Industrial Corporation.

B) Minority and Women Business Outreach Program

To enforce the M/WBE Ordinance, the City publishes a M/WBE implementation Plan every two years, or more often as necessary. Components of this plan include, but are not limited to:

- departmental requirements for submitting Implementation Plans and inclusion of these plans in the department's annual budget submission;
- procedures to address grievances;
- preview of the vendor payment process;
- procedures by which City departments and contractors document their good faith effort to comply with the Ordinance;
- quarterly and annual reports;
- outreach efforts to minority and women vendors;
- for appropriate City personnel;
- guidelines for the uniform compilation and reporting of statistical M/WBE data;
- guidelines for appropriate contact language for implementing the policy;
- enforcement procedures; reference library of all sources to be used to locate M/WBE and the dissemination of such information to City departments.

C) Affirmative Marketing of Housing

Fair Housing Information: methods of informing the public of federal non-discrimination, equal opportunity and fair housing requirements and policies include the following:

- Fair Housing brochures are available at all program offices of City Departments providing housing assistance.
- All advertising in newspapers of general circulation bear HUD's Equal Housing Opportunity logo.
- All press releases and program descriptions bear HUD's equal opportunity logo.
- Special advertising and media announcements are made in such newspapers as the Bay State Banner, La Semana, El Mundo, Sampan, Dorchester Community News; radio station WILD; as well as direct mailings to specific minority communities.
- Potential owners of properties participating in housing programs are notified of Affirmative Marketing requirements in individual meetings and through the application process. All correspondence with them and with participating banks bears HUD's equal opportunity logo.
- Developers of assisted housing are required to display Fair Housing posters in English, Spanish and Chinese in all offices in which sales or rental activity pertaining to the assisted development takes place, and to post on all project sites a sign displaying HUD's equal opportunity log, or slogan or statement.

Affirmative Fair Housing Marketing Plan: In addition to the standard provisions of non-discrimination and equal opportunity, the City, through its Fair Housing Commission, implements an Affirmative Fair Housing Marketing Program. Developers and owners of City-assisted housing of five or more units are required to affirmatively market their units to groups least likely to apply for that housing because of its location. The Affirmative Marketing Program requires them to prepare and implement an Affirmative Marketing Plan for each project which identifies all the steps the developer will take to guarantee fair and open access. The Boston Fair Housing Commission assists the developer in preparing the Plan which must be approved by the Commission's Director. The BFHC then monitors the developer's progress in complying with the steps of the approved Plan. Specifically, the Commission monitors four levels of compliance:

- (i) the advertisements published and community outreach performed;
- (ii) application distribution and application-taking;
- (iii) the method of selecting tenants or buyers, including lottery procedures; and
- (iv) results-effectiveness of affirmative marketing efforts.

Each level of compliance must be reviewed and approved by the Commission, prior to the developer's proceeding to the next level. For developments of fewer than five units, which have received assistance since April 12, 1991, the property owner or manager is required to list available units with BFHC/Metrolist and to notify BFHC/Metrolist of any subsequent vacancy, whether for sale or rent.

Settlement Agreement:: In addition to enforcing general Fair Housing laws and the provisions of the Affirmative Fair Housing Marketing Program, the City of Boston, through its Boston Fair Housing Commission, implements the requirements of the Settlement Agreement in the case of NAACP-Boston Chapter v. Kemp, which implements the June 23, 1989 ruling of U.S. District Court Judge Skinner. The Settlement Agreement, effective as of April 12, 1991, seeks to enhance the availability of housing in predominantly white neighborhoods of Boston, and in the metropolitan area, to black and other minority households of Boston. Its goal and measure of success, as measured by the Court, is to achieve a racial composition of the pool of applicants to assisted housing which reflects the racial composition of the City as a whole. The requirements of the Settlement Agreement include;

- Establish and operate a Metropolitan Boston Housing Opportunity Clearing Center (Metrolist) to provide low-income and minority residents of the City of Boston with information about government-assisted housing in the metro area.
 - Administer an Affirmative Fair Marketing Program, as described above.
 - Obtain legislative approval to investigate housing discrimination complaints and to enforce fair housing laws with powers substantially equivalent to HUD's.
- Continue Education and Outreach Program to inform the public of its fair housing rights and responsibilities, and of the remedies and resources available.

HOMELESS

Specific Homeless Prevention Elements

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 1 Action Plan Special Needs response:

The City's Homeless Strategy is discussed at length in Exhibit 1 of the City's annual Continuum of Care Application to HUD. The Funding notice for the FY08 Continuum of Care competition has not yet been issued. These Continuum of Care application is an integral part of this Action Plan and are incorporated herewith by reference. See also the Program Description for the Homeless and Supportive Housing Services Program elsewhere in this Action Plan.

1. Sources of funds:

The City expects to make the following resources available for homeless programs during Program Year 2008/City FY2009

City Operating Budget Funds

\$ 595,516 City of Boston Emergency Shelter Commission
\$4,634,828 Boston Public Health Commission's Homeless Services Bureau

McKinney-Vento Continuum of Care Programs

The City will submit applications to HUD under the FY07 McKinney-Vento Continuum of Care competition after the NOFA is issued. The following are preliminary estimates of the amounts we expect to apply for and have available for our HUD Year 1/PY2008 programs:

\$ 7,700,000 Shelter Plus Care rental assistance contracts

\$ 11,496,201 Supportive Housing Program

Other HUD Funds

\$880,962 Emergency Shelter Grant

\$568,672 Community Development Block Grant

Other City of Boston Funds

\$333,000 Leading the Way II

\$ 6,590 Neighborhood Development Fund

2. Homelessness.

The City's Homeless Continuum of Care strategy is discussed in detail in Exhibit 1 of the City's annual McKinney-Vento Continuum of Care application to HUD. The following is a brief summary of some of the key elements of the strategy and how the Action Plan addresses the priorities in the strategy.

Emergency Shelter: Boston currently has 2,653 year-round emergency shelter beds. At this time, the City does not have any unmet need for additional emergency shelter beds. The City will use its Emergency Shelter Grant and City operating budget funds to continue to support Boston's emergency shelter network.

Transitional Housing: Boston currently has 1,917 year-round transitional housing units/beds. 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.

Permanent Housing: Boston currently has 2,939 year-round permanent housing units/beds for the homeless. In the past year, 148 additional units/beds were added to the inventory and another 307 units/beds are under development for a total of 3,394 units/beds. Despite this effort, we estimate that at least another 1384 units/beds are needed, including 405 permanent housing units/beds for chronically homeless individuals. The City is requesting additional Shelter Plus Care and Supportive Housing Program funds under this year's Continuum of Care application to address this need for additional permanent housing units/beds. The City also requires that developers of City-assisted projects with 10 units or more set-aside 10% of the units in the project for the homeless.

3.. Chronic Homelessness

Boston currently has 914 year-round permanent housing units/beds for the chronically homeless. In the past year, 55 additional units/beds were added to the inventory and another 145 units/beds are under development for a total of 1,114 units/beds. Despite this effort, we estimate that at least another 405 units/beds are needed for chronically homeless individuals. The City is requesting additional Shelter Plus Care and Supportive Housing Program funds under this year's Continuum of Care application to address this need for additional permanent housing units/beds for the chronically homeless. Additional detail on the City's strategy for addressing chronic homelessness is provided in Section 0 of Exhibit 1 of last year's Continuum of Care application (see pages 41-46)

4. Homeless Prevention: In a tight resource environment, it is critically important that we do everything possible to prevent people from becoming homeless in the first place. It is generally far more cost-effective to prevent people from becoming homeless than it is to rehouse them after they have been displaced. The City generally uses a significant amount of its Emergency Shelter Grant Funds (up to the maximum allowable 30%) and provides additional CDBG assistance to fund homelessness prevention activities. In addition, in early June of 2006, the City announced the establishment of the Boston Homelessness Prevention Clearinghouse, a new three year initiative designed to transform the current fragmented homeless prevention services delivery system into a highly coordinated network of services. The center is funded by the City and the Fireman Charitable Trust and will be administered by the Metropolitan Boston Housing Partnership (MBHP).

5. Discharge Coordination Policy

One key strategy to prevent homelessness is ensuring that persons who are homeless or at high risk of homelessness are not discharged from State institutions such as correctional institutions, mental health facilities, substance abuse treatment facilities and foster care directly to the streets or to homeless shelters. Homelessness is fully implemented. The City has worked closely with the state Executive Office of Health and Human Services to develop and adopt formal discharge protocols for substance abuse programs and mental health programs. Protocols are in development for discharge from correctional facilities and foster care programs. For additional information see Section 0, page 41, of Exhibit 1 of the City's Continuum of Care application.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 1 Action Plan ESG response:

Proposed Funding Allocation: The City of Boston expects to receive \$880,962 in Emergency Shelter Grant (ESG) funding this year, approximately the same as last year. Most of these funds are used to support the operating costs of Boston-based emergency shelters. Up to 30% of the funds may be used to support homeless

prevention programs and another 30% may be used to provide essential supportive services. A request for proposal was issued recently to procure emergency shelter services for Program Years 2008 and 2009. Funding for the first year will be provided out of the City's PY2008 ESG allocation. Funding for the second year will be provided by the City's PY 2009 ESG allocation. Here is the proposed funding allocation for the FY08 Allocation.

ESG Activity Category	Amount	Percent
Shelter Operating Costs	\$308,336	35.0%
Essential Services	\$264,289	30.0%
Homeless Prevention	\$264,289	30.0%
Subtotal	\$836,913	95.0%
DND Administrative Costs	\$44,048	5.0%
TOTAL FY 08 ESG	\$880,962	100.0%

Match: The ESG program requires that grantees match the funding received from HUD. The City meets this requirement by requiring that its non-profit sub-recipients identify eligible sources of matching funds as part of their application to the City for ESG funds. They are required to provide documentation of the availability of the matching funds as part of DND's routine sub-recipient monitoring.

HUD PROGRAM YEAR 2008/CITY FY2009 EMERGENCY SHELTER GRANT BUDGET

Vendor	Essential Services	Operational Costs	Homelessness Prevention	Total
ABCD			\$38,880	\$38,880
Asian Task Force		\$10,000		\$10,000
Bay Cove			\$30,419	\$30,419
Boston Medical Center/ELAH		\$10,457		\$10,457
Boston Public Health/ Long Island		\$33,271		\$33,271
Boston Rescue Mission		\$11,356		\$11,356
Brookview House		\$14,196		\$14,196
Casa Myrna Vasquez		\$12,238		\$12,238
Casa Nueva Vida		\$10,000		\$10,000
Crittenton Women's Union		\$12,825		\$12,825
Elizabeth Stone House		\$21,389		\$21,389
Finex House		\$14,881		\$14,881
Greater Boston Legal Service	\$21,764		\$29,475	\$51,239
HEARTH	\$10,000			\$10,000
Homestart	\$64,218		\$65,798	\$130,016
hopeFound	\$28,820			\$28,820
JRI	\$16,636			\$16,636
Kit Clark Senior Services	\$9,098	\$13,717		\$22,815
MCHP			\$18,537	\$18,537
Pine Street Inn		\$56,828		\$56,828
Project Place	\$26,796			\$26,796
Project Hope		\$11,280	\$5,024	\$16,304
Roxbury Multi Service Center		\$14,562		\$14,562
Sojourner House		\$15,210		\$15,210
Span			\$36,713	\$36,713
Traveler's Aid Family Services	\$32,500	\$112,705		\$145,205
Vietnam Veterans Workshop		\$12,111		\$12,111
Women's Lunch Place		\$15,210		\$15,210
Subtotal - Program Awards	\$209,832	\$402,236	\$224,846	\$836,914
Funding Caps (30%)	\$264,289	N/A	\$264,289	
DND Administration (5%)	\$44,048			
Total Budget	\$880,962			

EMERGENCY SHELTER GRANT PROGRAM YEAR 2008 PROPOSED SERVICE LEVELS

Vendor Name	Project Name	# of Persons Proposed to be Served	Services Provided
BPHC	Long Island	2,750	ESG Shelter, Mental health, Health Care, Homeless Prevention, Alcohol/Drug Problem, Outreach, Soup Kitchen, Employment
Vietnam Veteran Workshop	NESHV	925	ESG Shelter, Mental health, Health Care, Homeless Prevention, Alcohol/Drug Problem, Outreach, Soup Kitchen, Employment, TH
GBLS	DV Initiative and Homelessness Prevention	64	Homelessness Prevention
Veterans Benefits Clearinghouse	Food Pantry	200	TH, Homeless Prevention, Outreach, HIV/AIDS Services, Veterans Services, Drop-In Center, Employment
hopeFound	Rapid Exit	1,000	ESG Shelter
Victory Program	Warren St. Housing	15	Homelessness Prevention, Alcohol/Drug Problem, HIV/AIDS, Permanent Housing
Project Place	Economic Development Partnership Program	50	Alcohol/Drug Problem, Outreach, Soup Kitchen, Employment
Women Lunch Place		1,000	Mental Health, Health care, Homeless Prevention, Alcohol/Drug Problem, Outreach, Drop-In Center, Soup Kitchen, Employment
Boston Rescue Mission	Safe & Healthy	59	ESG Shelter, Mental Health, TH, Health Care, Alcohol/Drug Problem, Outreach, Soup Kitchen, Employment
Pine Street Inn	Men's Inn CATCH	60	ESG Shelter, Mental health, Homelessness Prevention, Alcohol/Drug, Outreach, HIV/AIDS Services, Soup Kitchen
Casa Nueva Vida		67	ESG Shelter, Transitional Housing, Health Care, Homeless Prevention, Outreach, Child Care, Employment
Asian Task Force	ASAP	90	ESG Shelter, Outreach, Social Services, Etc..
Sojourner House	Community Rooms	65	ESG Shelter
The Elizabeth Stone House	Emergency Shelter	171	ESG Shelter, Mental Health, TH, Alcohol/Drug Problem, Outreach, Child Care, Soup/Kitchen Meal Distribution, Support Groups and Life Skills Classes
Crittenton Women's Union	Hastings House	326	TH
Brookview House	Supportive Housing	365	Mental Health, Health care, Homeless Prevention, Outreach, Drop-In Center, TH
Traveler's Aid Family Services	FES	301	ESG Shelter, Homelessness Prevention, Outreach
Project Hope	Family Shelter/Prevention Services	723	ESG Shelters, Homelessness Prevention, Employment,
Finex House	DV	102	ESG Shelter, Mental Health, TH, Alcohol/Drug Problem, Outreach, Child Care, Soup/Kitchen Meal Distribution, Support Groups and Life Skills Classes
Casa Myrna Vazquez	DV	59	ESG Shelter, Mental Health, TH, Alcohol/Drug Problem, Outreach, Child Care, Soup/Kitchen Meal Distribution, Support Groups and Life Skills Classes
Shelter Inc.	Boston Family Shelter	49	ESG Shelter, Mental Health, TH, Alcohol/Drug Problem, Outreach, Child Care, Soup/Kitchen Meal Distribution, Support Groups and Life Skills Classes
Bay Cove	TPP	170	Mental Health
Kit Clark Senior Services	Cardinal Medeiros	500	Mental Health, Alcohol/Drug Problem, Outreach, Soup/Kitchen Meal Distribution, Health Care, Employment, Homelessness Prevention
Homestart	Housing Search, Vacancy Clearinghouse, Stabilization	187	Case Management
Massachusetts Coalition for the Homeless	First Stop	700	Homeless Prevention
Boston Medical Center	ELAHP	68	Outreach, Case management, Assessment, Housing Placement
Span	Reintegration Project	50	Homelessness Prevention
ABCD	Housing Court Advocates	211	Homelessness Prevention
HEARTH	Outreach Program	70	Mental Health, Health Care, Homelessness Prevention, Alcohol/Drug Problem
JRI	Boston GLASS	142	Mental Health, Homeless Prevention, HIV/AIDS, Drop-In Center, Soup/Kitchen- Meal Distribution
Total Served:		10,539	

COMMUNITY DEVELOPMENT

Community Development

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

Program Year 1 Action Plan Community Development response:

Identification of the City's Priority Non-Housing Development Needs was provided in the Strategic Plan that is part of the City's Consolidated Plan. Short Term goals for the City's non-housing Community Development programs are provided in the program descriptions in this Action Plan. These program descriptions provide the long and short term goals and objectives for these programs, the CDBG eligible activity category and the sources and amount of assistance for each activity.

Economic Development Programs

- Main Streets
- RESTORE (commercial façade improvements)
- Commercial Real Estate Development
- Business Technical Assistance
- Business Assistance Team

Public Facilities Programs

- Partners With Non-Profits
- Grassroots (open space)

Public Services

- Human Services

Other Community Development Needs (Real Estate Management & Services)

- Property Management (vacant land and buildings)
- Demolition
- Property Disposition
- Brownfields Environmental Abatement
- Project Pride (drug and crime properties)

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 1 Action Plan Antipoverty Strategy response:

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, a division of the Boston Redevelopment Authority/Economic Development Industrial Corporation. JCS's CDBG-funded activities are described in the Human Services program description in the next section of this Action Plan. This includes support for programs administered by Action for Boston Community Development and its affiliates, the City of Boston's anti-poverty agency. 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). Finally, many of the programs carried out by Boston Connects, Inc. are designed to empower the residents of Boston's federally-designated Empowerment Zone, a high-poverty target area.

Low Mod Benefit

The CDBG regulations require that at minimum, at least 70% of the funds be used for activities under the low/mod national objective. We estimate that not less than 90% of Boston's CDBG funds will be used for low-mod benefit activities.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

The City's priorities for non-homeless special needs housing are providing permanent housing for low-income elderly persons and community-based supportive housing for persons with disabilities, especially persons with AIDS, persons who are chronically mentally ill and the developmentally disabled. Toward that end, the City provides support for applications to HUD under the annual SuperNOFA for Section 202 Supportive Housing for the Elderly and Section 811 Supportive Housing for Persons With Disabilities. The City also works with social service providers to establish set-asides of units for persons with disabilities within larger affordable housing developments.

Section 202 Elderly Housing

As of the date of submission of this Action Plan, the NOFA for the Section 202 program has not been issued.

Section 811 Supportive Housing for Persons With Disabilities

As of the date of submission of this Action Plan, the NOFA for the Section 811 program has not been issued.

Supportive Housing for Persons With AIDS

The City uses its HUD Housing Opportunities for Persons with AIDS program funding to administer a Supportive Housing for Persons With AIDS Program. HOPWA-specific information is provided on the next page.

Housing Opportunities for People with AIDS

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 1 Action Plan HOPWA response:

1. Overview: The Boston EMSA consists of Suffolk, Plymouth and Norfolk Counties. There are 6101 persons living with AIDS/HIV in the Boston EMSA. One of the most significant problems faced by low-income persons with AIDS is retaining or obtaining affordable housing. DND will be directing resources to four primary activities:

1. Tenant-based rental assistance provided through the Metropolitan Boston Housing Partnership
2. Metropolitan-wide housing counseling to assist PWAs find/retain affordable housing

3. Technical Assistance to developers of housing for PWAs
4. Emergency assistance payments to help PWAs retain their existing housing to prevent homelessness

A description of the program is provided in the Supportive Housing for Persons With AIDS program in Programs Section of this Action Plan along with the planned allocation of resources. Reference Map 5 at the end of this Action Plan shows the geographic distribution of Living HIV/AIDS Cases in the Boston-Quincy Metropolitan Division.

2. Report on Actions Taken During the Year: Actions taken during the previous year are reported on at the end of the year in the Consolidated Annual Performance and Evaluation Report (CAPER) and not in the Action Plan.

3. Evaluate the Progress in meeting the objective of providing affordable housing: Progress made in meeting specific objectives is reported on at the end of the year in the Consolidated Annual Performance and Evaluation Report (CAPER) and not in the Action Plan.

4. Report on Annual HOPWA Output Goals: Progress made in meeting specific output goals is reported on at the end of the year in the Consolidated Annual Performance and Evaluation Report (CAPER) and not in the Action Plan.

5. Report on Use of Committed Leveraging: Use of leveraged funds is reported on at the end of the year in the Consolidated Annual Performance and Evaluation Report (CAPER) and not in the Action Plan.

6. Analysis of Distribution of HOPWA Funds: Analysis of the distribution of funds by geographic area and housing need is reported on at the end of the year in the Consolidated Annual Performance and Evaluation Report (CAPER) and not in the Action Plan.

7. Description of Barriers: Analysis of the barriers encountered and steps taken to address them is reported on at the end of the year in the Consolidated Annual Performance and Evaluation Report (CAPER) and not in the Action Plan.

8. Expected Trends: Analysis of expected trends is provided in the Strategic Plan and Housing Market Analysis sections of the Consolidated Plan and not in the Action Plan.

8. Evaluations, Assessments or Studies: Not applicable to the Action Plan.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 1 Specific HOPWA Objectives response:

The City expects to receive \$1747,000 under the HOPWA program for PY2008. The City plans to use its HOPWA funds primarily to provide rental assistance and housing-related supportive services. We expect to provide rental assistance to 50 PWA households with our HOPWA funds and to another 180 PWA households with Shelter Plus Care and Section 8 Housing Choice Vouchers. We plan to provide short-term rent and utility payments to 330 households to prevent them from becoming homeless. HOPWA funds will be used to provide supportive services to persons with HIV/AIDS receiving rental assistance under any of these programs. The program description for the Supportive Housing for Persons With AIDS Program in the next section of the Action Plan provides additional detail on the proposed allocation of resources and the number of persons proposed to be served.

Additional information on the City's HOPWA program is provided in the program description for the Supportive Housing for Persons With AIDS program. Reference Map 5 in the next section of the Action Plan shows the geographic distribution of Living HIV/AIDS Cases in the Boston-Quincy Metropolitan Division.

PROPOSED PROGRAM YEAR 2008 HOPWA BUDGET

Agency Name	Year	Start Date	End Date	Months	2006 Budget	Proposed FY08 Budget	Proposed FY08 service level
AAC-HIS	2008	7/1/2008	6/30/2010	24	\$ 178,900	196,790	217
AIDS Housing Corporation	2008	7/1/2008	6/30/2010	24	\$ 85,500	94,050	4 to 6
CCHER	2008	7/1/2008	6/30/2010	24	\$ 104,600	115,060	22
JRI/TBRA (54 vouchers)	2008	7/1/2008	6/30/2010	24	\$ 319,400	351,340	54
LHI-Busqueda (HIS)	2008	7/1/2008	6/30/2010	24	\$ 136,500	150,150	90
LIS-Safe Harbor	2008	7/1/2008	6/30/2010	24	\$ 110,400	132,012	67
QISC- HIS	2008	7/1/2008	6/30/2010	24	\$ 130,900	143,990	28
Victory Programs	2008	7/1/2008	6/30/2010	24	\$ 175,000	192,500	44
LHI-Walnut Park	2008	7/1/2008	6/30/2010	24	\$ 101,000	111,100	13
TOTAL					\$ 1,342,200	\$ 1,486,992	
HOPWA 2008 Allocation	\$ 1,747,000						
DND Administration (3%)	\$ 52,410						
Total Available for Commitments	\$ 1,694,590						
Award Amounts	\$ 1,486,992						
Uncommitted Balance	\$ 207,598	12.3%					

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

1. Neighborhood Revitalization Strategy Areas

Empowerment Zone/NRSA

In January 1999, a targeted area of Boston was designated an Empowerment Zone (EZ) by HUD. The Empowerment Zone designation was supposed to bring with it a \$100 million dollar Social Service Block Grant award over a 10-year period (\$10 million per year), but the program has only received partial funding for the past seven years and has received no funding for the past two years. The EZ designation is set to expire on December 31, 2009 unless legislative efforts to extend the program are successful.

The goal of the EZ is to generate economic self-sufficiency for individuals, families, and communities through job creation and human development. The Zone includes 57,640 residents (1990 Census), covers 5.8 square miles and extends over sections of Downtown, Chinatown, Dorchester, Jamaica Plain, Mission Hill, Roxbury, the Seaport District, South Boston and the South End.

Boston Connects, Inc. (BCI), was established in November 1999 to oversee and implement the Strategic Plan ([click here to read the Plan](#)). The Strategic Plan details Boston's approach for expanding human development. The Board of Directors includes 24 members-12 zone residents who were elected from throughout the Zone, and 12 representatives appointed by Mayor Thomas M. Menino.

The City of Boston has previously requested and received HUD approval of Boston's federally designated Empowerment Zone as a Neighborhood Revitalization Strategy NRSA area. The designation helps to facilitate housing and community development activities in the Empowerment Zone. ***The City is hereby requesting HUD approval to continue this designation for Program Year 2008.***

2) City Employees Participation Plan

Historically, the Department of Neighborhood Development has prohibited all of its employees from participating in homeowner and homebuyer programs operated by the agency. Recognizing that the cost of housing can have a serious impact on City employees with residency requirements, the Department reviewed that policy to determine if some of its employees may be permitted to participate in some program services. After extensive consultation with the regional office of the U.S. Department of Housing and Urban Development, it was determined that many categories of DND employees do not represent any conflict of interest since their job responsibilities do not influence in any way the outcome of these housing programs. DND has therefore established a review process under which the City and HUD will evaluate individual requests from DND employees to participate in homeowner and homebuyer programs. Where DND certifies and HUD approves, employees with no conflict of interest will be permitted to participate in the homebuyer and homeowner services

programs operated by DND. To ensure that access to these programs by public employees does not significantly reduce access by the general public, DND has limited employee participation to 5% of the available "slots" in each program. Additionally, the City has agreed to provide public disclosure about any DND employee that participates in these programs. A copy of the most current list of participating employees will always be available for public review at DND's Bid Counter, 10th Floor, 26 Court St, Boston MA 02108. The policy was implemented at the beginning of the FFY2001 program year. ***The City is hereby requesting HUD approval to continue the program for the FY2008 program year.***

3. Household size Requirements in DND Homeownership Development Programs

Historically, the Department of Neighborhood Development (DND) has not had minimum household size requirements in its homeownership development programs. The primary reason for this policy was that DND did not wish to create situations where, as a family grew over time, the household would be faced with living in overcrowded housing, or be forced to sell their unit and find a larger one in the open market. Since DND has a first-time homebuyer policy for its assisted housing, these 'trade-up' buyers would not be eligible for another City-assisted unit, and they may not be able to afford a suitably-sized market-rate unit they can afford. The ability to 'grow in place' is particularly important for affordable unit buyers because most do not move from their home for many, many years – of the 1,680 low-to-moderate income homeownership units with resale covenants being monitored by DND only 4% (67 units) have been resold over the past five years.

In 2003, the Boston Redevelopment Authority implemented a household size preference policy in its Inclusionary and Agency-sponsored housing developments. Given the central location of many of its developments, these units were extremely attractive to single individuals, and these individuals were flooding the buyer pools even for family-sized units. The BRA determined that it was necessary to implement a preference policy to ensure that families had greater access to the larger units. This policy establishes a preference for households that have a minimum size of one person per bedroom. As a preference¹, smaller households may acquire a larger unit if there are no suitably sized households left in the buyer pool. Given the neighborhood locations of most of DND's housing developments that are more attractive to families, DND did not feel that it needed to implement a household size preference policy to ensure that families get most of the family-sized units produced by the agency.

However, with the costs of producing housing now reaching \$220 per square foot, it has become extremely expensive to significantly overhouse a homebuyer. For example, a 1BR unit of 750 square feet² costs \$165,000 to build, while a 3BR unit at 1,200 square feet costs \$264,000 to build. If a single person buys that 3BR unit, DND is supporting \$99,000 in excess development costs for that 3BR unit over what is minimally needed in a 1BR unit for that household. Given resource constraints, that excess development cost can no longer be supported.

¹ Limiting this policy to a preference rather than a requirement was dictated by the Boston Fair Housing Commission that did not want to unduly limit access to housing for small households.

² Recommended size requirement per DND Design Standards, May 2005

Recent findings by the U.S. Department and Urban Development in other communities support DND's position: in reviewing the HOME program, HUD has indicated that they would consider substantial overhousing as an equivalent to be an "excess amenity adding to subsidy requirements" that is inconsistent with the HOME/ADDI requirement to provide the minimum necessary subsidy.

For these reasons, DND has decided to implement the following minimum household size policy.

POLICY

DND will establish a minimum household size *requirement* in all DND-assisted housing that sets the minimum household size for any given unit at **Number of Bedrooms Minus One**. For example, a 4BR unit would require a household of no less than three people. DND believes that this policy will significantly mitigate the problem of excessive overhousing yet it will still allow a family to grow in place for a considerable number of years. The extra bedroom would allow the family to have as many as two more children that could share the extra room (if they are the same sex) up until the eldest becomes a teenager and requires their own room.

DND believes that this policy provides a reasonable balance between the desire to let families grow in place and the need to prudently manage its development resources.

4. Limiting Assets and Certain Forms of Financing in DND Homebuyer Programs

From time to time income-qualified homebuyers may have substantial savings (from an inheritance, divorce settlement, from a parental gifts, or simply through diligent savings) that can be used toward the purchase of a house. While these homebuyers meet the income-eligibility standards to purchase the unit, their ability to make a very large downpayment calls into question whether they are truly in need of governmentally assisted housing.

Based on the general principle that DND does not want to penalize people for having a strong savings ethic, DND has historically not considered assets above the amount needed for a downpayment in determining eligibility for a subsidized ownership unit. The single exception to this is in the Downpayment Assistance Program that uses an asset needs test to determine the needed level of downpayment assistance.

As market prices increase beyond the reach of an ever-growing segment of the population, there are ever-expanding pools of applicants for every unit. This is especially true in the highest priced neighborhoods where affordable units may be selling for a fraction of their market value. This reality means that it is more important than ever that only those homebuyers that absolutely need government-assisted housing are able to purchase these units. With no asset limitations, it is possible that an income-qualified homebuyer with a large amount of savings or other assets could get a City-assisted unit even though their financial position would enable them to buy in the private market without government assistance. This would not be a desirable outcome and therefore necessitates a re-evaluation of DND's policy toward assets in determining homebuyer eligibility.

The U.S. Department of Housing and Urban Development (24CFR5.609) establishes savings policies relative to the Section 8, Public Housing and Assisted Housing Programs. This policy converts savings to income by adding a passbook savings rate of return to the income of the applicant. DND has determined that this policy, designed for rental assistance programs, does not adequately reflect the impact of savings when it comes homebuying. For example, \$100,000 in savings applied to a downpayment could easily cut a buyer's monthly mortgage payment in half, but would only add \$1,500 to their income using the HUD formula. Consequently, DND has decided to develop its own policies with regard to assets that is more appropriate to its homeownership programs.

NEW POLICIES

1. **Establish an asset limitation of \$75,000.** The City has determined that if a buyer can afford at least 20% of the market rate sales in a majority of Boston's neighborhoods, then that buyer does have reasonable options in the private market, and does not need a government-assisted unit. Based on current market conditions, this leads to an asset cap of \$75,000. While it is true that these buyers may not be able to afford the property type (e.g. a single family) in the neighborhood they most prefer, most first time homebuyers, whether they are government-assisted or not, must have to make compromises on property type and location in order to get into the market. Government assistance should be to create options for those who have none, not expand options for those who already have some. The City recognizes that while this cap exceeds that used by some other agencies (e.g. DHCD, CHAPA) it is reflective of the lack of lower-priced options within the city compared to the options available statewide.
2. **All assets, whether in cash, equity in real estate, investment funds etc. will be included in the determination of assets.** The only exception to this is government-approved retirement funds and college savings plans³. Only if a retirement account or college savings plan is to be liquidated to support the home purchase, will it be added to the asset calculation. If an asset is necessary to the buyer's primary source of income, such as a business owned by the buyer, some or all of the asset may be exempted from the calculation only to the degree necessary to maintain the buyers income stream⁴.
3. **Arms' length financing will be required of all buyers.** This will prevent family members from using an income-eligible family member to qualify for an assisted unit while other potentially non-eligible family members get an interest in the unit by providing the financing.
4. **Co-signers.** Co-signers are only permitted when they are going to reside in the property. A co-signer's income will also be considered in determining eligibility.
5. **Review the asset limitation annually.** Since this policy is based on options found in the private market, it is necessary to update it from time to time to

³ DND may include in this exemption other tax-deferred non-housing savings plans in the future as they enacted by Congress or the State Legislature.

⁴ This will be done on a case-by-case basis and will be documented in the client file.

reflect current market conditions. This annual review will be conducted by the Policy Development & Research Division as part of the annual process for determining and publishing the City's Statement of Affordable Rents that is included in the annual Action Plan.

Applicability. This policy will apply to all DND-assisted new homeownership units except for market-rate units and units that are not receiving direct financial assistance (e.g. BuildHome Program, REMS Property Disposition Programs). It will apply to all resale units that receive their certifications through DND.

Project Name: Existing Homeowner Rehabilitation				
Description:	IDIS Project #: 2008-0001 UOG Code: MA250282 BOSTON			
The program provides loans and/or grants and technical assistance to assist Boston's homeowners to make needed property improvements. Activities include small-scale rehab of owner-occupied 1-4 family buildings, emergency repairs for senior homeowners, substantial rehab of properties owner-occupied by seniors, substantial rehab of city-owned foreclosed properties, and the owner-builder pilot program which provides city-owned land and technical assistance to first timehomebuyers to build their own homes.				
Location:	Priority Need Category			
Community Wide - see reference map 1.	Select one: Owner Occupied Housing			
Expected Completion Date: (06/30/2009)	Explanation: Lower income homeowners, especially seniors, often do not have sufficient savings to pay for the full cost of needed repairs and may not be able to obtain conventional financing at affordable rates due to limited incomes. Also, the program enables the City to rehabilitate and recycle abandoned City-owned buildings to increase homeownership opportunities for low and moderate income families.			
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives			
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1 Improve the quality of owner housing 2 Increase the availability of affordable owner housing 3			
Project-level Accomplishments	10 Housing Units repaired/rehabbed	Proposed: 1054	Accompl. Type:	Proposed
		Underway		Underway
		Complete		Complete
	10 Housing Units vacant/sub rehab	Proposed: 45	Accompl. Type:	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type:	Proposed	Accompl. Type:	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
reduce number of ownership units with housing problems	number of owner-occupied units with problems other than cost burden			
14A Rehab; Single-Unit Residential 570.202	Matrix Codes			
Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes			
Program Year 1	CDBG	Proposed Amt. \$4,685,656	Other	Proposed Amt. \$1,018,240
		Actual Amount		Actual Amount
	HOME	Proposed Amt. \$162,509	Fund Source:	Proposed Amt.
		Actual Amount		Actual Amount
	10 Housing Units repair/rehab	Proposed Units 1054	Accompl. Type:	Proposed Units
		Actual Units		Actual Units
	10 Housing Units vacant/sub rehab	Proposed Units 45	Accompl. Type:	Proposed Units
		Actual Units		Actual Units

Project Name: Lead Paint Abatement				
Description:	IDIS Project #: 2008-0007 UOG Code: MA250282 BOSTON			
The program provides grants and loans to abate lead paint hazards in homeownership and/or rental housing occupied by low-income households with a child under age 6. Priority is given to addressing lead hazards citywide in properties with a child with an actionable blood lead level. A second priority is given to addressing lead hazards in a five neighborhood high-risk target area (Dorchester, Roxbury, Mattapan, Hyde Park and Roslindale) where the incidence of elevated blood lead levels is above the citywide rate.				
Location: Community Wide - see reference maps 1, 1B and 1C	Priority Need Category Select one: Other Environmental Safety			
Expected Completion Date: (06/30/2009)	Explanation: Lower-income homeowners and small investor-owners often cannot afford to abate lead hazards or must increase rents to do so, resulting in displacement or increasing the housing cost burden of low-income households. This puts children under age 6 living in such properties at risk of lead paint poisoning.			
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives			
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the quality of affordable rental housing 2 Improve the quality of owner housing 3			
Project-level Accomplishments	10 Housing Units units committed	Proposed 165 Underway Complete	Accompl. Type:	Proposed Underway Complete
	Accompl. Type:	Proposed Underway Complete	Accompl. Type:	Proposed Underway Complete
	Accompl. Type:	Proposed Underway Complete	Accompl. Type:	Proposed Underway Complete
	10 Housing Units units committed	Proposed 165 Underway Complete	Accompl. Type:	Proposed Underway Complete
	Accompl. Type:	Proposed Underway Complete	Accompl. Type:	Proposed Underway Complete
	Accompl. Type:	Proposed Underway Complete	Accompl. Type:	Proposed Underway Complete
	10 Housing Units units committed	Proposed 165 Underway Complete	Accompl. Type:	Proposed Underway Complete
	Accompl. Type:	Proposed Underway Complete	Accompl. Type:	Proposed Underway Complete
	Accompl. Type:	Proposed Underway Complete	Accompl. Type:	Proposed Underway Complete
Proposed Outcome	Performance Measure	Actual Outcome		
Increase in the number of lead safe units, reduction of # of EBLLs	# of certified lead safe units, decrease in # of children with EBLLs			
14I Lead-Based/Lead Hazard Test/Abate 570.202	Matrix Codes			
Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes			
Program Year 1	CDBG	Proposed Amt. \$0 Actual Amount	Other	Proposed Amt. \$2,266,182 Actual Amount
	HOME	Proposed Amt. \$0 Actual Amount	HUD Lead Grants	Proposed Amt. Actual Amount
	10 Housing Units committed	Proposed Units 165 Actual Units	Fund Source:	Proposed Amt. Actual Amount
	Accompl. Type:	Proposed Units Actual Units	Accompl. Type:	Proposed Units Actual Units
	Accompl. Type:	Proposed Units Actual Units	Accompl. Type:	Proposed Units Actual Units
	Accompl. Type:	Proposed Units Actual Units	Accompl. Type:	Proposed Units Actual Units
	Accompl. Type:	Proposed Units Actual Units	Accompl. Type:	Proposed Units Actual Units
	Accompl. Type:	Proposed Units Actual Units	Accompl. Type:	Proposed Units Actual Units
	Accompl. Type:	Proposed Units Actual Units	Accompl. Type:	Proposed Units Actual Units

Project Name: Homeownership Development				
Description:	IDIS Project #: 2008-0002 UOG Code: MA250282 BOSTON			
This program makes funding available to assist non-profit or for-profit developers with the cost of developing new affordable homeownership housing units through new construction, substantial rehabilitation and/or adaptive reuse of non-residential properties. Funds are made available via competitive requests for proposals twice each year. NEW! The City is also seeking funding to enable the City or non-profit partners to acquire and rehabilitate foreclosed or abandoned properties in high priority target areas.				
Location: Community Wide - see reference map 4. For priority foreclosure target areas, see reference map A	Priority Need Category Select one: Owner Occupied Housing			
Expected Completion Date: (06/30/2009)	Explanation: A major factor behind Boston's low homeownership rate, especially among minorities, is the lack of available and affordable single-family properties. Boston's housing stock is disproportionately made up of multifamily rental properties and three-family properties with one owner-occupied unit and two renter-occupied units. It will be difficult to further increase Boston's homeownership rate without first increasing the suitable housing stock.			
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives			
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Increase the availability of affordable owner housing 2 3			
Project-level Accomplishments	10 Housing Units funds awarded for new units	Proposed 50	Accmpl. Type:	Proposed
		Underway		Underway
		Complete		Complete
	10 Housing Units in construction/completed	Proposed 200	Accmpl. Type:	Proposed
		Underway		Underway
		Complete		Complete
	10 Housing Units foreclosed props awarded	Proposed 61	Accmpl. Type:	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
Increase # of low-mod income homeowners, esp. minorities	# of low and moderate income and minority homeowners			
05R Homeownership Assistance (not direct) 570.204	Matrix Codes			
14B Rehab; Multi-Unit Residential 570.202	Matrix Codes			
12 Construction of Housing 570.201(m)	Matrix Codes			
Program Year 1	CDBG	Proposed Amt. \$537,933	Other	Proposed Amt. \$218,723
		Actual Amount		Actual Amount
	HOME	Proposed Amt. \$1,696,481	Fund Source:	Proposed Amt.
		Actual Amount		Actual Amount
	10 Housing Units awarded	Proposed Units 50	Accmpl. Type:	Proposed Units
		Actual Units		Actual Units
	10 Housing Units construction/comple	Proposed Units 200	Accmpl. Type:	Proposed Units
		Actual Units		Actual Units

Project Name: Homebuyer Financial Assistance				
Description:	IDIS Project #: 2008-0003 UOG Code: MA250282 BOSTON			
The program provides downpayment and closing cost assistance to graduates of approved homebuyer counseling courses to enable Boston residents to become first-time homebuyers.				
Location: Community Wide - see reference map 3	Priority Need Category Select one: Owner Occupied Housing ▼			
Expected Completion Date: (06/30/2009)	Explanation: Boston's extremely high sales prices make it difficult for low, moderate and even middle income renters to afford existing homeownership housing. The program provides downpayment and closing cost assistance to improve low income renters access to the available homeownership stock.			
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives			
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve access to affordable owner housing ▼ 2 Improve access to affordable owner housing for minorities ▼ 3 ▼			
Project-level Accomplishments	04 Households ▼	Proposed 176	Accompl. Type: ▼	Proposed
		Underway		Underway
	completed purchases	Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
		Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
Increase in # of low-mod homebuyers, esp. minorities (at least 75% of homebuyers assisted)	# of low-mod and minority homeowners assisted (75% of 176 or 132 minority homebuyers)			
13 Direct Homeownership Assistance 570.201(n) ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. \$463,335	Other ▼	Proposed Amt. \$619,561
		Actual Amount		Actual Amount
	HOME ▼	Proposed Amt. \$177,801	Other ▼	Proposed Amt.
	HOME & ADDI	Actual Amount		Actual Amount
	04 Households ▼	Proposed Units 176	Accompl. Type: ▼	Proposed Units
	completed purchases	Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Project Name: Homebuyer Technical Assistance						
Description:	IDIS Project #: 2008-0004 UOG Code: MA250282 BOSTON					
The program provides homebuyer education and training courses through the Department of Neighborhood Development and through a group of non-profits offering approved homebuyer training courses. Offerings include Homebuying 101, Multilingual Homebuying, Condo 102, and Credit Smart Boston. The program also markets City-assisted Homeownership opportunities. New! significantly expanded foreclosure counseling and intervention through the Boston Home Center and five non-profit agencies.						
Location: Citywide	Priority Need Category Select one: Owner Occupied Housing					
Expected Completion Date: (06/30/2009)	Explanation: The program provides first time homebuyers, especially low-income and minority homebuyers, with education about the homebuying process to equip them with the knowledge and skills needed to purchase their first home and counseling assistance to avoid foreclosure.					
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1 Improve access to affordable owner housing 2 Improve access to affordable owner housing for minorities 3					
Project-level Accomplishments	01 People in courses & seminars	Proposed 3045 Underway Complete	Accompl. Type:	Proposed Underway Complete		
	Other courses offered	Proposed 138 Underway Complete	Accompl. Type:	Proposed Underway Complete		
	04 Households receiving foreclosure counseling	Proposed 2000 Underway Complete	Accompl. Type:	Proposed Underway Complete		
	Proposed Outcome		Performance Measure		Actual Outcome	
	Increase the number of successful low-income and minority homebuyers		number of low-income and minority homeowners			
	05 Public Services (General) 570.201(e)		Matrix Codes			
	Matrix Codes		Matrix Codes			
	Matrix Codes		Matrix Codes			
	Program Year 1	CDBG	Proposed Amt. \$1,735,443 Actual Amount	Other	Proposed Amt. \$173,640 Actual Amount	
		HOME	Proposed Amt. \$0 Actual Amount	Other	Proposed Amt. Actual Amount	
		01 People foreclosure counseled	Proposed Units 2000 Actual Units	Other courses offered	Proposed Units 138 Actual Units	
		01 People # clients in courses	Proposed Units 3045 Actual Units	Accompl. Type:	Proposed Units Actual Units	

Project Name: Rental Housing Preservation						
Description:	IDIS Project #: 2008-0005 UOG Code: MA250282 BOSTON					
This program makes funding available to assist non-profit or for-profit developers with the cost of preserving the long term affordability of the existing existing rental housing stock through acquisition and/rehabilitation. Funds are made available via competitive requests for proposals twice each year. Rental Acquisition component also makes available funding to acquire existing market rate housing, stabilize rents in the short term and increase affordability over the long term.						
Location: Community Wide - see reference map 4	Priority Need Category Select one: Rental Housing ▼					
Expected Completion Date: (06/30/2009)	Explanation: Boston has approximately 40,000 units of existing subsidized rental housing stock, thousands of which are at risk of loss as affordable housing due to expiring use restrictions and many thousands of units of unsubsidized multifamily rental housing at-risk of loss as affordable housing due to market conditions and/or physical condition of the property. Preserving the existing stock is a high priority - it could not be easily replaced if lost.					
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the quality of affordable rental housing ▼ 2 Increase the supply of affordable rental housing ▼ 3 ▼					
Project-level Accomplishments	10 Housing Units ▼ funds awarded	Proposed 170 Underway Complete	Accompl. Type: ▼	Proposed Underway Complete		
	10 Housing Units ▼ in development	Proposed 48 Underway Complete	Accompl. Type: ▼	Proposed Underway Complete		
	10 Housing Units ▼ set-aside for income under 15% AMI	Proposed 10 Underway Complete	Accompl. Type: ▼	Proposed Underway Complete		
	Proposed Outcome		Performance Measure		Actual Outcome	
	Preserve the existing affordable rental housing stock		preserve at least 75% of the 2746 at risk affordable units			
	14B Rehab; Multi-Unit Residential 570.202 ▼		Matrix Codes ▼			
	14G Acquisition - for Rehabilitation 570.202 ▼		Matrix Codes ▼			
	14H Rehabilitation Administration 570.202 ▼		Matrix Codes ▼			
	Program Year 1	CDBG ▼	Proposed Amt. \$1,161,773 Actual Amount	Other ▼	Proposed Amt. \$420,250 Actual Amount	
HOME ▼		Proposed Amt. \$1,765,934 Actual Amount	Other ▼	Proposed Amt. Actual Amount		
10 Housing Units ▼ awarded		Proposed Units 170 Actual Units	10 Housing Units ▼ for 15% AMI	Proposed Units 10 Actual Units		
10 Housing Units ▼ in construction/completed		Proposed Units 48 Actual Units	Accompl. Type: ▼	Proposed Units Actual Units		

Project Name:	Rental Housing Production		
Description:	IDIS Project #: 2008-0006	UOG Code: MA250282 BOSTON	
This program makes funding available to assist non-profit or for-profit developers with the cost of developing new affordable rental housing units through new construction, substantial rehabilitation and/or adaptive reuse of non-residential properties. Funds are made available via competitive requests for proposals twice each year. The Elderly Housing component makes resources available in conjunction with the HUD Section 202 program.			

Location: Citywide - see reference map 4	Priority Need Category	
	Select one:	Rental Housing ▼
Explanation:		

Expected Completion Date: (06/30/2009)	Boston does not have enough existing affordable rental housing to meet current needs and the private market is not producing affordable rental units. By increasing the supply, the City hopes to stabilize or decrease rents of existing rental housing and expand affordable rental housing opportunities for low-income households.
Objective Category	
<input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	

Specific Objectives	
1	Increase the supply of affordable rental housing ▼
2	▼
3	▼

Project-level Accomplishments	10 Housing Units ▼	Proposed	220	Accompl. Type: ▼	Proposed	
	funds awarded	Underway			Underway	
		Complete			Complete	
		10 Housing Units ▼	Proposed	450	Accompl. Type: ▼	Proposed
	in construction/complete	Underway		Underway		
		Complete		Complete		
	10 Housing Units ▼	Proposed	10	Accompl. Type: ▼	Proposed	
	increase set-aside for 15% AMI	Underway			Underway	
		Complete			Complete	

Proposed Outcome	Performance Measure	Actual Outcome
Increase the stock of affordable rental housing	total number of subsidized rental housing units.	

12 Construction of Housing 570.201(m) ▼	14H Rehabilitation Administration 570.202 ▼
14B Rehab; Multi-Unit Residential 570.202 ▼	Matrix Codes ▼
14G Acquisition - for Rehabilitation 570.202 ▼	Matrix Codes ▼

Program Year 1	CDBG ▼	Proposed Amt.	\$422,218	Other ▼	Proposed Amt.	\$223,722
		Actual Amount			Actual Amount	
	HOME ▼	Proposed Amt.	\$4,172,299	Other ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	10 Housing Units ▼	Proposed Units	220	10 Housing Units ▼	Proposed Units	10
	funds awarded	Actual Units			15% AMI	Actual Units
	10 Housing Units ▼	Proposed Units	450	Accompl. Type: ▼	Proposed Units	
	construct/complete	Actual Units			Actual Units	

Project Name: CHDO Operating Assistance					
Description:	IDIS Project #: 2008-0008 UOG Code: MA250282 BOSTON				
This program provides HOME funds for the operating expenses of certified Community Housing Development Organizations (CHDOs) engaged in the development of HOME-assisted or HOME-eligible housing. The program is administered by the Neighborhood Development Support Collaborative (NDSC) which is comprised of representatives of local foundations engaged in funding neighborhood development activities.					
Location: Community Wide	Priority Need Category Select one: Other Capacity Building - owner and rental housing				
Expected Completion Date: (06/30/2009)	Explanation: CDCs and other community-based non-profit housing development organizations often need support for operating costs (staff and other costs) while projects are in the early stages of development, especially large and complex affordable housing projects. It will can often take 18-24 months for such projects to secure funding, start construction and reach completion..				
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Increase the supply of affordable rental housing 2 Increase the availability of affordable owner housing 3				
Project-level Accomplishments	09 Organizations # of CHDOS assisted	Proposed 14 Underway Complete	Accompl. Type:	Proposed Underway Complete	
	Accompl. Type:	Proposed Underway Complete	Accompl. Type:	Proposed Underway Complete	
	Accompl. Type:	Proposed Underway Complete	Accompl. Type:	Proposed Underway Complete	
	Proposed Outcome		Performance Measure		Actual Outcome
	provide assistance to 14 CHDOS		# of CHDOS assisted		
	21I HOME CHDO Operating Expenses (subject to 5% cap)		Matrix Codes		
	Matrix Codes		Matrix Codes		
	Matrix Codes		Matrix Codes		
	Program Year 1	CDBG	Proposed Amt. \$0 Actual Amount	Fund Source:	Proposed Amt. Actual Amount
		HOME	Proposed Amt. \$352,688 Actual Amount	Fund Source:	Proposed Amt. Actual Amount
		09 Organizations # CHDOS	Proposed Units 14 Actual Units	Accompl. Type:	Proposed Units Actual Units
		Accompl. Type:	Proposed Units Actual Units	Accompl. Type:	Proposed Units Actual Units

Grantee Name: **City Of Boston**

CPMP Version 2.0

Project Name: Tenants-At-Risk (CEDAC)					
Description:	IDIS Project #: 2008-0011 UOG Code: MA250282 BOSTON				
This program is administered through the Community Economic Development Assistance Corporation (CEDAC) and has two components: 1) technical assistance to residents of HUD-financed multifamily rental housing to enable them to preserve housing at risk due to expiring use restrictions, Section 8 opt-outs, etc., and 2) the Boston Tenant Organizing Project which provides low income tenants with technical assistance and organizing tools to negotiate with landlords regarding conditions and rent levels.					
Location: Community Wide	Priority Need Category Select one: Rental Housing				
Expected Completion Date: (06/30/2009)	Explanation: There are over 2500 units of subsidized housing at risk in Boston over the next three years.				
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve access to affordable rental housing 2 Improve the quality of affordable rental housing 3				
Project-level Accomplishments	09 Organizations tenant orgs. Assisted	Proposed 30 Underway Complete	Accompl. Type:	Proposed Underway Complete	
	10 Housing Units projects assisted	Proposed 12 Underway Complete	Accompl. Type:	Proposed Underway Complete	
	Accompl. Type:	Proposed Underway Complete	Accompl. Type:	Proposed Underway Complete	
	Proposed Outcome		Performance Measure		Actual Outcome
	preserve existing assisted housing		number of at-risk units not removed from the affordable housing stock		
	05 Public Services (General) 570.201(e)		14G Acquisition - for Rehabilitation 570.202		
	19C CDBG Non-profit Organization Capacity Building		Matrix Codes		
	14B Rehab; Multi-Unit Residential 570.202		Matrix Codes		
	Program Year 1	CDBG	Proposed Amt. \$250,174 Actual Amount	Other	Proposed Amt. \$60,000 Actual Amount
		HOME	Proposed Amt. \$0 Actual Amount	Fund Source:	Proposed Amt. Actual Amount
		09 Organizations #tenant orgs	Proposed Units 30 Actual Units	Accompl. Type:	Proposed Units Actual Units
		Other # projects assisted	Proposed Units 12 Actual Units	Accompl. Type:	Proposed Units Actual Units

Project Name: Housing Counseling (Rental Housing Resource Center)					
Description:	IDIS Project #: 2008-0009 UOG Code: MA250282 BOSTON				
The program provides a wide range of housing counseling, search, referral and placement services for low and moderate income tenants. The program is administered by the City's Rental Housing Resource Center and the housing counseling services are provided through contracts with community-based non-profit organizations. New! As part of the City's Foreclosure Intervention Initiative, four RHRC staff will be focusing half of their time to assisting tenants impacted by foreclosures.					
Location: Community Wide	Priority Need Category Select one: Rental Housing				
Expected Completion Date: (06/30/2009)	Explanation: It is often difficult for lower income tenants and vulnerable populations to locate and obtain affordable rental housing suited to their needs. Housing counselors who are familiar with local landlords and the local real estate market can help tenants locate available opportunities and/or mediate disputes to avoid displacement of existing tenants. Also, tenants are often evicted by the lender when a property is foreclosed.				
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve access to affordable rental housing 2 Increase range of housing options & related services for persons w/ special needs 3 Increase the number of homeless persons moving into permanent housing				
Project-level Accomplishments	04 Households tenancy preserved or hsg placement	Proposed 600 Underway Complete	Accompl. Type:	Proposed Underway Complete	
	04 Households foreclosure eviction avoided or hsg placement	Proposed 200 Underway Complete	Accompl. Type:	Proposed Underway Complete	
	Accompl. Type:	Proposed Underway Complete	Accompl. Type:	Proposed Underway Complete	
	Proposed Outcome		Performance Measure		Actual Outcome
	number of tenants who retain or find affordable housing		# of tenants who resolve evictions or are placed in affordable housing		
	05K Tenant/Landlord Counseling 570.201(e)		Matrix Codes		
	Matrix Codes		Matrix Codes		
	Matrix Codes		Matrix Codes		
	Program Year 1	CDBG	Proposed Amt. \$318,059 Actual Amount	Other	Proposed Amt. \$618,496 Actual Amount
HOME		Proposed Amt. \$0 Actual Amount	Fund Source:	Proposed Amt. Actual Amount	
04 Households tenancy preserved		Proposed Units 600 Actual Units	Accompl. Type:	Proposed Units Actual Units	
Accompl. Type: eclosure evict preve		Proposed Units 200 Actual Units	Accompl. Type:	Proposed Units Actual Units	

Project Name: Fair Housing (Boston Fair Housing Commission)						
Description:	IDIS Project #: 2008-0013 UOG Code: MA250282 BOSTON					
the Boston Fair Housing Commission administers the City's Fair Housing Program, consisting of 4 primary components 1) investigation and enforcement of fair housing complaints, 2) Metrolist - provides information government-assisted housing throughout the metro area, 3) affirmative marketing - oversees and monitors affirmative marketing of city-assisted affordable housing, 4) education and outreach regarding fair housing rights and responsibilities.						
Location:	Priority Need Category					
Community Wide	Select one: Public Services					
Expected Completion Date: (06/30/2009)	Explanation: Expanding housing choice and ensuring fair access to existing affordable rental and homeownership housing opportunities is a high priority.					
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve access to affordable rental housing 2 Improve access to affordable owner housing 3					
Project-level Accomplishments	01 People response to inquiries	Proposed 500 Underway Complete	Accompl. Type:	Proposed Underway Complete		
	Other Evaluate FH Plans	Proposed 12 Underway Complete	Accompl. Type:	Proposed Underway Complete		
	Other Monitor FH Plans	Proposed 40 Underway Complete	Accompl. Type:	Proposed Underway Complete		
	Proposed Outcome		Performance Measure		Actual Outcome	
	21D Fair Housing Activities (subject to 20% Admin cap) 570.20		Matrix Codes		Matrix Codes	
	Matrix Codes		Matrix Codes		Matrix Codes	
	Matrix Codes		Matrix Codes		Matrix Codes	
	Program Year 1	CDBG	Proposed Amt. \$597,389 Actual Amount	Other	Proposed Amt. \$131,665 Actual Amount	
		HOME	Proposed Amt. \$0 Actual Amount	Fund Source:	Proposed Amt. Actual Amount	
		01 People respond to inquiries	Proposed Units 500 Actual Units	Other Monitor FH Plans	Proposed Units 40 Actual Units	
		Other review FH plans	Proposed Units 12 Actual Units	Accompl. Type:	Proposed Units Actual Units	

Project Name: Homeless and Supportive Housing Services				
Description:	IDIS Project #: 2008-0012 UOG Code: MA250282 BOSTON			
This program provides housing-related services to the homeless. It is funded primarily through two federal McKinney Vento Homeless Assistance Act Programs: The Shelter Plus Care Program and the Supportive Housing Program. SHP funds services, operating costs, leasing costs and, on a limited basis, permanent housing development. Shelter Plus Care provides rental assistance. CDBG funds are used for emergency rental assistance and ESG funds provide shelter operating costs, homeless prevention and services.				
Location:	Priority Need Category			
Community Wide	Select one: Homeless/HIV/AIDS			
Expected Completion Date: (06/30/2009)	Explanation: Boston has approximately 6000 homeless persons and 23,600 households with "worst case Housing needs" who are considered at risk of becoming homeless (households with incomes under 30% of the area median income that are paying over 50% of their household income for housing costs).			
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives			
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Increase the number of homeless persons moving into permanent housing 2 End chronic homelessness 3 Increase range of housing options & related services for persons w/ special needs			
Project-level Accomplishments	04 Households provided with services/assistance	Proposed 2940	Accompl. Type:	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type:	Proposed	Accompl. Type:	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type:	Proposed	Accompl. Type:	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
reduction in # of homeless, esp. unsheltered homeless	# of homeless and street homeless in annual homeless census			
05 Public Services (General) 570.201(e)	Matrix Codes			
03C Homeless Facilities (not operating costs) 570.201(c)	Matrix Codes			
03T Operating Costs of Homeless/AIDS Patients Programs	Matrix Codes			
Program Year 1	CDBG	Proposed Amt. \$568,672	Other	Proposed Amt. \$19,196,201
		Actual Amount	McKinney Grants	Actual Amount
	ESG	Proposed Amt. \$880,962	Other	Proposed Amt. \$339,590
		Actual Amount		Actual Amount
	04 Households served/assisted	Proposed Units 2940	Accompl. Type:	Proposed Units
		Actual Units		Actual Units
	Accompl. Type:	Proposed Units	Accompl. Type:	Proposed Units
		Actual Units		Actual Units

Project Name: Supportive Housing for Persons With AIDS				
Description:	IDIS Project #: 2008-0013 UOG Code: MA250282 BOSTON			
This program provides rental assistance and housing related supportive services to persons with HIV/AIDS living in the Boston HOPWA Entitlement Metropolitan Service Area (Suffolk, Plymouth and Norfolk Counties).				
Location: Suffolk, Norfolk and Plymouth Counties - see reference map 5	Priority Need Category Select one: Homeless/HIV/AIDS			
Expected Completion Date: (06/30/2009)	Explanation: There are 6,777 persons living with AIDS/HIV in the Boston EMSA. One of the most significant problems faced by low-income persons with AIDS is retaining or obtaining affordable housing. Persons with HIV/AIDS are often lose employment due to illness-related problems. 5000 or 67% of these persons with HIV/AIDS live in the City of Bostnn.			
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives			
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Increase range of housing options & related services for persons w/ special needs 2 Improve access to affordable rental housing 3			
Project-level Accomplishments	01 People housing services	Proposed 736	Accompl. Type:	Proposed
		Underway		Underway
		Complete		Complete
	01 People	Proposed	Accompl. Type:	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type:	Proposed	Accompl. Type:	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
reduce number of persons with AIDS who are homeless	number of PWA is emergency shelter survey			
31F Tenant based rental assistance	Matrix Codes			
31E Supportive service	Matrix Codes			
31D Administration - project sponsor	Matrix Codes			
Program Year 1	HOPWA	Proposed Amt. \$1,747,000	Fund Source:	Proposed Amt.
		Actual Amount		Actual Amount
	CDBG	Proposed Amt. \$1,100	Fund Source:	Proposed Amt.
		Actual Amount		Actual Amount
	01 People serve/assist	Proposed Units 736	Accompl. Type:	Proposed Units
		Actual Units		Actual Units
	Accompl. Type:	Proposed Units	Accompl. Type:	Proposed Units
		Actual Units		Actual Units

Project Name: Partners With Non-Profits					
Description:	IDIS Project #: 2008-0020 UOG Code: MA250282 BOSTON				
This program provides flexible grants to community based non-profit organizations to undertake physical improvements to their facilities. Non-profits are eligible to receive matching grants of up to \$25,000. Requests for proposals are advertised in the Fall and awards are made in the Spring.					
Location: Citywide	Priority Need Category Select one: Public Facilities				
Expected Completion Date: (06/30/2009)	Explanation: Non-profits often need financial assistance to make capital repairs to increase accessibility for persons with disabilities, to replace or repair out deteriorated roofs, kitchens or other systems.				
Objective Category <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input checked="" type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve quality / increase quantity of neighborhood facilities for low-income persons 2 3				
Project-level Accomplishments	11 Public Facilities grants for improvements	Proposed 35	Accompl. Type:	Proposed	
		Underway		Underway	
		Complete		Complete	
	Accompl. Type:	Proposed	Accompl. Type:	Proposed	
		Underway		Underway	
		Complete		Complete	
	Accompl. Type:	Proposed	Accompl. Type:	Proposed	
		Underway		Underway	
		Complete		Complete	
	Proposed Outcome improve quality of neighborhood facilities		Performance Measure # of facilities improved		Actual Outcome
	03 Public Facilities and Improvements (General) 570.201(c)		Matrix Codes		
	03E Neighborhood Facilities 570.201(c)		Matrix Codes		
Matrix Codes		Matrix Codes			
Program Year 1	CDBG	Proposed Amt. \$785,400	Fund Source:	Proposed Amt.	
		Actual Amount		Actual Amount	
	Other	Proposed Amt. \$24,600	Fund Source:	Proposed Amt.	
		Actual Amount		Actual Amount	
	11 Public Facilities improvements	Proposed Units 35	Accompl. Type:	Proposed Units	
		Actual Units		Actual Units	
	Accompl. Type:	Proposed Units	Accompl. Type:	Proposed Units	
		Actual Units		Actual Units	

Project Name:	Grassroots		
Description:	IDIS Project #: 2008-0014	UOG Code: MA250282 BOSTON	
The program supports the development of community gardens and other non-profit owned and maintained open space. The program provides grants, technical assistance and vacant land. The program does not pay for ongoing maintenance of the open space.			

Location:	Priority Need Category
Citywide - project must either be located in a low/mod area (see reference map 6) or must exclusively serve low/mod clients.	Select one: Public Facilities

Expected Completion Date: (06/30/2009)	Explanation: Many Boston neighborhoods have very limited public open space and the small vacant lots owned by the City are a blighting influence on the neighborhood.
Objective Category	
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	

Outcome Categories	Specific Objectives
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve quality / increase quantity of neighborhood facilities for low-income persons 2 3

Project-level Accomplishments	11 Public Facilities	Proposed	4	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	new commitments				
	11 Public Facilities	Proposed	10	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	in construction				
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete

Proposed Outcome	Performance Measure	Actual Outcome
convert vacant land to a community asset	# of vacant parcels converted	

03 Public Facilities and Improvements (General) 570.201(c)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1	CDBG	Proposed Amt.	\$508,312	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	11 Public Facilities	Proposed Units		Accompl. Type:	Proposed Units
	new projects	Actual Units			Actual Units
	11 Public Facilities	Proposed Units		Accompl. Type:	Proposed Units
	projects in construction	Actual Units			Actual Units

Project Name: Human Services (JCS)					
Description:	IDIS Project #: 2008-0027 UOG Code: MA250282 BOSTON				
This program provides assistance to low and moderate income persons in the following areas: 1) Family Literacy, 2) Youth Services, 3) Child Care, 4) Social Services, 5) Special Education and Training, 6) Adult Literacy. This is the second year of a two year funding cycle for all programs except for Adult Literacy. This is the first of a 5 year funding cycle for Adult Literacy. no new applications are being accepted this year. A list of the service providers is provided in part 7 of this Action Plan.					
Location: Citywide	Priority Need Category Select one: Public Services				
Expected Completion Date: (06/30/2009)	Explanation: Targeted social services are designed to assist low and moderate income residents to achieve economic self sufficiency and reduce poverty.				
Objective Category <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input checked="" type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 End chronic homelessness 2 Improve the services for low/mod income persons 3				
Project-level Accomplishments	09 Organizations organizations funded	Proposed 100 Underway Complete	Accompl. Type:	Proposed Underway Complete	
	Accompl. Type:	Proposed Underway Complete	Accompl. Type:	Proposed Underway Complete	
	Accompl. Type:	Proposed Underway Complete	Accompl. Type:	Proposed Underway Complete	
	Proposed Outcome Performance Measure Actual Outcome				
	increase the self-sufficiency of low income persons		#of clients with full-time jobs		
	05 Public Services (General) 570.201(e)		05B Handicapped Services 570.201(e)		
	05D Youth Services 570.201(e)		05L Child Care Services 570.201(e)		
	05A Senior Services 570.201(e)		21A General Program Administration 570.206		
	Program Year 1	CDBG	Proposed Amt. \$3,381,025 Actual Amount	Fund Source:	Proposed Amt. Actual Amount
		Other	Proposed Amt. Actual Amount	Fund Source:	Proposed Amt. Actual Amount
		09 Organizations funded	Proposed Units 100 Actual Units	Accompl. Type:	Proposed Units Actual Units
		Accompl. Type:	Proposed Units Actual Units	Accompl. Type:	Proposed Units Actual Units

ADULT PROGRAMS

Counseling & Support					
Agency	Program	Neighborhood	FY09	in EZ	ServesEZ
ABCD South Side Head Start	Case Management	Hyde Park	\$ 31,500		
Asian American Civic Association (AACA)	Family Literacy	Chinatown	\$ 40,000	x	x
Bay Cove Human Services	Eviction Prevention	Boston	\$ 27,500		x
Crittenton Women's Union	Counseling	Brighton	\$ 36,190		x
DEAF, Inc.	Disabled adults	Allston	\$ 40,000		x
DotWell	Financial Management	Dorchester	\$ 25,000		
Fenway CDC	Employment Services	Fenway	\$ 25,000		
Fenway Community Health Center	Counseling	Fenway	\$ 25,000		
Greater Boston Legal Services	Eviction Prevention	Boston	\$ 43,500		x
Home SPACE / Aid to Incarcerated Mothers	Counseling	South End	\$ 40,000		x
International Institute of Boston	Counseling & Referral	Boston	\$ 34,500		x
Irish Immigration Center	Citizenship Services	Boston	\$ 30,000	x	x
Jamaica Plain NDC	Employment Services	Jamaica Plain	\$ 40,000		x
Jewish Vocational Service	Employment Services	Boston	\$ 43,500	x	x
Mass. Alliance of Portuguese Speakers	Social Services	Allston	\$ 40,000		
Maverick Tenants' Organization	Counseling	East Boston	\$ 34,500		
Morgan Memorial Goodwill Industries	Employment Services	Roxbury	\$ 40,000	x	x
Mujeres Unidas en Accion	Childcare for ABE Prog.	Dorchester	\$ 25,000		x
New England Shelter for Homeless Veterans	Employment Services	Boston	\$ 30,000		x
Notre Dame Education Center	Case Management	South Boston	\$ 43,500		
Somali Development Center	Counseling & Referral	Jamaica Plain	\$ 25,000		
STEP, Inc.	Substance Abuse Services	Boston	\$ 45,000		
Upham's Corner Health Center	Case Management	Dorchester	\$ 25,000		
Urban League of Eastern Massachusetts	Employment Services	Roxbury	\$ 25,000	x	x
Veterans Benefits Clearinghouse	Counseling	Roxbury	\$ 45,000	x	x
Vietnamese American Civic Association	Social Services	Dorchester	\$ 32,000		
Viet-AID	Employment Services	Dorchester	\$ 25,000		
Vocational Advancement Center	Vocational Services	Brighton	\$ 25,000		
			\$ 941,690		

YOUTH PROGRAMS

Agency	Program	Neighborhood	FY 09 Recommendation		
Agassiz Community Center	After-School	Jamaica Plain	\$ 25,000		x
All Dorchester Sports League	After-School	Dorchester	\$ 25,000		
Alliance for Inclusion and Prevention	After-School	Roslindale	\$ 27,500		
Allston/Brighton APAC	After-School	Brighton	\$ 25,000		
Artists for Humanity	Youth Arts	South Boston	\$ 25,000		
Blackstone Community Center	After-School	South End	\$ 25,000		x
Boston Asian: Youth Essential Service	Violence Prevention	Chinatown	\$ 25,000		
Boston Chinatown Neighborhood Center	Pre-School / After-School	Chinatown	\$ 45,000		
Boston Higher Education Resource Center	Mentoring	South End	\$ 25,000	x	x
Brookview House	Homeless Youth	Dorchester	\$ 25,000		x
Castle Square Tenants Organization	After-School	Chinatown	\$ 25,000	x	x
Catholic Charities / Laboure Center	Youth Counseling	South Boston	\$ 30,500	x	x
Center for Teen Empowerment	Youth Organizing	South End	\$ 25,000	x	x
Colonel Daniel Marr Boys & Girls Club	After-School	Dorchester	\$ 25,000		
Commonwealth Tenants Association	After-School	Brighton	\$ 25,000		
Community Providers of Adolescent Services	After-School	Dorchester	\$ 25,000		
Comprehensive School-Age Parenting Program	Teen Parenting	Jamaica Plain	\$ 45,000		x
Crispus Attucks Children's Center	Pre-School	Dorchester	\$ 45,000		x
East Boston Harborside Community School	After-School	East Boston	\$ 25,000		
East Boston Social Centers	After-School	East Boston	\$ 43,500		
Ecumenical Social Action Committee	Counseling	Roxbury	\$ 34,500	x	x
Federated Dorchester Neighborhood Houses	After-School	Dorchester	\$ 30,000		x
Haitian American Public Health Initiative	After-School	Mattapan	\$ 34,500		x
Hawthorne Youth & Community Center	After-School	Roxbury	\$ 25,000		x
Hispanic Office of Planning and Evaluation (HOPE)	After-School	Jamaica Plain	\$ 25,000		x

Shelter/Homeless

Asian Task Force Against Domestic Violence	Counseling	Chinatown	\$ 43,500	x	x
Boston Rescue Mission	Homeless Services	Boston	\$ 25,000	x	x
Casa Myrna Vazquez	Economic Development	South End	\$ 45,000		
City Mission Society	Homeless Services	Boston	\$ 25,000	x	x
Crossroads Family Shelter	Homeless Services	East Boston	\$ 25,000		
Elizabeth Stone House	Financial Counseling	Jamaica Plain	\$ 25,000		x
hopeFound Inc.	Employment Services	Jamaica Plain	\$ 25,000	x	x
Project Place	Homeless Services	South End	\$ 27,500		x
Travelers Aid Family Services	Homeless Services	Boston	\$ 25,000	x	x

Subtotal

\$ 266,000

Senior Services

Catholic Charities / Haitian Multi-Service Center	Social Services to Elders	Dorchester	\$ 25,000	x	x
Eldercare Alliance / Ethos	Financial Management	Jamaica Plain	\$ 25,000		x
Greater Boston Chinese Golden Age Center	Elder Social Services	Chinatown	\$ 25,000		
La Alianza Hispana	Elder Social Services	Roxbury	\$ 44,000		
Mass. Assoc. for the Blind	Elders (Vision-impaired)	Citywide	\$ 25,000		x
Orhenberger Community Center	Elder Recreation	West Roxbury	\$ 25,000		
Veronica B. Smith Multi-Service Senior Center	Elder Social Services	Brighton	\$ 30,000		

Subtotal

\$ 199,000

Hyde Park Municipal Building Community Center	After-School	Hyde Park	\$ 30,000		
Hyde Square Task Force	After-School	Jamaica Plain	\$ 25,000		
Inquilinos Boricuas en Accion (IBA)	After-School	South End	\$ 25,000		
International Rescue Committee	After-School	Jamaica Plain	\$ 31,000		x
Jackson/Mann Community School and Council	After-School	Allston	\$ 45,000		
Maritime Apprentice Program	After-School	South Boston	\$ 34,500	x	x
Mattapan Community Centers	After-School	Mattapan	\$ 25,000		
Nazzaro Center	After-School	North End	\$ 25,000		
New England/AMERICA Scores	After-School	Dorchester	\$ 27,500		x
Partners for Youth with Disabilities	Career Development	Charlestown	\$ 43,500		x
Roslindale Community Center Council	After-School	Roslindale	\$ 25,000		
Sociedad Latina	After-School	Roxbury	\$ 25,000		x
South Boston Boys & Girls Club	Summer Camp	South Boston	\$ 25,000		
South Boston Neighborhood House	After-School	South Boston	\$ 30,000		
Tynan Community Center	After-School	South Boston	\$ 25,000		
United South End Settlements	Pre-School / After-School	South End	\$ 45,000		x
Upham's Corner Community Center	After-School	Dorchester	\$ 41,500		
West End House Boys & Girls Club	After-School	Allston	\$ 40,000		
Zumix, Inc.	Youth Arts	East Boston	\$ 25,000		
Youth Total			\$ 1,328,500		

Project Name: Main Streets						
Description:	IDIS Project #: 2008-0015 UOG Code: MA250282 BOSTON					
The program provides assistance to revitalize neighborhood commercial business districts. Assistance is provided through non-profit Main Streets organizations in 19 designated Main Streets districts. The assistance provided includes operating support for the operations of the Main Streets organization, business design assistance, facade improvement grants, and promotional assistance (paid for with City resources).						
Location:	Priority Need Category					
19 Main Streets Districts - see reference map 7.	Select one: Economic Development ▼					
Expected Completion Date:	Explanation:					
(06/30/2009)	Vital neighborhood commercial districts are important to supporting a suitable living environment, provide jobs to area residents, and contribute to public safety and the property values of the surrounding residential areas.					
Objective Category	Specific Objectives					
<input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input checked="" type="radio"/> Economic Opportunity	1 Improve the services for low/mod income persons ▼ 2 Improve economic opportunities for low-income persons ▼ 3					
Outcome Categories						
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability						
Project-level Accomplishments	09 Organizations ▼	Proposed	19	Accompl. Type: ▼	Proposed	
	Main Street orgs.	Underway			Underway	
		Complete			Complete	
		08 Businesses ▼	Proposed	60	Accompl. Type: ▼	Proposed
	opened	Underway		Underway		
		Complete		Complete		
		13 Jobs ▼	Proposed	300	Accompl. Type: ▼	Proposed
	new jobs created	Underway		Underway		
		Complete		Complete		
		Proposed Outcome	Performance Measure	Actual Outcome		
	revitalization of business districts	reduction in vacant spaces & increase in private investment				
	14E Rehab; Publicly or Privately-Owned Commercial/Indu 570.2 ▼		Matrix Codes ▼			
16B Non-Residential Historic Preservation 570.202(d) ▼		Matrix Codes ▼				
18A ED Direct Financial Assistance to For-Profits 570.203(b) ▼		Matrix Codes ▼				
Program Year 1	CDBG ▼	Proposed Amt.	\$1,540,091	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Other ▼	Proposed Amt.	\$280,432	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: RESTORE					
Description:	IDIS Project #: 2008-0016 UOG Code: MA250282 BOSTON				
This program provides 1:1 matching grants (maximum of \$50,000 per project and \$8500 per storefront) for moderate to substantial exterior and/or façade improvements for businesses. All façade improvements are subject to DND design review.					
Location: Citywide - see reference map 7	Priority Need Category Select one: Economic Development				
Expected Completion Date: (06/30/2009)	Explanation: Attractive neighborhood commercial districts are important to creating a strong business district and encourages private investment. They also contribute to public safety and the property values of the surrounding residential areas. CDBG funds are used for projects in low/mod areas, NDF funds are used for projects in non-low/mod areas.				
Objective Category <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input checked="" type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve quality / increase quantity of neighborhood facilities for low-income persons 2 Improve economic opportunities for low-income persons 3				
Project-level Accomplishments	08 Businesses storefronts improved	Proposed 90 Underway Complete	Accompl. Type:	Proposed Underway Complete	
	Accompl. Type:	Proposed Underway Complete	Accompl. Type:	Proposed Underway Complete	
	Accompl. Type:	Proposed Underway Complete	Accompl. Type:	Proposed Underway Complete	
	Proposed Outcome				
	Performance Measure		Actual Outcome		
	14E Rehab; Publicly or Privately-Owned Commercial/Indu 570.2				
	Matrix Codes		Matrix Codes		
	Matrix Codes		Matrix Codes		
	Program Year 1	CDBG	Proposed Amt. \$864,642 Actual Amount	Fund Source:	Proposed Amt. Actual Amount
		Other	Proposed Amt. \$112,500 Actual Amount	Fund Source:	Proposed Amt. Actual Amount
		Accompl. Type:	Proposed Units Actual Units	Accompl. Type:	Proposed Units Actual Units
		Accompl. Type:	Proposed Units Actual Units	Accompl. Type:	Proposed Units Actual Units

Project Name: Commercial Real Estate Development

Description: **IDIS Project #:** 2008-0017 **UOG Code:** MA250282 BOSTON

This program provides loans and grants to for-profit businesses for larger scale economic development projects that either create or retain jobs for low-income persons or provide necessary business services to low and moderate income areas. Funding can be for acquisition, construction, rehabilitation or working capital loans for commercial and industrial projects.

Location: Citywide - Low/mod areas (see reference map 6) or low/mod job creation/retention outside LMAs - see reference map 7.

Priority Need Category: Select one: Economic Development

Explanation: Projects either create or retain jobs for low-income persons or provide services such as restaurants, grocery stores, etc. in low and moderate income areas.

Expected Completion Date: (06/30/2009)

Objective Category:

- Decent Housing
- Suitable Living Environment
- Economic Opportunity

Specific Objectives:

- 1 Improve the services for low/mod income persons
- 2 Improve economic opportunities for low-income persons
- 3 Remediate and redevelop brownfields

Project-level Accomplishments	08 Businesses assisted		13 Jobs created		Accompl. Type:	
	Proposed	Actual	Proposed	Actual	Proposed	Actual
	200		300			
	Underway		Underway		Underway	
	Complete		Complete		Complete	

Proposed Outcome	Performance Measure	Actual Outcome
# of jobs created/retained paying a living wage.	# of jobs created paying more than the City's Living Wage standard	

18A ED Direct Financial Assistance to For-Profits 570.203(b)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1	CDBG		Other Section 108 & EDI		Other Section 108 & BEDI	
	Proposed Amt.	Actual Amount	Proposed Amt.	Actual Amount	Proposed Amt.	Actual Amount
	\$867,104		\$5,433,263		\$6,800,000	

Project Name: Business Technical Assistance						
Description:	IDIS Project #: 2008-0018 UOG Code: MA250282 BOSTON					
This program provides technical assistance to businesses demonstrating a financial need. Assistance provided includes financial management, bookkeeping, inventory management and control, marketing and design assistance.						
Location: Citywide - primarily in low/mod areas (see reference map 6). Projects outside LMAs must provide low/mod jobs.	Priority Need Category: Select one: Economic Development					
Expected Completion Date: (06/30/2009)	Explanation: Assistance is provided to businesses that will either create additional jobs and/or provide expanded services to a low and moderate income area.					
Objective Category <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input checked="" type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve economic opportunities for low-income persons 2 Improve the services for low/mod income persons 3					
Project-level Accomplishments	08 Businesses TA provided Accompl. Type:	Proposed 300 Underway Complete	Accompl. Type:	Proposed Underway Complete		
	Accompl. Type:	Proposed Underway Complete	Accompl. Type:	Proposed Underway Complete		
	Accompl. Type:	Proposed Underway Complete	Accompl. Type:	Proposed Underway Complete		
	Proposed Outcome		Performance Measure		Actual Outcome	
	# of new businesses or businesses that expand		# new businesses or number of new job or services			
	18B ED Technical Assistance 570.203(b)		Matrix Codes			
	18C Micro-Enterprise Assistance		Matrix Codes			
	Matrix Codes		Matrix Codes			
	Program Year 1	CDBG	Proposed Amt. \$574,289 Actual Amount	Fund Source:	Proposed Amt. Actual Amount	
		Other	Proposed Amt. \$2,500 Actual Amount	Fund Source:	Proposed Amt. Actual Amount	
		08 Businesses assisted	Proposed Units Actual Units	Accompl. Type:	Proposed Units Actual Units	
		Accompl. Type:	Proposed Units Actual Units	Accompl. Type:	Proposed Units Actual Units	

Project Name: Business Assistance Team (BBAC)					
Description:	IDIS Project #: 2008-0021 UOG Code: MA250282 BOSTON				
This program is a collaboration of federal, state and city financial institutions, situated in one location at 2201 Washington Street in Roxbury. The program provides all of the financial products and services that are needed to assist existing, newly created and aspiring businesses. In conjunction with Boston Connects, Inc (Boston's Empowerment Zone), the program also educates businesses located in the EZ about available tax credits for EZ businesses.					
Location: Primarily focused on the Empowerment Zone - see reference map 9	Priority Need Category Select one: Economic Development ▼				
Expected Completion Date: (06/30/2008)	Explanation: Provides a one-stop place for businesses to obtain information and referrals about existing resources.				
Objective Category <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input checked="" type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve economic opportunities for low-income persons ▼ 2 ▼ 3 ▼				
Project-level Accomplishments	08 Businesses ▼	Proposed 1250	Accompl. Type: ▼	Proposed	
		Underway		Underway	
	provide referral services	Complete		Complete	
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
Proposed Outcome		Performance Measure		Actual Outcome	
18B ED Technical Assistance 570.203(b) ▼		Matrix Codes ▼			
21A General Program Administration 570.206 ▼		Matrix Codes ▼			
Matrix Codes ▼		Matrix Codes ▼			
Program Year 1	CDBG ▼	Proposed Amt. \$412,145	Fund Source: ▼	Proposed Amt.	
		Actual Amount		Actual Amount	
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.	
		Actual Amount		Actual Amount	
	08 Businesses ▼	Proposed Units 1250	Accompl. Type: ▼	Proposed Units	
	referred	Actual Units		Actual Units	
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units	
		Actual Units		Actual Units	

Project Name: Property Disposition				
Description:	IDIS Project #: 2008-0022 UOG Code: MA250282 BOSTON			
The program makes available city-owned vacant land and buildings for redevelopment. Properties are sold through Requests For Proposals.				
Location: Citywide - see reference map 8	Priority Need Category Select one: Other			
Expected Completion Date: (06/30/2009)	Explanation: The program pays for the staff and other costs associated with the disposition of property for an eligible community development purpose. Vacant properties are a blight in the neighborhood and lost revenue for the City.			
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives			
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Increase the supply of affordable rental housing 2 Increase the availability of affordable owner housing 3 Improve quality / increase quantity of neighborhood facilities for low-income persons			
Project-level Accomplishments	Other buildings	Proposed: 7 Underway: Complete: Accompl. Type: Proposed: Underway: Complete:		
	Other vacant land	Proposed: 125 Underway: Complete: Accompl. Type: Proposed: Underway: Complete:		
	Accompl. Type:	Proposed: Underway: Complete: Accompl. Type: Proposed: Underway: Complete:		
	Proposed Outcome reduce the City's inventory of buildings and land			
	Performance Measure number of buildings and land in the inventory			
	Actual Outcome			
	19E CDBG Operation and Repair of Foreclosed Property	Matrix Codes		
	Matrix Codes	Matrix Codes		
	Matrix Codes	Matrix Codes		
Program Year 1	CDBG	Proposed Amt. \$462,216 Actual Amount	Fund Source:	Proposed Amt. Actual Amount
	Other	Proposed Amt. \$513,102 Actual Amount	Fund Source:	Proposed Amt. Actual Amount
	Accompl. Type:	Proposed Units Actual Units	Accompl. Type:	Proposed Units Actual Units
	Accompl. Type:	Proposed Units Actual Units	Accompl. Type:	Proposed Units Actual Units

Project Name: Property Management				
Description:	IDIS Project #: 2008-0024 UOG Code: MA250282 BOSTON			
this program makes needed emergency repairs such as boarding to prevent illegal entry on city-owned properties acquired through tax title foreclosure. Repairs are done to ensure the safety of the occupants or abutters. This may involve the relocation of the residents.				
Location:	Priority Need Category			
citywide - see reference map 8	Select one: Other ▼			
Explanation:				
Expected Completion Date:	This program protects the public health and safety until permanent repairs, disposition or redevelopment of the property can be completed. CDBG funds are used for properties that are in low/mod areas or that will be part of a project providing a benefit to low mod persons. City operating funds are used for properties that are not eligible for CDBG funding.			
6/30/2009				
Objective Category	Specific Objectives			
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity				
Outcome Categories	1			
<input checked="" type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2			
	3			
Project-level Accomplishments	Other ▼	Proposed 40	Accmpl. Type: ▼	Proposed
	buildings secured	Underway		Underway
		Complete		Complete
	Other ▼	Proposed 1700	Accmpl. Type: ▼	Proposed
	sites cleared	Underway		Underway
		Complete		Complete
	Other ▼	Proposed 1	Accmpl. Type: ▼	Proposed
	households relocated	Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
number of properties secured or cleared	number of properties secured or cleared			
19E CDBG Operation and Repair of Foreclosed Property ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		
Program Year 1	Fund Source: ▼	Proposed Amt. \$459,694	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Other ▼	Proposed Amt. \$937,894	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Other ▼	Proposed Units 40	Other ▼	Proposed Units 1400
	buildings	Actual Units	sites cleared	Actual Units
	04 Households ▼	Proposed Units 1	Accmpl. Type: ▼	Proposed Units
	relocated	Actual Units		Actual Units

Project Name: Brownfields Environmental Abatement		
Description:	IDIS Project #: 2008-0023 UOG Code: MA250282 BOSTON	
This program investigates, tests, analyzes and removes environmental hazards on foreclosed and surplus buildings and land in order to protect the public health and safety and facilitate the redevelopment of these parcels.		
Location: Citywide - see reference map 8	Priority Need Category Select one: Other	
Expected Completion Date: (06/30/2009)	Explanation: The City owns many sites that pose a risk to the health and safety of abutting residents and are difficult to redevelop due to the presence of environmental hazards.	
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives	
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1 Remediate and redevelop brownfields 2 3	
Project-level Accomplishments	Other sites tested & remed. Proposed 80 Accompl. Type: Proposed	
	Underway	
	Complete	
	Accompl. Type: Proposed	
	Underway	
	Complete	
	Accompl. Type: Proposed	
	Underway	
	Complete	
	Accompl. Type: Proposed	
	Underway	
	Complete	
Proposed Outcome	Performance Measure	Actual Outcome
abatement and redevelopment of brownfields	# of sites redeveloped	
04A Clean-up of Contaminated Sites 570.201(d)	Matrix Codes	
Matrix Codes	Matrix Codes	
Matrix Codes	Matrix Codes	
Program Year 1	CDBG Proposed Amt. \$333,352 Actual Amount	Other Proposed Amt. \$2,023,595 Actual Amount
	Other Proposed Amt. \$200,000 Actual Amount	Fund Source: Proposed Amt. Actual Amount
	EPA Brownfields Proposed Units 80 Actual Units	Accompl. Type: Proposed Units Actual Units
	Other sites tested/abated Proposed Units Actual Units	Accompl. Type: Proposed Units Actual Units
	Accompl. Type: Proposed Units Actual Units	

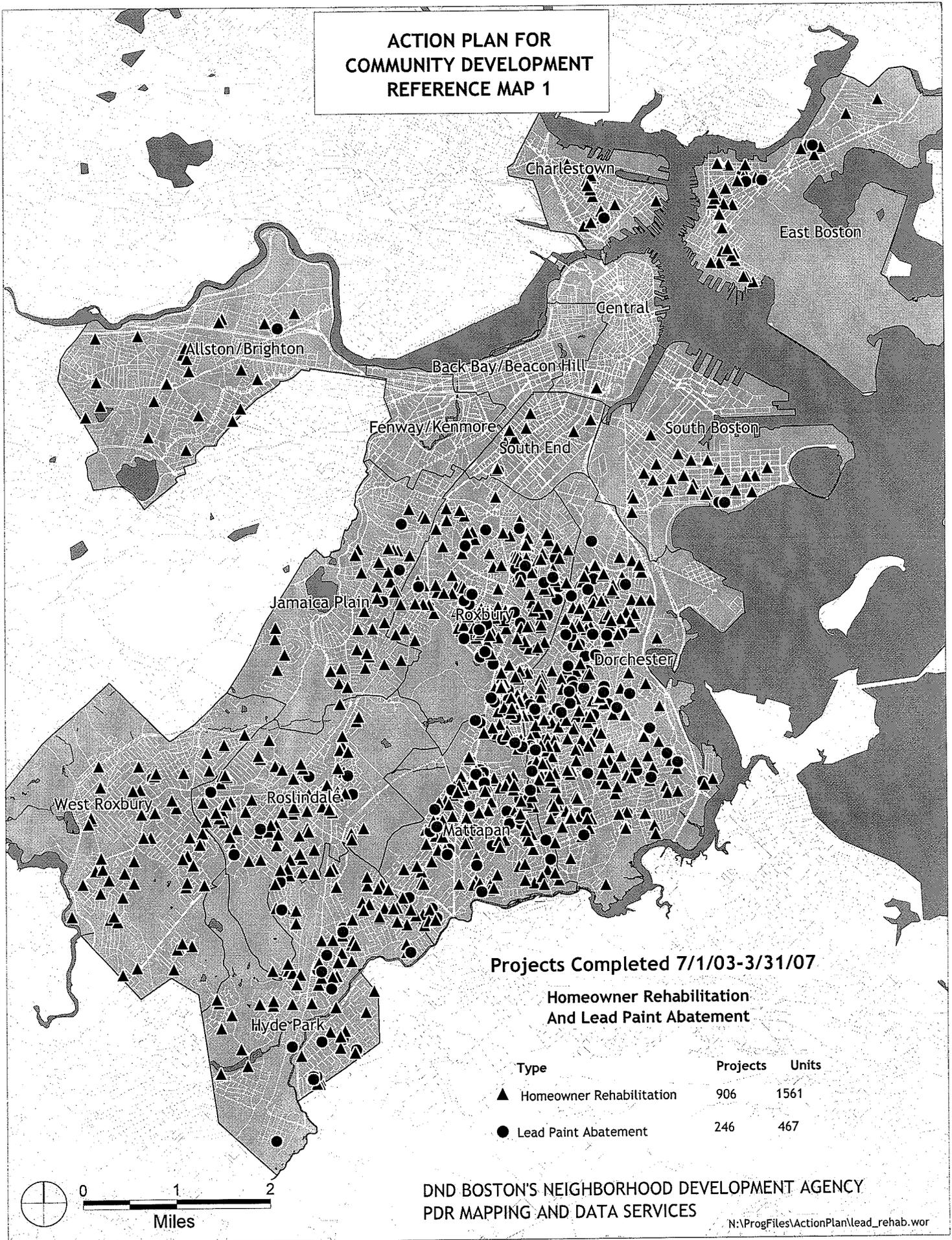
Project Name: Demolition					
Description:	IDIS Project #: 2008-0025 UOG Code: MA250282 BOSTON				
This program demolishes key blighted properties that pose a threat to the public safety. The buildings to be demolished will be vacant and must be deemed infeasible for rehabilitation.					
Location: Citywide - see reference map 8	Priority Need Category Select one: Other ▼				
Expected Completion Date: (06/30/2009)	Explanation: Buildings beyond repair are a blight and a threat to public health and safety.				
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1 2 3				
Project-level Accomplishments	Other ▼	Proposed 2	Accompl. Type: ▼	Proposed	
	demolish buildings	Underway		Underway	
		Complete		Complete	
		Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
	Accompl. Type: ▼	Underway		Underway	
		Complete		Complete	
		Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
	Accompl. Type: ▼	Underway		Underway	
		Complete		Complete	
	Proposed Outcome	Performance Measure	Actual Outcome		
	Demolish hazardous structures as necessary	Demolish structures as necessary			
04 Clearance and Demolition 570.201(d) ▼	Matrix Codes ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼			
Program Year 1	CDBG ▼	Proposed Amt. \$182,560	Fund Source: ▼	Proposed Amt.	
	Fund Source: ▼	Actual Amount		Actual Amount	
		Proposed Amt.		Proposed Amt.	
	Other ▼	Actual Amount		Actual Amount	
		Proposed Units 2		Proposed Units	
	buildings	Actual Units		Actual Units	
		Proposed Units		Proposed Units	
	Accompl. Type: ▼	Actual Units		Actual Units	

Project Name: Project Pride (ISD)					
Description:	IDIS Project #: 2008-0026 UOG Code: MA250282 BOSTON				
This program combats illegal drug activity on city-owned and privately-owned abandoned property by boarding and securing drug-related buildings citywide and cleaning and fencing vacant lots in designated drug control areas. Suffolk County House of Corrections inmates perform the work and the program provides the materials.					
Location: Low/mod areas - see reference maps 2 (abandoned properties) and 6 (low/mod areas).	Priority Need Category Select one: Other <input type="text"/> <input type="button" value="v"/> Public Safety				
Expected Completion Date: (06/30/2009)	Explanation: protect public safety, reduce crime				
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1 <input type="text"/> <input type="button" value="v"/> 2 <input type="text"/> <input type="button" value="v"/> 3 <input type="text"/> <input type="button" value="v"/>				
Project-level Accomplishments	Other <input type="text"/> <input type="button" value="v"/> buildings secured	Proposed 60 Underway Complete	Accompl. Type: <input type="text"/> <input type="button" value="v"/>	Proposed Underway Complete	
	Accompl. Type: <input type="text"/> <input type="button" value="v"/>	Proposed Underway Complete	Accompl. Type: <input type="text"/> <input type="button" value="v"/>	Proposed Underway Complete	
	Accompl. Type: <input type="text"/> <input type="button" value="v"/>	Proposed Underway Complete	Accompl. Type: <input type="text"/> <input type="button" value="v"/>	Proposed Underway Complete	
	Proposed Outcome Performance Measure Actual Outcome				
	improve public safety		reduce crime in targeted area		
	05 Public Services (General) 570.201(e) <input type="button" value="v"/>		Matrix Codes <input type="text"/> <input type="button" value="v"/>		
	Matrix Codes <input type="text"/> <input type="button" value="v"/>		Matrix Codes <input type="text"/> <input type="button" value="v"/>		
	Matrix Codes <input type="text"/> <input type="button" value="v"/>		Matrix Codes <input type="text"/> <input type="button" value="v"/>		
	Program Year 1	CDBG <input type="text"/> <input type="button" value="v"/>	Proposed Amt. \$60,000 Actual Amount	Fund Source: <input type="text"/> <input type="button" value="v"/>	Proposed Amt. Actual Amount
		Fund Source: <input type="text"/> <input type="button" value="v"/>	Proposed Amt. Actual Amount	Fund Source: <input type="text"/> <input type="button" value="v"/>	Proposed Amt. Actual Amount
		Other <input type="text"/> <input type="button" value="v"/> buildings boarded	Proposed Units 60 Actual Units	Accompl. Type: <input type="text"/> <input type="button" value="v"/>	Proposed Units Actual Units
		Accompl. Type: <input type="text"/> <input type="button" value="v"/>	Proposed Units Actual Units	Accompl. Type: <input type="text"/> <input type="button" value="v"/>	Proposed Units Actual Units

Project Name: Policy Development & Research					
Description:	IDIS Project #: 2008-0028 UOG Code: MA250282 BOSTON				
This division prepares the City's Consolidated Plan, Action Plans, Consolidated Annual Performance and Evaluation Report, the state Executive Order 418 Housing Certification Application and the Chapter 40-B Subsidized Housing Reports. The division also provides timely and strategic research, analysis, maps and reports and recommendations to support the department's programs and policy initiatives, including data, maps and analysis on foreclosures.					
Location: N/A	Priority Need Category Select one: Planning/Administration ▼				
Expected Completion Date: (06/30/2009)	Explanation: N/A				
Objective Category <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1. _____ ▼ 2. _____ ▼ 3. _____ ▼				
Project-level Accomplishments	Other ▼	Proposed 200		Accompl. Type: ▼	Proposed
		Underway			Underway
	Reports/plans/maps prepared	Complete			Complete
	Other ▼	Proposed 10		Accompl. Type: ▼	Proposed
		Underway			Underway
	grants/rpts submitted	Complete			Complete
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
20 Planning 570.205 ▼	Matrix Codes ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼			
Program Year	Actual Amount			Actual Amount	
	CDBG ▼	Proposed Amt. \$484,608		Other ▼	Proposed Amt. \$39,000
		Actual Amount			Actual Amount
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units
		Actual Units			Actual Units
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units
	Actual Units			Actual Units	

Project Name: Administration						
Description:	IDIS Project #: 2008-0029 UOG Code: MA250282 BOSTON					
This program provides oversight and management of the department and coordination of all departmental financial and administrative issues.						
Location:	Priority Need Category					
	Select one: <input style="width: 100%;" type="text" value="Priority Need Category"/>					
Explanation:						
Expected Completion Date:						
(06/30/2009)						
Objective Category						
<input type="radio"/> Decent Housing						
<input type="radio"/> Suitable Living Environment						
<input type="radio"/> Economic Opportunity						
Outcome Categories						
<input checked="" type="checkbox"/> Availability/Accessibility						
<input type="checkbox"/> Affordability						
<input type="checkbox"/> Sustainability						
Specific Objectives						
1	<input type="text"/>					
2	<input type="text"/>					
3	<input type="text"/>					
Project-level Accomplishments	Accompl. Type: <input type="text"/>	Proposed		Accompl. Type: <input type="text"/>	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: <input type="text"/>	Proposed		Accompl. Type: <input type="text"/>	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: <input type="text"/>	Proposed		Accompl. Type: <input type="text"/>	Proposed	
		Underway			Underway	
		Complete			Complete	
	Proposed Outcome		Performance Measure		Actual Outcome	
	21A General Program Administration 570.206		Matrix Codes			
31B Administration - grantee		Matrix Codes				
21H HOME Admin/Planning Costs of PJ (subject to 5% cap		Matrix Codes				
Program Year 1	CDBG	Proposed Amt.	\$3,356,675	Other	Proposed Amt.	\$1,892,078
		Actual Amount			Actual Amount	
	HOME	Proposed Amt.	\$283,648	Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: <input type="text"/>	Proposed Units		Accompl. Type: <input type="text"/>	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: <input type="text"/>	Proposed Units		Accompl. Type: <input type="text"/>	Proposed Units	
		Actual Units			Actual Units	

**ACTION PLAN FOR
COMMUNITY DEVELOPMENT
REFERENCE MAP 1**



Projects Completed 7/1/03-3/31/07

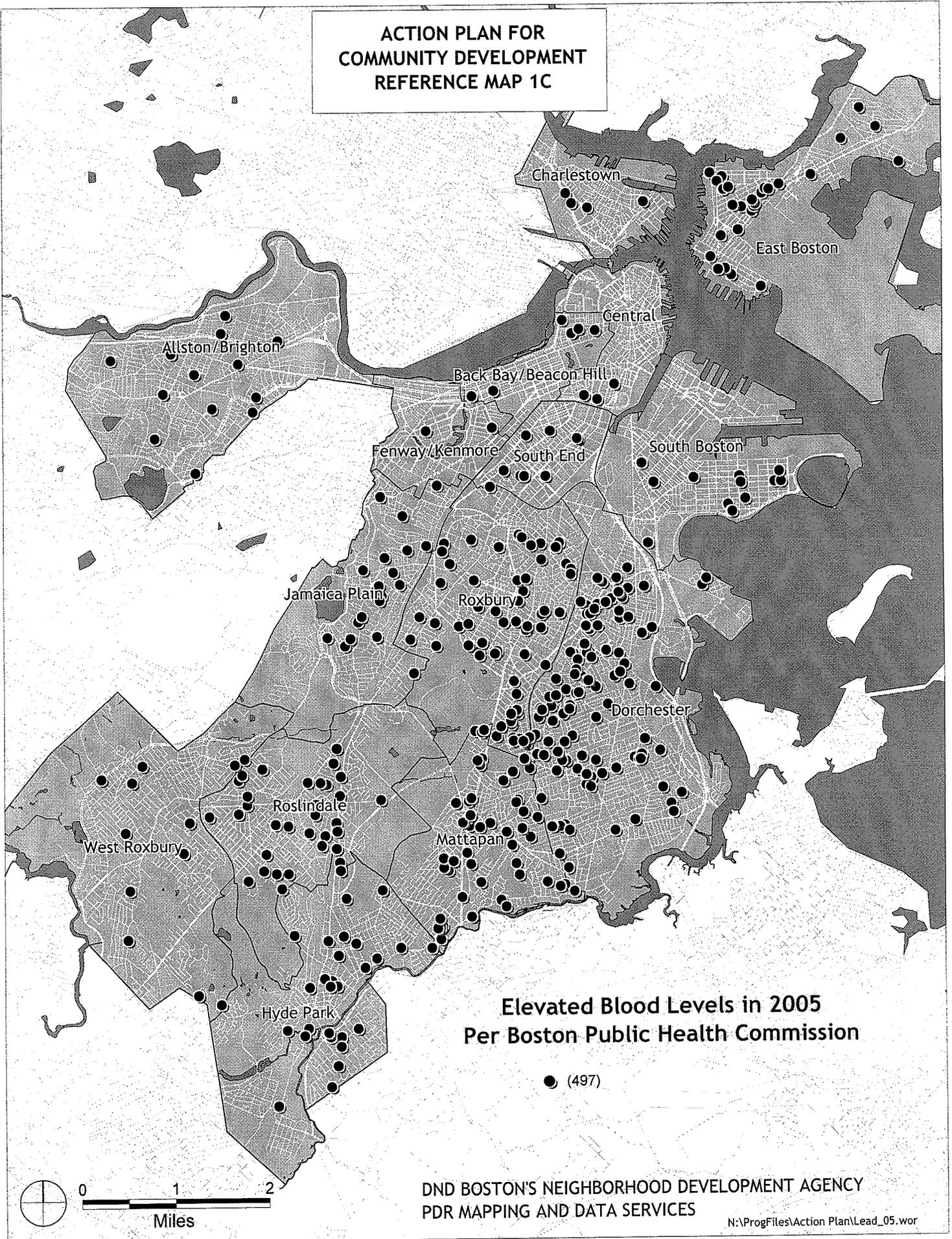
**Homeowner Rehabilitation
And Lead Paint Abatement**

Type	Projects	Units
▲ Homeowner Rehabilitation	906	1561
● Lead Paint Abatement	246	467

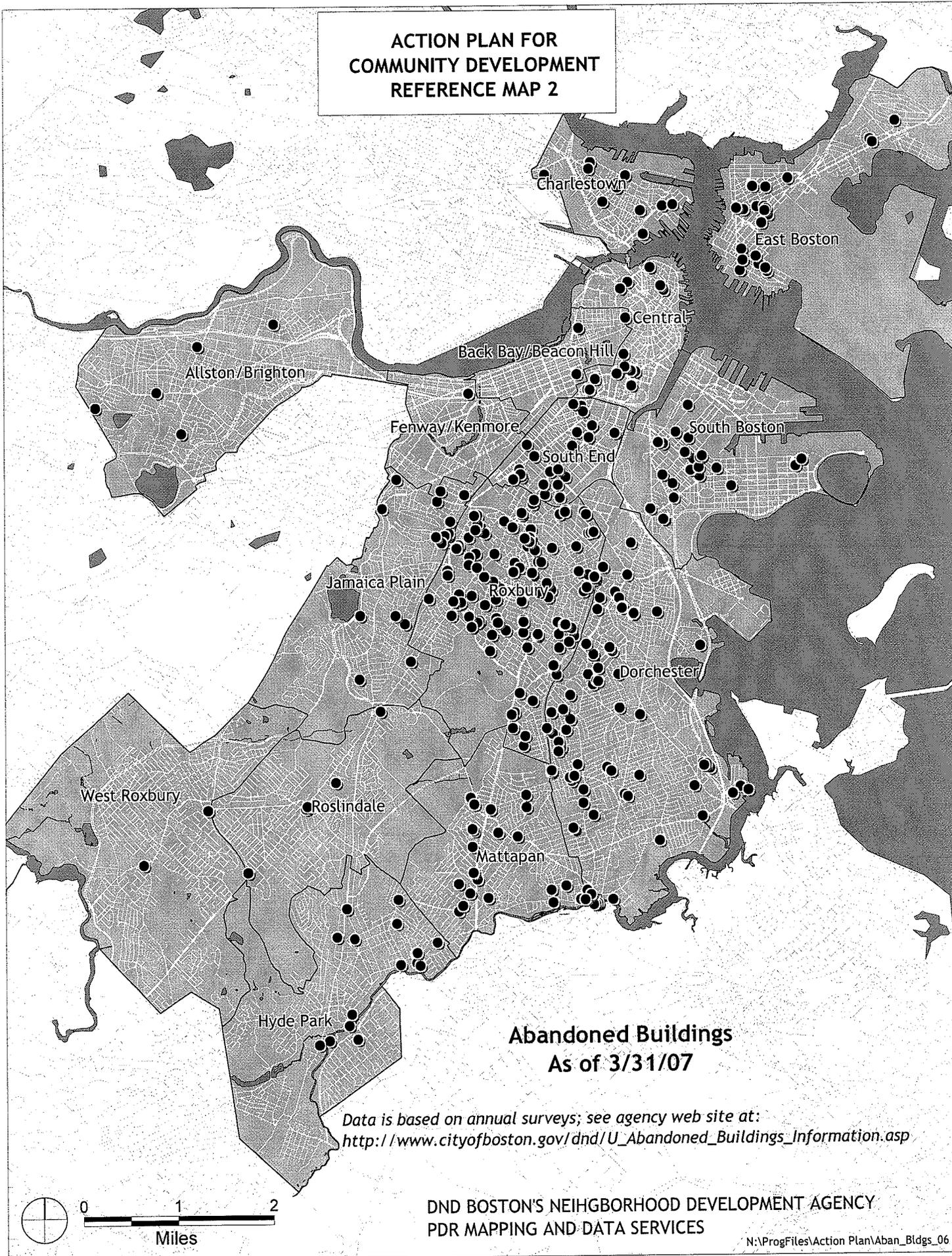


DND BOSTON'S NEIGHBORHOOD DEVELOPMENT AGENCY
PDR MAPPING AND DATA SERVICES

**ACTION PLAN FOR
COMMUNITY DEVELOPMENT
REFERENCE MAP 1C**



**ACTION PLAN FOR
COMMUNITY DEVELOPMENT
REFERENCE MAP 2**



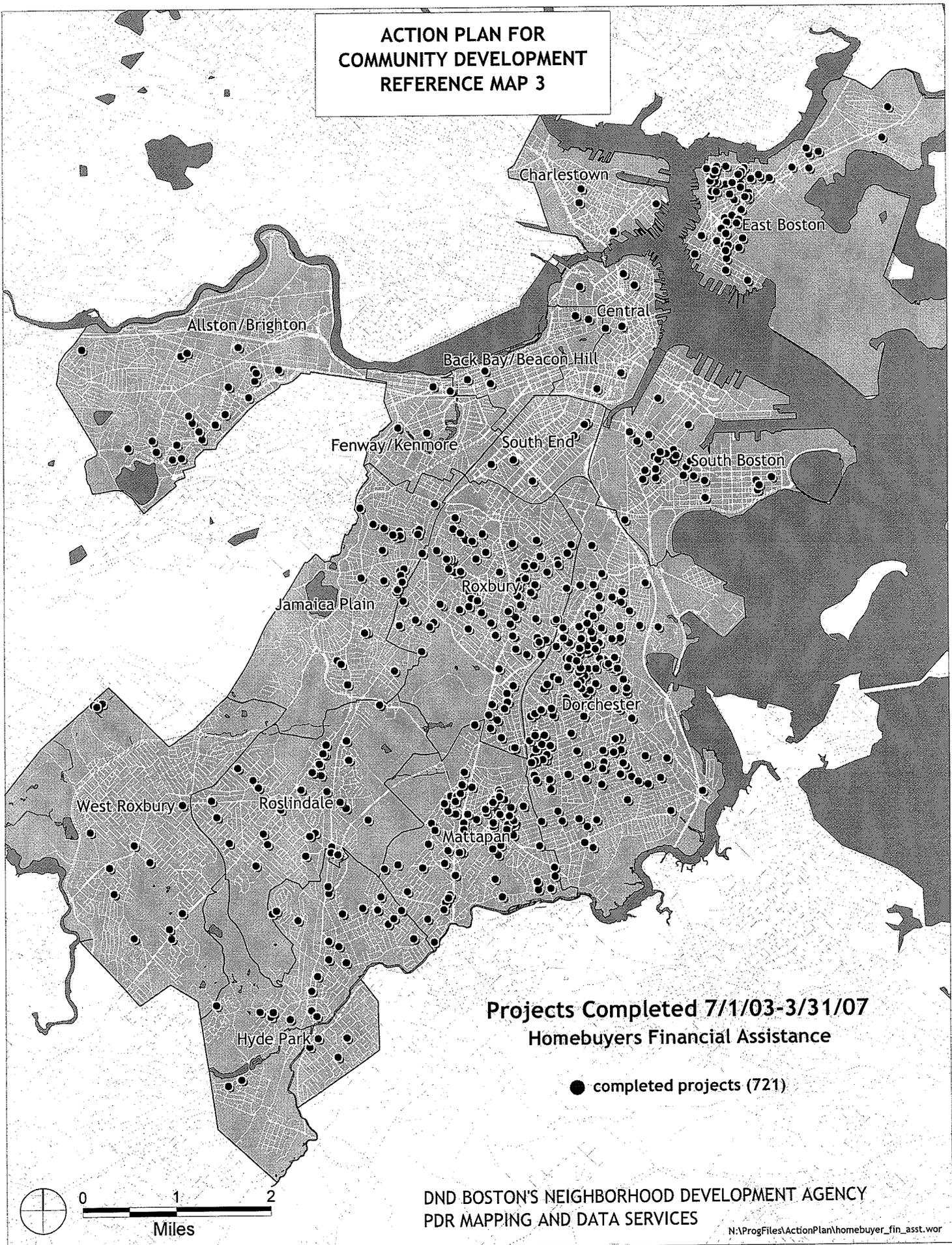
**Abandoned Buildings
As of 3/31/07**

*Data is based on annual surveys; see agency web site at:
http://www.cityofboston.gov/dnd/U_Abandoned_Buildings_Information.asp*



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

**ACTION PLAN FOR
COMMUNITY DEVELOPMENT
REFERENCE MAP 3**



**Projects Completed 7/1/03-3/31/07
Homebuyers Financial Assistance**

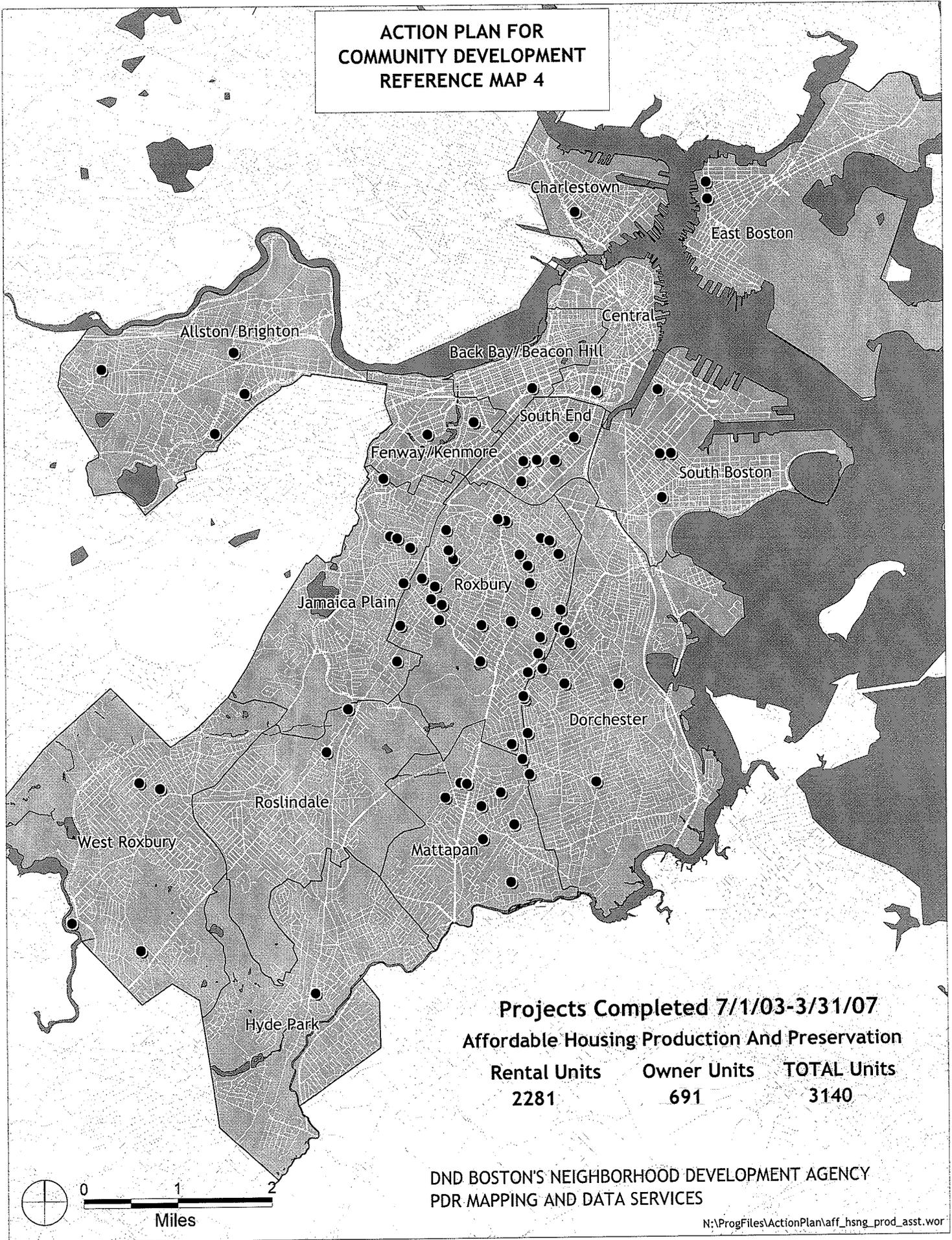
● completed projects (721)



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

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**ACTION PLAN FOR
COMMUNITY DEVELOPMENT
REFERENCE MAP 4**



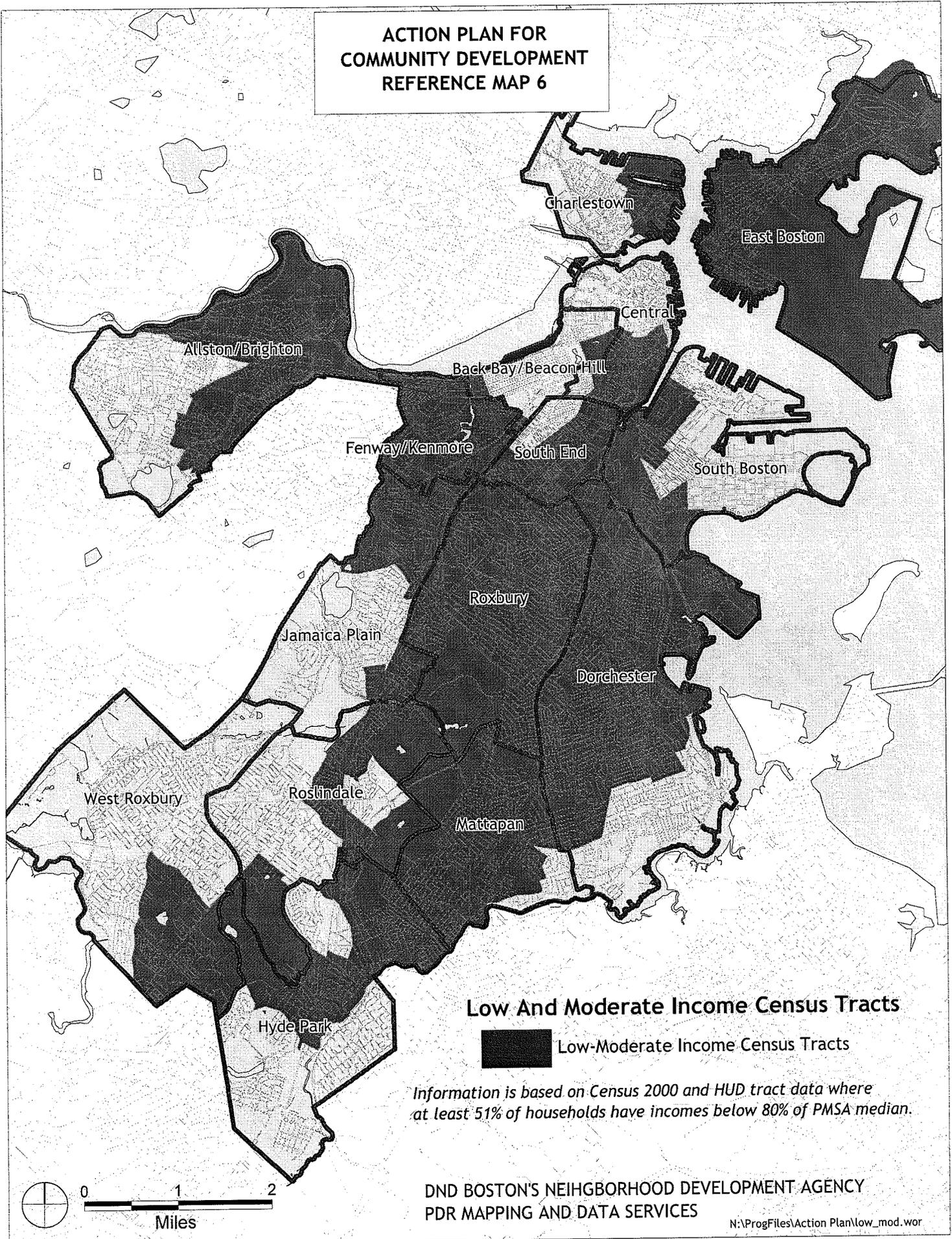
**Projects Completed 7/1/03-3/31/07
Affordable Housing Production And Preservation**

Rental Units	Owner Units	TOTAL Units
2281	691	3140



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PDR MAPPING AND DATA SERVICES**

**ACTION PLAN FOR
COMMUNITY DEVELOPMENT
REFERENCE MAP 6**



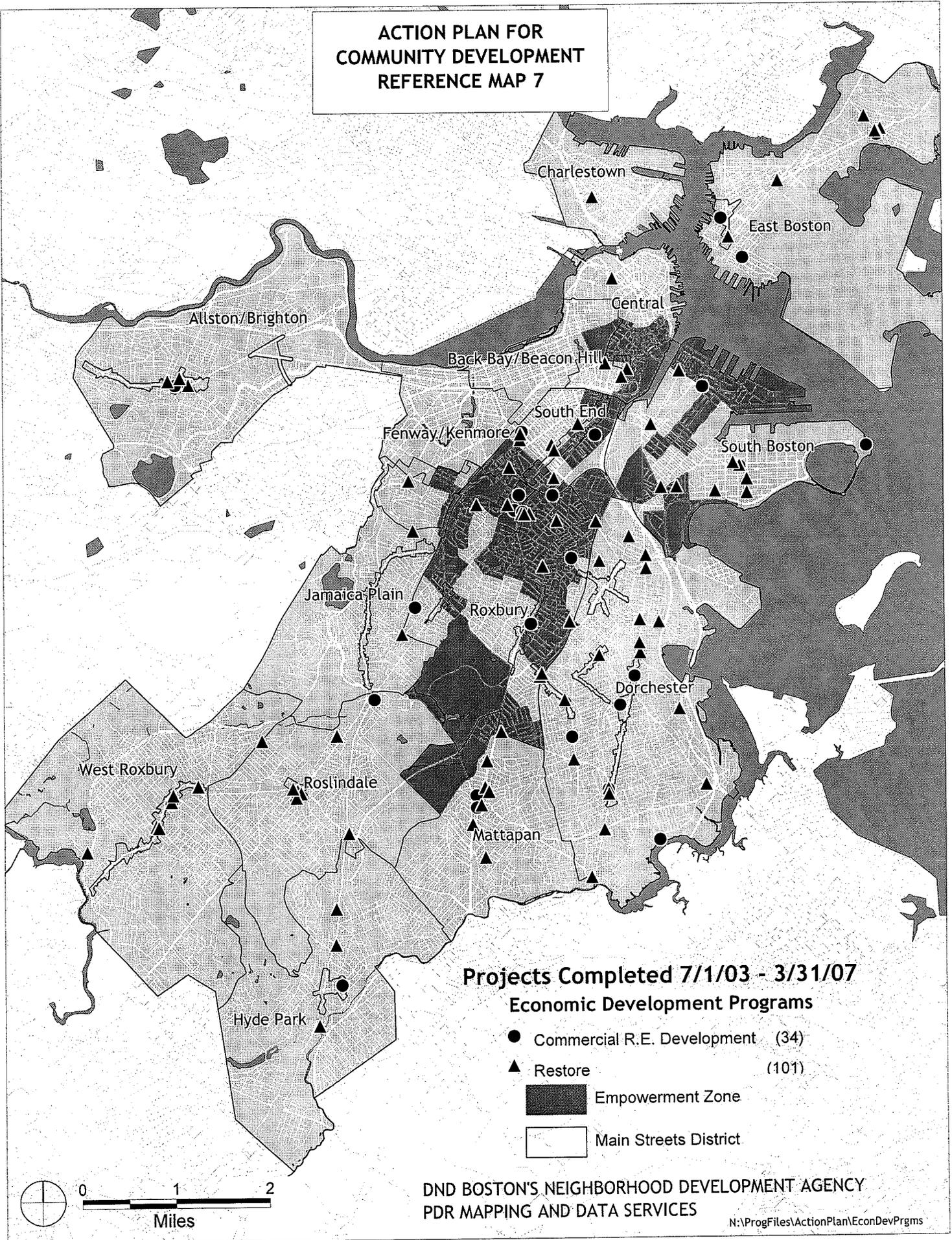
Low And Moderate Income Census Tracts

 Low-Moderate Income Census Tracts

Information is based on Census 2000 and HUD tract data where at least 51% of households have incomes below 80% of PMSA median.



**ACTION PLAN FOR
COMMUNITY DEVELOPMENT
REFERENCE MAP 7**



Projects Completed 7/1/03 - 3/31/07

Economic Development Programs

● Commercial R.E. Development (34)

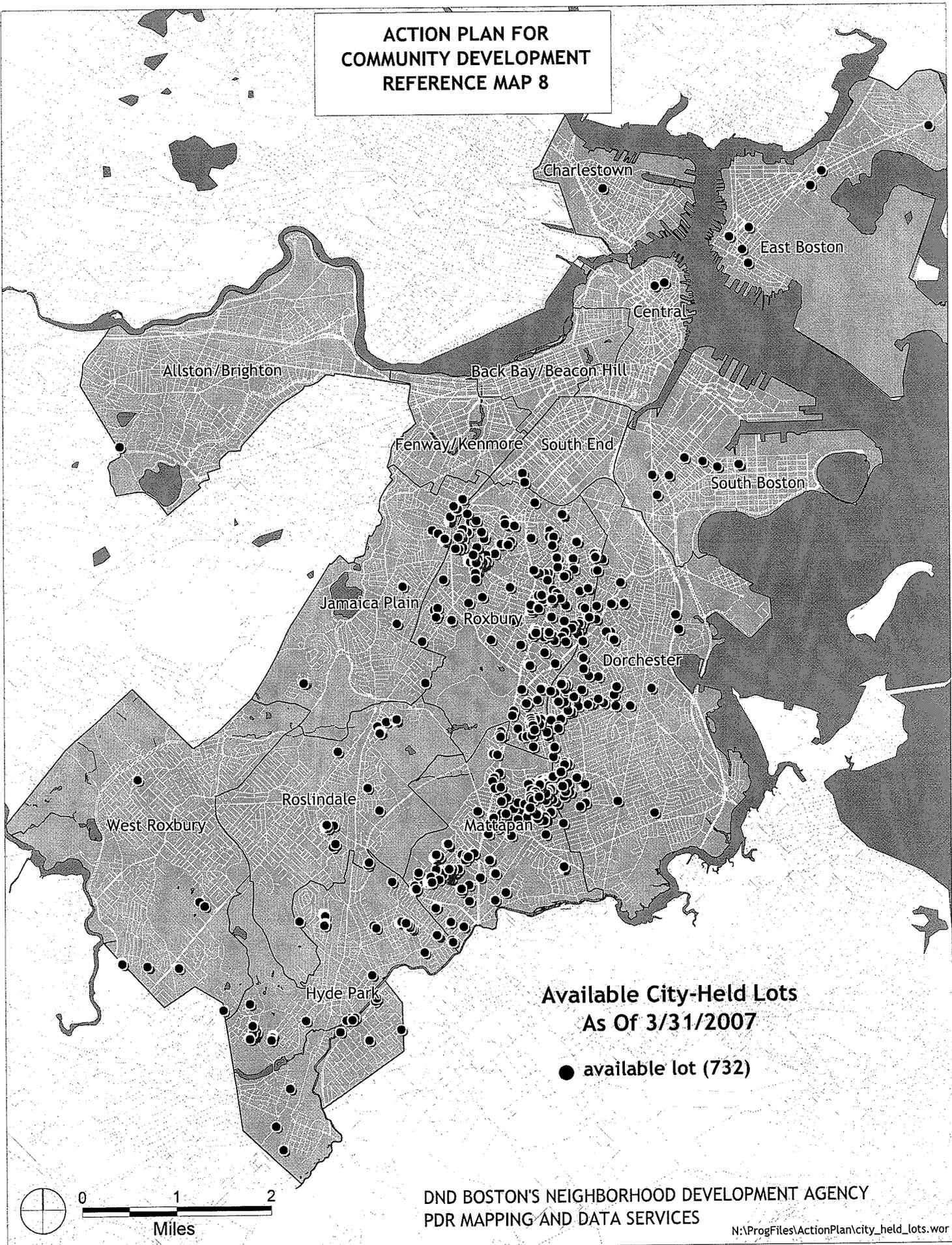
▲ Restore (101)

■ Empowerment Zone

□ Main Streets District

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

**ACTION PLAN FOR
COMMUNITY DEVELOPMENT
REFERENCE MAP 8**



**Available City-Held Lots
As Of 3/31/2007**

● available lot (732)

Summary of Comments Received on Action Plan

We would like to acknowledge and thank the following organizations and individuals for their thoughtful comments and suggestions as we developed this year's Action Plan. These people either testified at one of the public hearings or submitted comments in writing or via e-mail.

Mossik Hacobian, Urban Edge
Phil Giffie, Neighborhood of Affordable Housing
Maria Davis, Pine Street Inn
Penelope Pelton, Nuestra Comunidad CDC
Lilah Glick, Clean Water Action
Maryann Chaisson, Elizabeth Stone House
Right Reverend Dr. Freddie Gabriel, Bishop, Urban Ministries of Boston
Bill Minkler, ESAC
Blair Cushing, Aids Housing Corporation
Steve Roussel, Citizens Bank
Maximo F. Castillo, homeowner
Ed Stach, homeowner
Opal Briggs, homeowner
Bessie Ruffin, homeowner
Christine Francis, ESAC
Rick Quiroga, Casa Esperanza
Sheila Yancy, ACORN Housing
Michelle Meiser, Allston-Brighton CDC
Aida Franquiz, Boston Private Bank
Virginia Pratt, ESAC
Joanne Williams, homeowner
Michael Walsh, homeowner
Christine Rose, MHMS
Theressia Hunt, ESAC
Anthony D'Andrea, Neighborhood of Affordable Housing
Jennifer Blevins, homeowner
Dan Larner, St. Marks Area Main Street
Tom Callahan, Mass Affordable Housing Alliance
Sarah Cook, Action for Boston Community Development
David Queeley, Trust for Public Land
Sharon Campbell, homeowner
Alexander Holmes, Roxbury Multi Service Center
City of Boston Homeless Planning Committee
Kenrick Williams, Bank of America
Maria DePina, United South End Settlements
Elsa Joseph, homeowner
Charles Duerr, Sovereign Bank
Kathy Brown, Boston Tenant Coalition

Carmen, homeowner
 Ralph Cooper, Veterans Benefit Clearinghouse
 Bill Smith, Hyde Park Cooperative Bank
 Martha Garcia, Boston Private Bank
 Liliana Deveaux, homeowner
 Percy Stallworth, ESAC
 Clark Moulaison, East Boston Main Streets
 Toula F, homebuyer
 Nicol Riley, homebuyer

The following is a summary of the comments received and the City's response to the comments if the suggestion was not adopted. If the same suggestion or comment was made by more than one person or organization it is only listed once to avoid repetition. Substantially similar or related comments may be combined. We also do not include comments that primarily pertain to actions to be taken by HUD, Congress or another agency or level of government rather than the City of Boston.

Comment or Suggestion	City Response
The City should continue to fund downpayment and closing cost programs, especially the Soft Second program. These enable many otherwise credit-worthy lower income households to buy a home. (8 comments)	Agreed
The city should continue to provide CDBG funding for the Senior Home Repair program. The program enables seniors to remain in their homes, maintain the housing stock and stabilizes neighborhoods.	Agreed
The City should continue to provide CDBG funding to nonprofits for foreclosure counseling (3 comments).	Agreed
The City should continue to provide CDBG and ESG funds to non-profits for food pantry and counseling services for homeless veterans.	Agreed. These services are needed by many homeless persons, including but not limited to veterans.
The City should continue to provide CDBG funding for credit counseling and homebuyer education.	Agreed
The City should continue to provide	Agreed. However, a Main Street

<p>CDBG funding for Main Streets organizations.</p>	<p>organization must be located in a qualifying low/mod income area in order to qualify for CDBG funding. Boston is fortunate to be able to make a limited amount of non-Federal funding available to assist Main Street districts in that do not qualify for CDBG funding.</p>
<p>Income limits for CDBG-funded homebuyer programs need to be increased – many middle-income homebuyers cannot afford to buy a home in high cost cities like Boston.</p>	<p>Income limits are set by HUD. Boston is fortunate to be able to make a limited amount of non-federal funding available to assist homebuyers who are over the HUD income limits but still cannot afford to buy a home without some financial assistance.</p>
<p>The City should build homes in more desirable neighborhoods such as West Roxbury, Roslindale, Jamaica Plain and Hyde Park and not just in high crime areas. It is no wonder that the City is not able to sell the homes on Lawrence Ave, Homes Ave, Leroy Street, Bellevue street, etc.</p>	<p>Due to the limited availability of developable land and the resulting prohibitively expensive land costs, most of Boston’s City-assisted affordable housing development projects are located on land acquired by the City through tax title foreclosure. These properties tend to be concentrated in low-income neighborhoods of Boston, including Dorchester, Roxbury and Mattapan. The City has made limited inroads in the neighborhoods mentioned but on a smaller scale than in neighborhoods in which City-owned land is available. The City has also stepped up public safety enforcement and social service outreach in areas where City-assisted developments are being built and marketed.</p>
<p>Support City’s proposal to provide \$140,000 in CDBG funding to the Rental Housing Resource Center for foreclosure counseling for tenants in foreclosed properties, but City should increase funding for assisting tenants in foreclosed properties, including funding neighborhood organizations and advocacy groups to do tenant organizing and outreach.</p>	<p>The City (Rental Housing Resource Center) has issued an RFP for CDBG-funded housing counseling services for tenants, including tenants in foreclosed properties. We expect to fund up to five non-profit organizations. Funding is constrained by recent CDBG cuts and the statutory cap on funding public service activities.</p>

<p>Support City's establishment of the Boston Homeless Prevention Clearinghouse. City should provide homeless prevention assistance to full range of tenant households, including those already in public and subsidized housing who cannot afford the "affordable" rents.</p>	<p>This is basically a question of resources. We have only a very limited amount of funding that can be used to provide direct financial assistance to tenants and the amount, duration and types of assistance are regulated and restricted. McKinney funds require the person or household to be homeless. Only 30% of ESG funds can be used for homeless prevention. CDBG funds can only be use to provide the equivalent of up to three months back rent and utilities.</p>
<p>Support the City's adoption of an asset limit for homebuyer assistance, but \$75,000 is too high.</p>	<p>The amount is adjusted annually based on the amount of money needed by a low-income homebuyer to be able to afford to purchase 25% of the units in reasonable number of the City's neighborhoods.</p>
<p>Maximum unit size for first time homebuyer programs should be one bedroom per person, not the number of person plus one.</p>	<p>The City uses the 1 person per bedroom standard for rental projects, but feels it is important to allow more flexibility for first time homebuyers. Unlike renters, low-income homebuyers cannot easily trade up for a larger unit when their household grows because once they buy they are no longer eligible for further assistance from the City and market prices are still out of reach for most low income buyers.</p>
<p>Any program income from the proposed \$15 million Small Business Growth Fund should be devoted to affordable housing.</p>	<p>The intent is to structure this as a self-sustaining revolving loan fund with the loan repayments going back into the loan pool in order to avoid the need to recapitalize the loan fund. However, implementation of the program is on hold at the present time.</p>

<p>The City should not target resources to households with incomes over 80% of AMI. The City should target all of its housing resources, including non-Federal resources, primarily to households with incomes under 50% and 30% of AMI.</p>	<p>The vast majority of the City's housing resources are targeted to households with incomes under 60% of AMI. However, we feel that it is important that the City be able to serve a broader range of households, especially in its homebuyer programs. Even many moderate to middle income renters cannot afford to purchase a home in Boston's market without additional financial assistance.</p>
<p>The City should put require permanent affordability on its homeownership projects just as it now does on most of its rental projects. One possible mechanism is the land trust.</p>	<p>The City generally requires 30 years plus 20 years, the most currently allowed under state law. This exceeds the requirements of HUD's HOME program. Also, HOME regulations require that affordability covenants both provide a fair return on investment to the original purchaser while ensuring long term affordability to a range of low-income homebuyers. It is a delicate balance to meet both requirements while keeping the amount of initial subsidy reasonable.</p>
<p>The City should stop using HOME funds and other City funds for HOME repairs, except for very low-income homeowners. Higher income homeowners have substantial equity and can refinance to pay for repairs.</p>	<p>Most of the homeowners the City assists are low-income and/or elderly. The City makes grant funds available to these households for needed repairs. In the current housing market, many moderate-income households in certain neighborhoods cannot refinance due to declining property values. The City generally only makes loans to higher-income households (no grants) and requires the owner to provide matching funds.</p>