

City of Boston
Program Year 2018 Action Plan
Appendix Table of Contents

Attachment

Affordable Income and Rent Table

Reference Maps (6)+ BHA's Whittier Target Map

HUD Approval Letter, 8/30/18

HUD Income + Rent Limits (updated 4/01/18)

Household Size	(1) HOME 30% (Extremely Low)	(1) HOME 50% (Very Low)	(1) HOME 60%	(2) CDBG Low-Mod 80% Median; Same as HOME Low-Income	(4) 80% of median	(4) 95% of median	(4) 100% of median	(4) 110% of median	(4) 120% of median	(3) Inclusionary 80% Ownership limits	(3) Inclusionary 100% Ownership limits	(3) Inclusionary Rental Limits (70% AMI)
1 person	21,700	36,200	43,440	54,750	57,900	68,750	72,400	79,600	86,850	57,900	72,400	50,700
2 persons	24,800	41,400	49,680	62,550	66,200	78,600	82,700	91,000	99,250	66,200	82,750	57,950
3 persons	27,900	46,550	55,860	70,350	74,450	88,400	93,050	102,350	111,650	74,450	93,100	65,200
4 persons	31,000	51,700	62,040	78,150	82,700	98,250	103,400	113,750	124,100	82,700	103,400	72,400
5 persons	33,500	55,850	67,020	84,450	89,350	106,100	111,650	122,850	134,000	89,350	111,700	78,200
6 persons	36,000	60,000	72,000	90,700	95,950	113,950	119,950	131,950	143,950	95,950	119,950	84,000
7 persons	38,450	64,150	76,980	96,950	102,550	121,800	128,200	141,050	153,850			
8 persons	40,950	68,250	81,900	103,200	109,200	129,650	136,500	150,150	163,800			

(1) Issued by HUD effective 6/15/17, and calculated in accordance with the IRS guidelines for consistency with HOME & LIHTC Programs.

(2) Issued by HUD effective 6/15/17. Note: CDBG @80% is same as HOME Program Low Income

(3) Issued by the BPDA for 2017

(4) Incomes calculated based on the HUD median for a family of 4 in Boston area, adjusted for family size and rounded to nearest 50.

Monthly Rent Limits												
Bedroom Size	Homeless Set-Aside (30% of median)	(1) Low HOME (50% of median)	(1) High HOME (65% of median)	(3) DHCD LIHTC (50% median)	(3) DHCD LIHTC (60% median)	(2) CDBG Affordable (80% median)	(1) Section 8 FMR	Section 8 110% FMR (BHA 10.2.17)	(4) Inclusionary Rent Limits (70% median)	(6) Max Rent 100% median	(5) NSP Maximum rent 120% Median	
SRO	407	679	896	679	815	1,026	940	1,034	977	1,358	1,629	
0-BR/Eff	542	905	1,194	905	1,086	1,368	1,253	1,378	1,086	1,810	2,172	
1-BR	581	970	1,344	970	1,164	1,467	1,421	1,563	1,267	1,940	2,328	
2-BR	697	1,163	1,614	1,163	1,396	1,758	1,740	1,914	1,448	2,326	2,791	
3-BR	806	1,344	1,857	1,344	1,613	2,032	2,182	2,400	1,630	2,688	3,226	
4-BR	900	1,500	2,051	1,500	1,800	2,268	2,370	2,607	1,810	3,000	3,600	

(1) Issued by HUD, effective 10/2/17

(2) Calculated by DND based on lower of 75.6% of AMI or 110% FMR (10/2/17)

(3) Issued by HUD effective 6/15/17. For units in service prior to 6/15/17, use calculator at <http://www.novoco.com/tenant/rentincome/calculator/l2.jsp>

(4) Set by BPDA for 2017

(5) Maximum NSP Rents at 120% AMI

(6) Calculated at twice low HOME (50% median) rent.

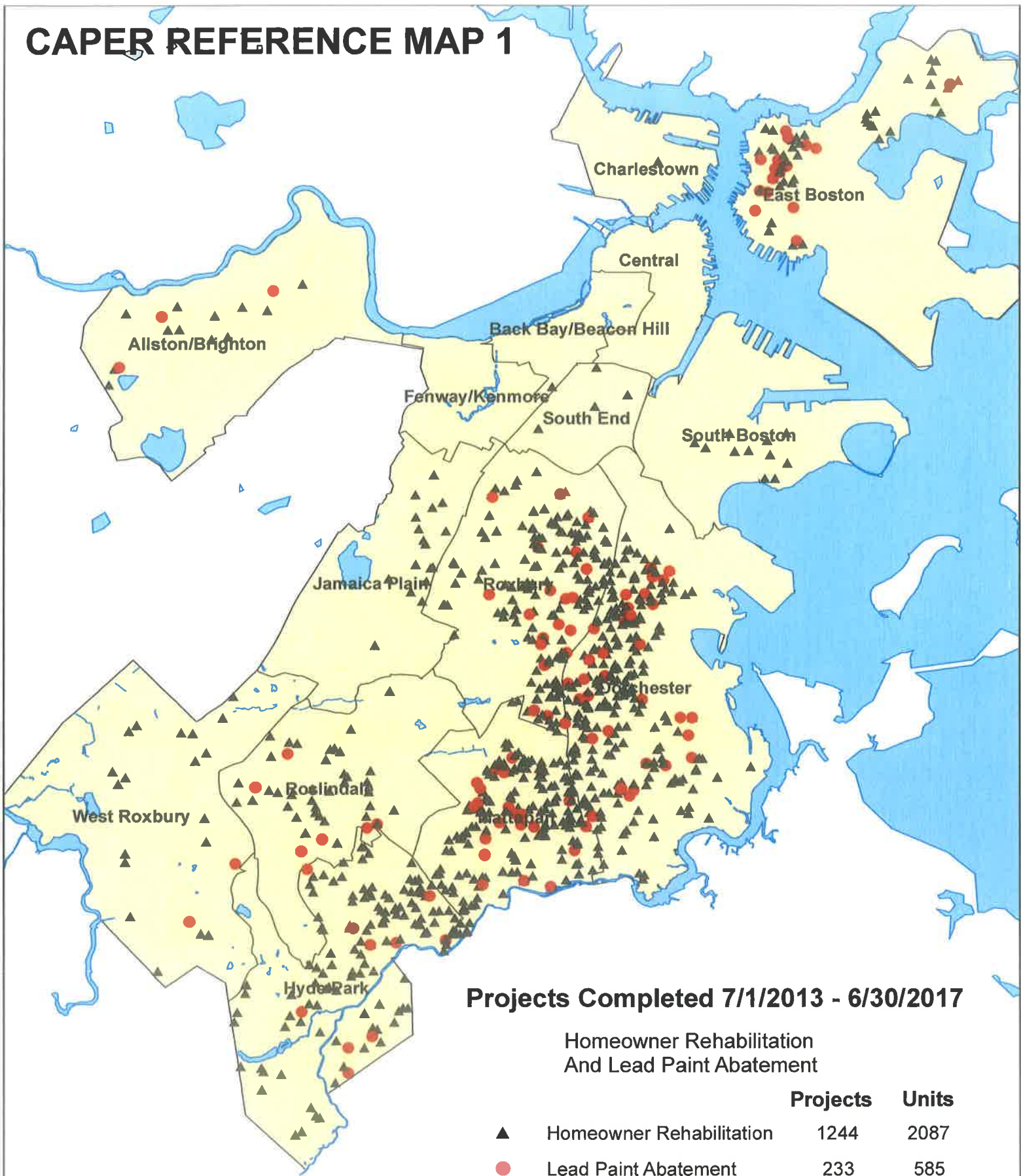
Utility Allowance - BHA Leased Housing Division, Effective 6/1/17									
		SRO/0 BR	1BR	2BR	3BR	4BR	5BR	6+BR	
Gas Heat	Single Family	29/39	52	63	79	89	104	119	
	Duplex, 3 Decker	29/39	51	67	84	98	111	128	
	Garden, Row/Townhouse	25/33	43	59	73	89	103	119	
	Elevator/Highrise	25/33	38	45	55	62	78	89	
Oil Heat	Single Family	62/82	111	133	168	189	220	253	
	Duplex, 3 Decker	56/75	97	128	159	187	212	244	
	Garden, Row/Townhouse	47/62	83	112	140	169	197	226	
	Elevator/Highrise								
Electric Heat	Single Family	49/65	87	105	132	149	173	199	
	Duplex, 3 Decker	44/59	76	101	125	147	167	192	
	Garden, Row/Townhouse	37/49	65	88	110	133	155	178	
	Elevator/Highrise	33/44	55	67	83	102	119	137	
Water Heat	Gas	5/7	9	13	16	19	21	24	
	Oil	10/13	17	22	27	34	37	42	
	Electric	12/16	20	27	34	42	45	52	
Water Use	Tenant Paid	58/77	111	144	187	212	246	279	
Cooking	Gas Oven	5/6	7	10	12	15	17	19	
	Electric Oven	10/13	16	22	27	33	36	41	
	Lights & Appliances	32/43	55	73	91	112	121	139	
	Refrigerator	2/3	3	3	5	5	5	5	
	Range	3/4	4	5	5	5	5	5	

BPDA: Inclusionary Development Price Limits 2017							
Income	Micro	Studio	1 BR	2 BR	3 BR	4BR	
80% AMI	\$130,500	\$145,000	\$179,600	\$214,300	\$246,500	\$276,900	
100% AMI	\$177,300	\$197,000	\$239,000	\$277,100	\$315,100	\$353,000	

HOME Purchase Price/Value Limits						
Suffolk	Existing + New Homes	1 Unit	2 Units	3 Units	4 Units	Last Updated
		\$ 432,000	\$ 553,000	\$ 670,000	\$ 830,000	4/1/2018

Home Per Unit Subsidy Caps: Based on High Cost % effective 11/07/17					
Boston (capped at 240%) Section 234	0 BR & SRO's	1 BR Unit	2 BR Unit	3 BR Unit	4+ BR Unit
		\$144,050	\$165,134	\$200,801	\$259,774

CAPER REFERENCE MAP 1



Projects Completed 7/1/2013 - 6/30/2017

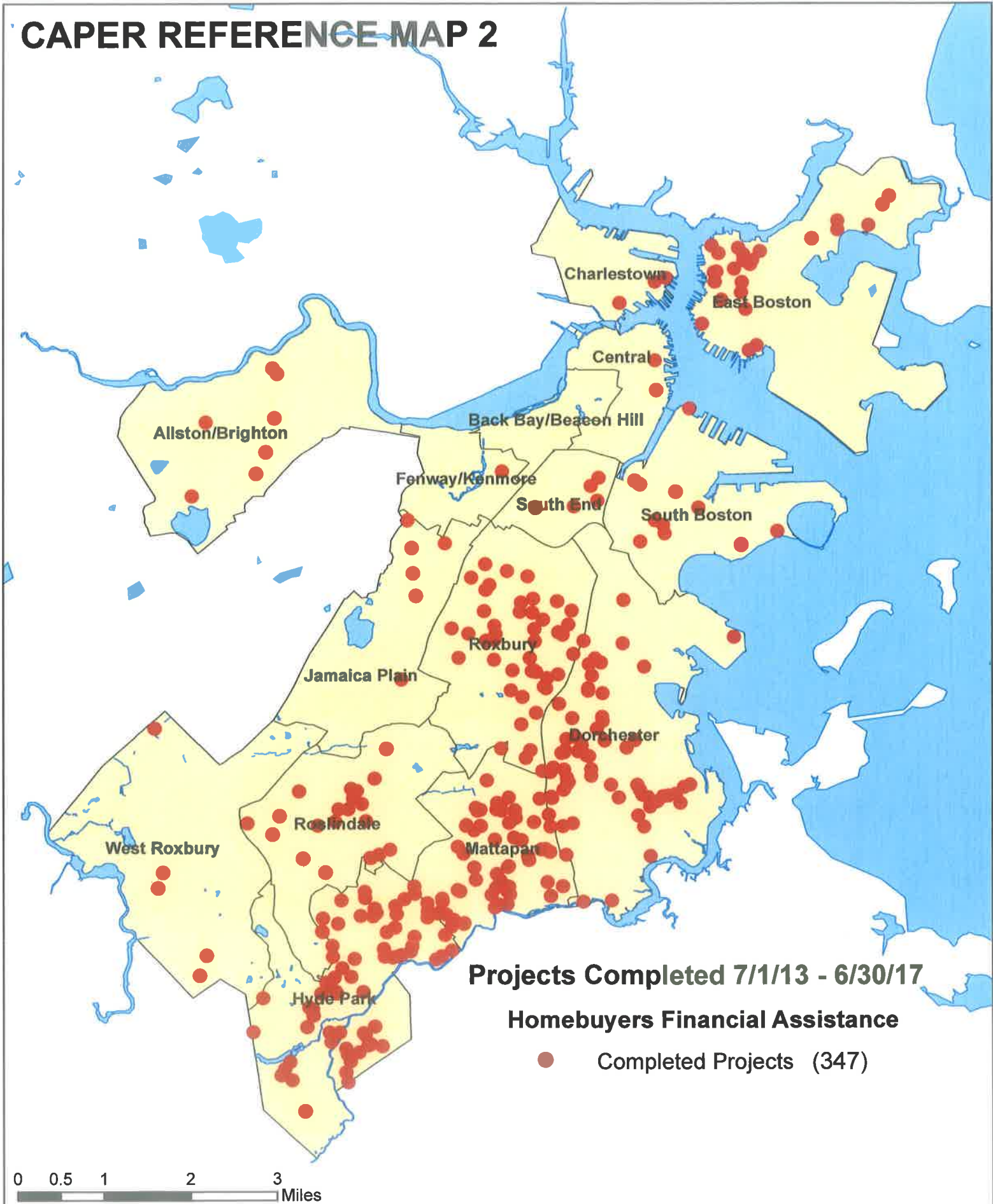
Homeowner Rehabilitation
And Lead Paint Abatement

	Projects	Units
▲ Homeowner Rehabilitation	1244	2087
● Lead Paint Abatement	233	585

0 0.5 1 2 3 Miles

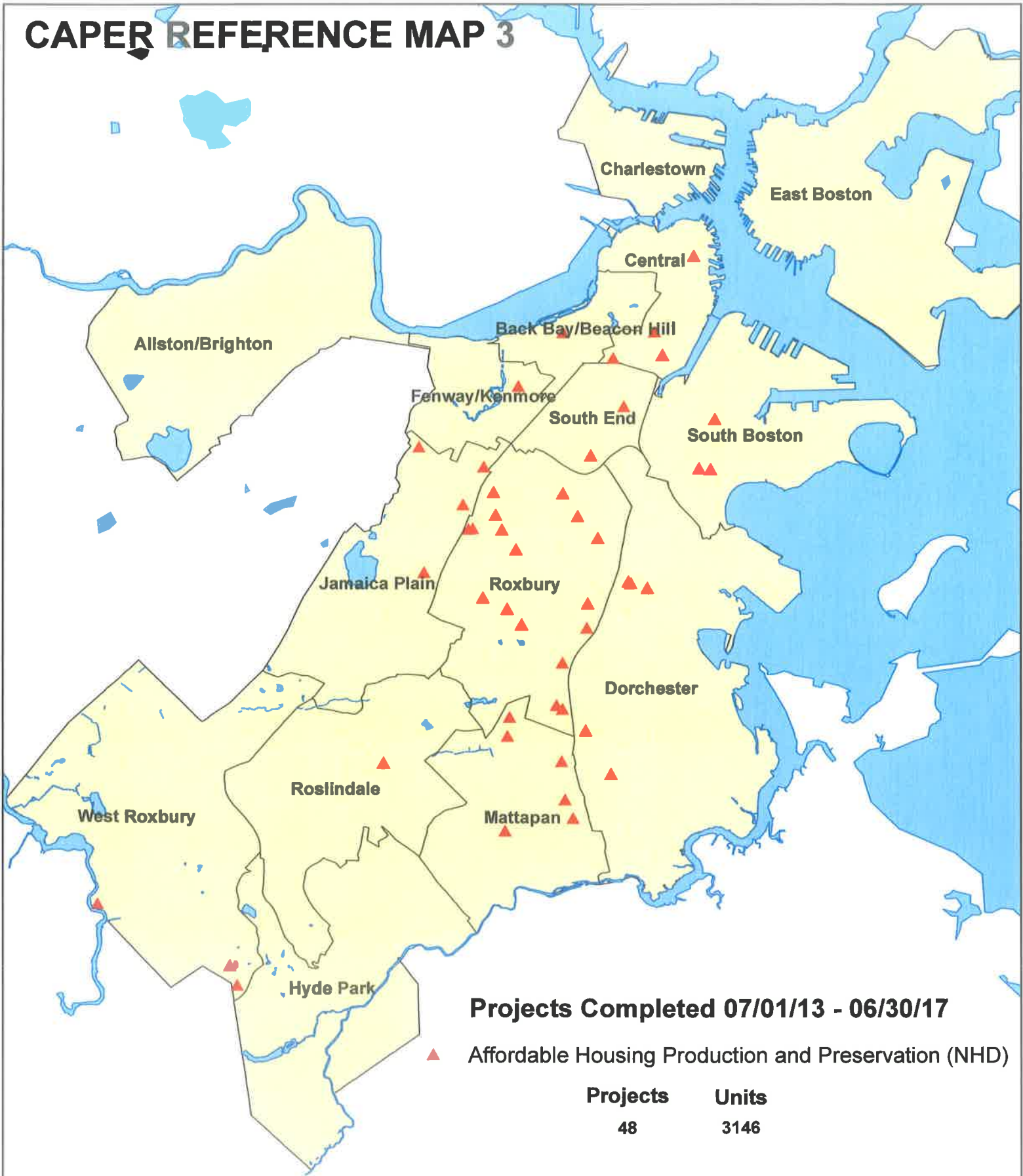
Analysis by the Department of Neighborhood Development, City of Boston,
Planning and Development Division, Data and Mapping Services
Note: Some map symbols represent multiple activities at the same location.

CAPER REFERENCE MAP 2



Analysis by the Department of Neighborhood Development, City of Boston, Planning and Development Division, Data and Mapping Services
Note: Some map symbols represent multiple activities at the same location.

CAPER REFERENCE MAP 3



Projects Completed 07/01/13 - 06/30/17

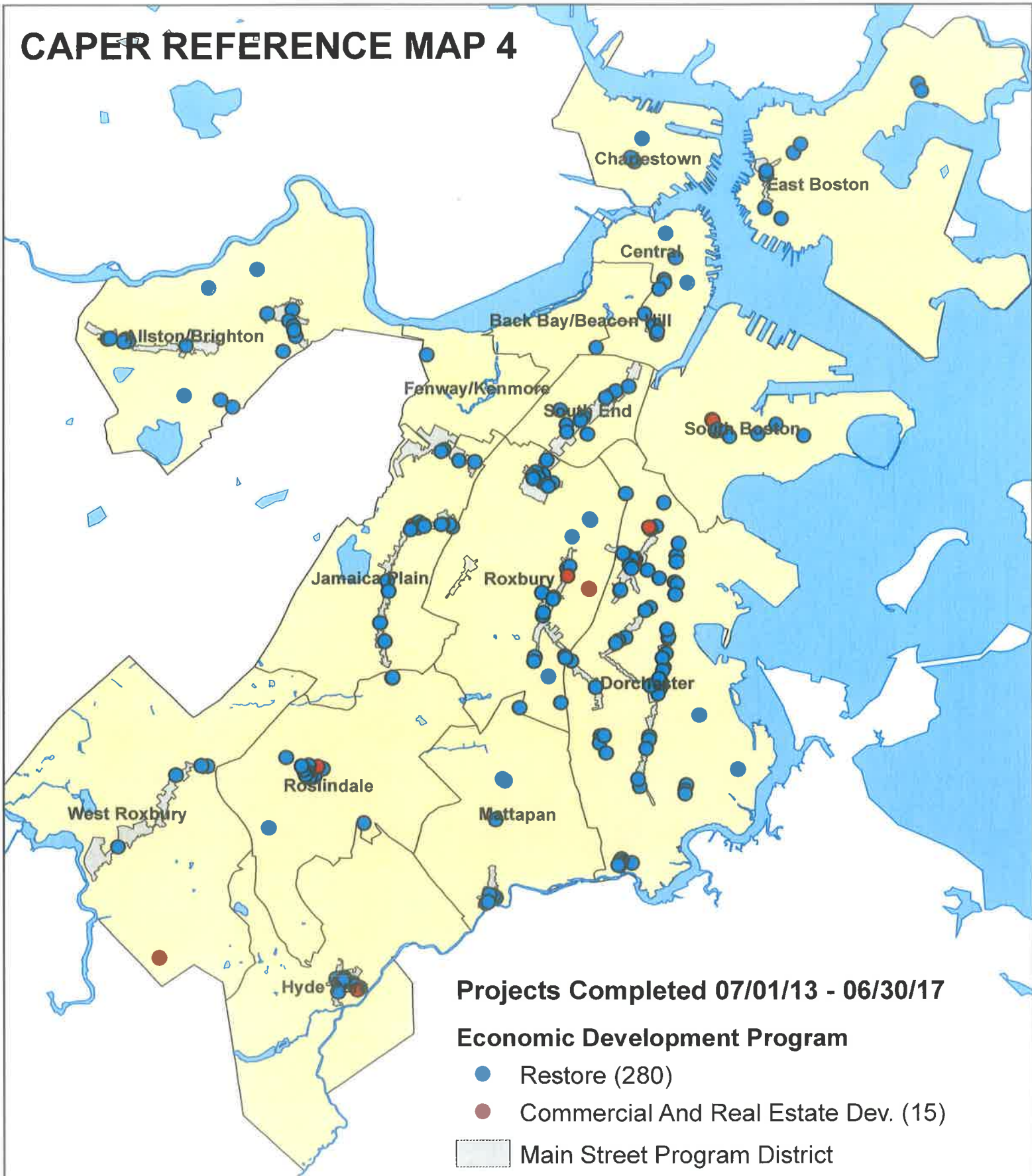
▲ Affordable Housing Production and Preservation (NHD)

Projects	Units
48	3146



Analysis by the Department of Neighborhood Development, City of Boston, Planning and Development Division, Data and Mapping Services
 Note: One project is not geocoded/shown.

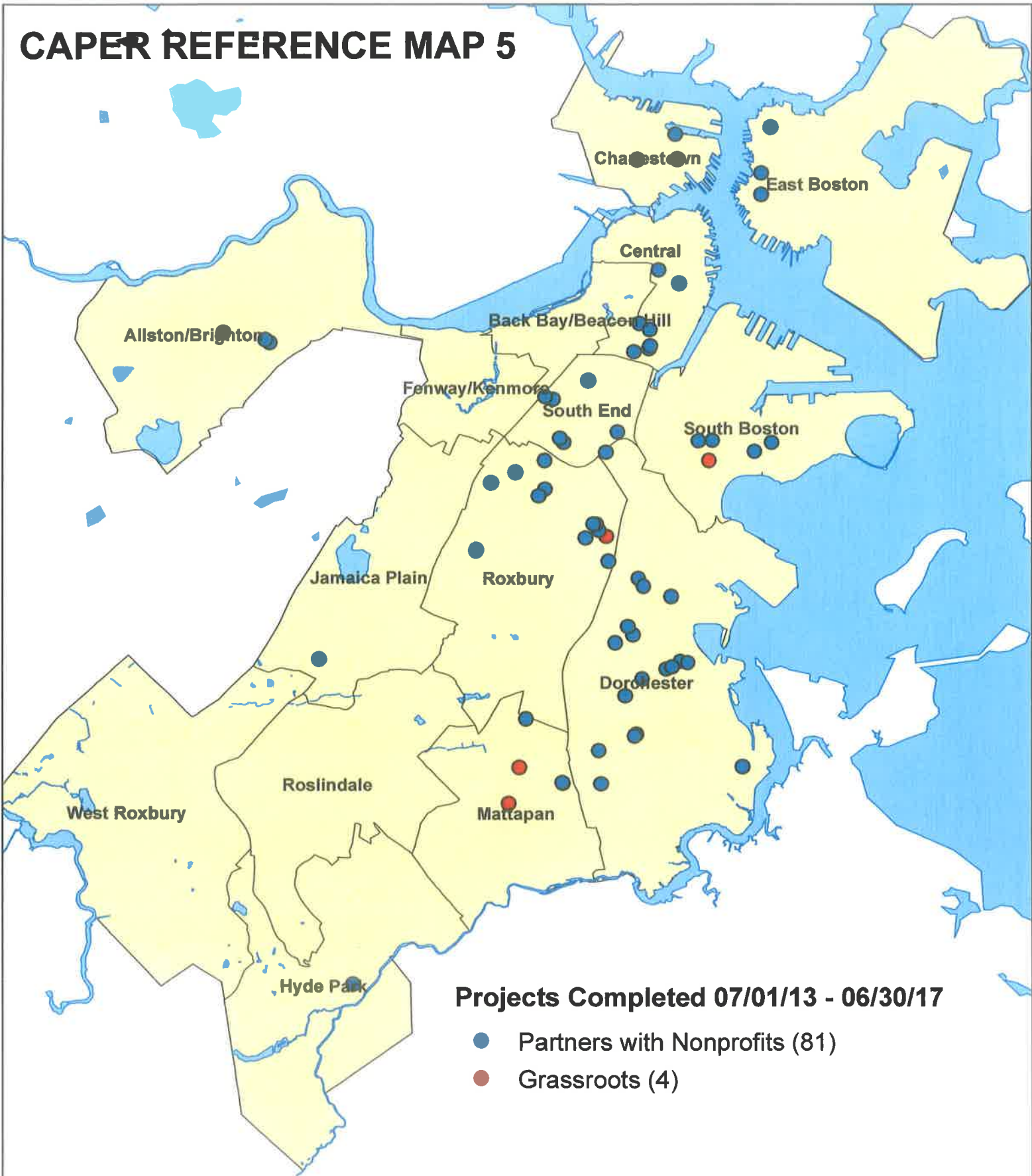
CAPER REFERENCE MAP 4



0 0.5 1 2 3 Miles

Analysis by the Department of Neighborhood Development, City of Boston, Planning and Development Division, Data and Mapping Services
Note: Some map symbols represent multiple activities at the same location. One project is not geocoded/shown.

CAPER REFERENCE MAP 5



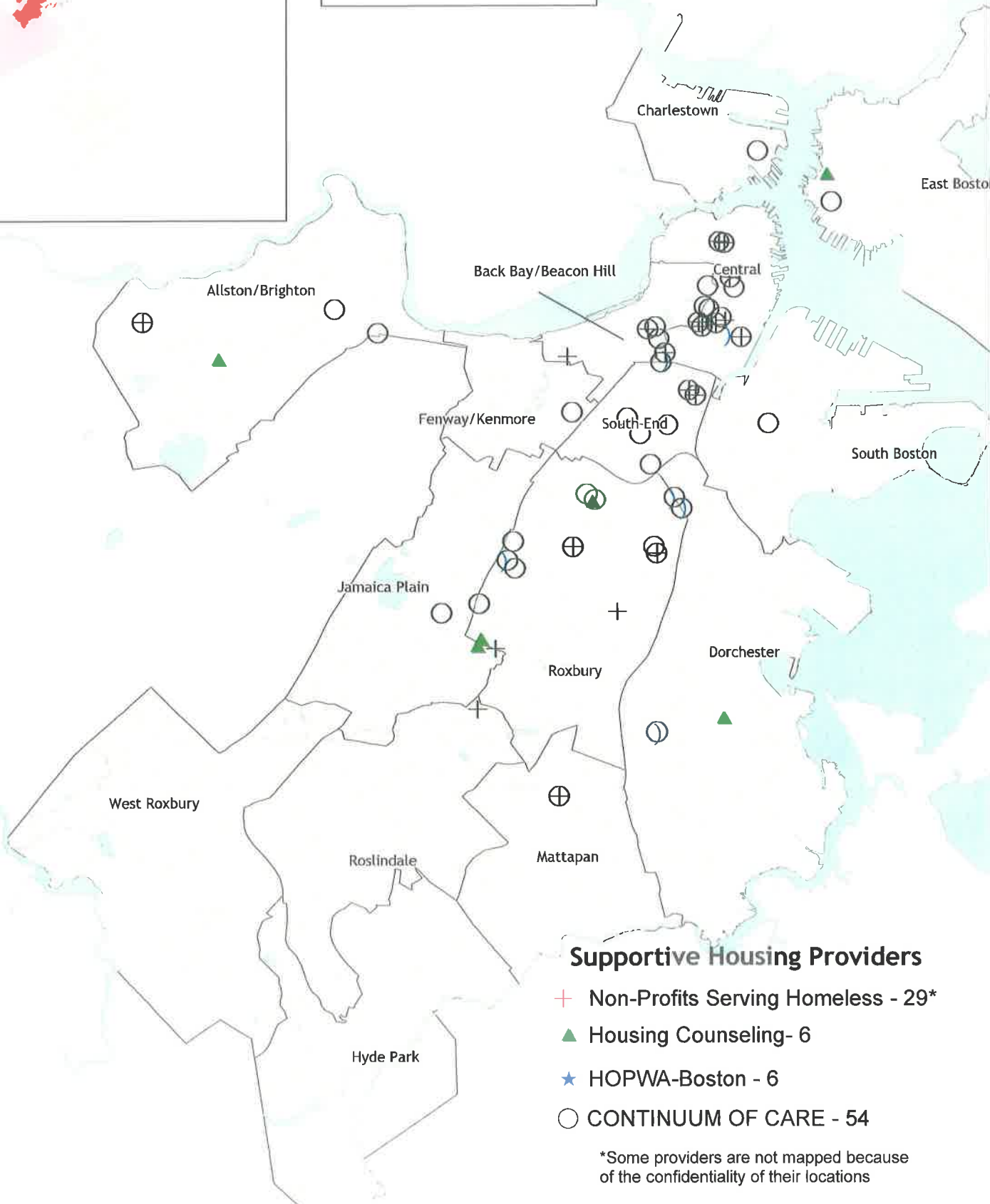
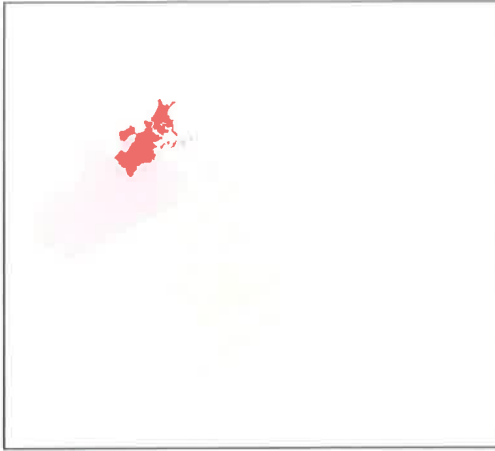
Projects Completed 07/01/13 - 06/30/17

- Partners with Nonprofits (81)
- Grassroots (4)



Analysis by the Department of Neighborhood Development, City of Boston, Planning and Development Division, Data and Mapping Services
Note: Some symbols represent multiple activities at the same location.

**CAPER
REFERENCE MAP 6**

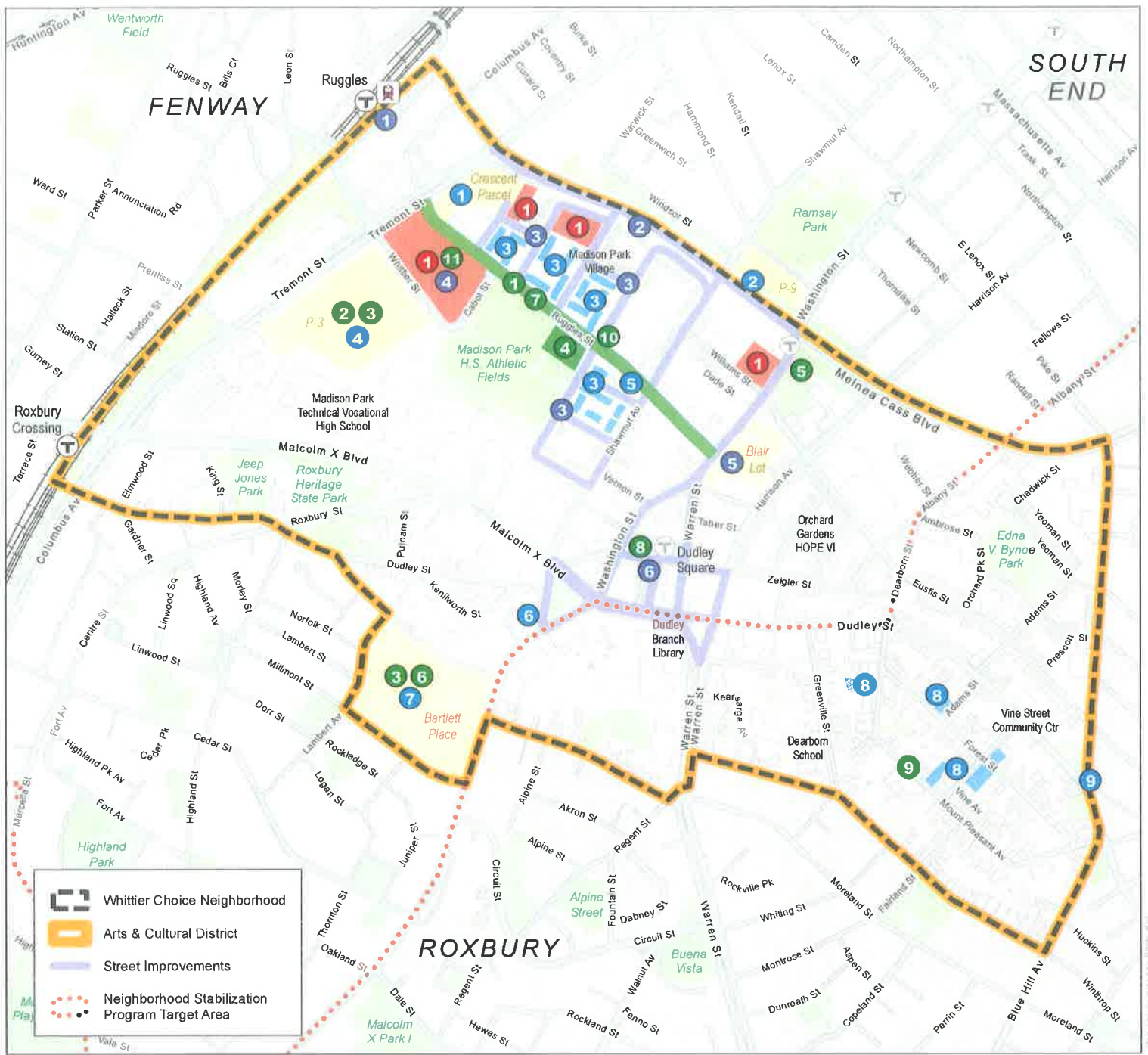


Supportive Housing Providers

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

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





Proposed CNI Housing

- 1 Whittier Replacement Housing

Planned CCI Projects

- 1 Ruggles Gateway Street Improvements
- 2 NCAA Museum
- 3 Retail Incubation/Coworking Program
- 4 Park at Dewitt Crossing
- 5 Visitor/Orientation Center
- 6 Bartlett Station Plaza Cultural Space
- 7 Public Art Installation along Ruggles
- 8 Enhanced RESTORE Program
- 9 Homebuyer Program Area-Wide
- 10 Additional Security Cameras
- 11 Wicked Free WiFi

Projects highlighted in green will be fiscally managed by DND.

NEIGHBORHOOD INVESTMENTS

Residential/Mixed-Use

- 1 Crescent Parcel*
- 2 Melnea Hotel & Residences (P-9)
- 3 Madison Park III Renovations
- 4 Tremont Crossing (P-3)*
- 5 Smith House Renovations
- 6 2451 Washington St. Homeownership
- 7 Bartlett Place*
- 8 Neighborhood Homes Initiative
- 9 Dudley Crossing*

* Potential PBV locations

Infrastructure

- 1 Ruggles Station Modernization
- 2 Melnea Cass Blvd Complete Streets
- 3 MPV Street Improvements
- 4 Whittier Site New Streets
- 5 Blair Parking Lot Improvements
- 6 Dudley Square Complete Streets



U.S. Department of Housing and Urban Development

**MASSACHUSETTS STATE OFFICE, NEW ENGLAND AREA
Office of Community Planning and Development
Thomas P. O'Neill, Jr. Federal Building
10 Causeway Street - Fifth Floor
Boston, Massachusetts 02222-1092**

Ms. Sheila Dillon
Director and Chief of
Neighborhood Housing
City of Boston
26 Court Street
Boston, MA 02201-1020

JUL 30 2018

Dear Ms. Dillon:

SUBJECT: FY 2018 Consolidated/Action Plan Approval for City of Boston

I am pleased to transmit to you the approval of your Fiscal Year 2018 Consolidated Plan and annual Action Plan. The grant assistance being approved with the Plan is as follows:

Community Development Block Grant (CDBG)	\$17,229,498
HOME Investment Partnership (HOME)	\$ 5,863,642
Housing Opportunities for Persons with AIDS (HOPWA)	\$ 2,588,781
Emergency Solutions Grant (ESG)	\$ 1,418,872
Total FY 2018 Grants	\$27,100,793

Enclosed are the funding approval documents which include the CDBG Funding Approval Agreement (HUD 7082) and addendum, the Funding Approval and HOME Investment Partnerships Agreement (HUD 40093), the HOPWA and the ESG Grant Agreements. These documents constitute the contract between the Department of Housing and Urban Development (HUD) and City of Boston.

Please sign both copies. Retain one copy for your records and return the other copy to this office. To facilitate access to these funds, please execute and return the grant agreement within **7 days** of the date of this letter.

Effective implementation of projects and the timely expenditure of grant funds is of critical importance to the success of the CDBG program. Region One had several grantees that were untimely for the first time this past May. There is no single reason why CDBG grantees are untimely in carrying out activities. Timeliness does not depend on size of a community or size of a grant. A variety of grantee management and capacity issues play a role in the timeliness problem. Because of the myriad of reasons for untimely performance, there is no single solution to the timeliness problem. Each grantee must

identify and address the problem in the context of their own program and community. We encourage thorough planning of your CDBG One Year Annual Action Plan activities and to expeditiously expend funds. Administering a local CDBG Program in a timely manner supports the program goal of improving the lives of residents of the community, particularly those of low and moderate income.

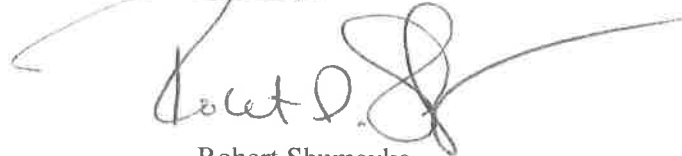
A primary goal of the Department is to reduce housing discrimination, affirmatively further fair housing through CPD programs and promote diverse, inclusive communities. To that end, we encourage your community to take all measures necessary to ensure compliance with the Fair Housing requirements associated with these funds.

If the City intends to use HOME funds for homebuyers, it must set forth the guidelines for resale or recapture, and obtain HUD's specific, written approval, as required in 24 CFR 92.254. Approval of the consolidated plan or action plan under §91.500 does not satisfy the requirement for specific HUD approval for resale or recapture guidelines. The City is advised that no homebuyer activities may be undertaken until HUD approves resale or recapture provisions.

We hereby authorize a one-year extension of the City of Boston's Employee Participation Program for DND Housing Programs to June 30, 2019. This program enables certain DND employees, based on their job function; to participate in HUD funded Homeowner and Homebuyer Programs. As noted in the City's Action Plan, the program will continue to operate the same as originally proposed and all individual requests will be transmitted to HUD for review.

We look forward to working with you during the year to accomplish the goals you have set forth for the City and to further refine and/or improve the Consolidated/Action Plan development process. In the meantime, if you have any questions or desire assistance concerning this letter or other items related to the community development programs, please contact Laura Schiffer, Community Planning & Development Representative at 617-994-8359.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Shumeyko", with a large, sweeping flourish extending to the right.

Robert Shumeyko,
Director

Cc: Robert Gehret, Deputy Director

Enc: