



**Boston City Council**  
**Committee on Housing and Community Development**  
**Councilor Kendra Lara, *Chair***

**April 26, 2023**

**Dear Councilors:**

**The Boston City Council's Committee on Housing and Community Development to which was referred the following:**

**Docket #0607 - Message and order authorizing the City of Boston to accept and expend the amount of Seventeen Million Five Hundred Thirty-Five Thousand Five Hundred Twenty-Five Dollars**

**(\$17,535,525.00) in the form of a grant, for the Federal FY23 Community Development Block Grant (CDBG), awarded by the United States Department of Housing and Urban Development to be administered by the Mayor's Office of Housing. The grant will fund housing, economic development and social services programs.**

**Docket #0608 - Message and order authorizing the City of Boston to accept and expend the amount of Six Million Two Hundred Thirty-Five Thousand Nine Hundred Seventy-Six Dollars (\$6,235,976.00) in the form of a grant, for the Federal FY23 Home Investment Partner grant awarded by the United States Department of Housing and Urban Development to be administered by the Mayor's Office of Housing. The grant will fund the production of new affordable rental and homeownership housing, and also provide operating support for community development corporations.**

**Docket #0609 - Message and orders authorizing the City of Boston to accept and expend the amount of Three Million Seven Hundred Thirty-Four Thousand Five Hundred Thirty-Three Dollars (\$3,734,533.00) in the form of a grant, for the Federal FY23 Housing for Persons with AIDS (HOPWA), awarded by the United States Department of Housing and Urban Development to be administered by the Mayor's Office of Housing. The grant will fund services for income-eligible individuals and families affected by AIDS.**

**Docket #0610 - Message and order authorizing the City of Boston to accept and expend the amount of One Million Five Hundred Seventeen Thousand Nine Hundred Sixty-Six Dollars (\$1,517,966.00) in the form of a grant, for the Federal FY23 Emergency Solutions Grant, awarded by the United States Department of Housing and Urban Development to be administered by the Mayor's Office of Housing. The grant will fund the street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and shelter services.**

**The award amounts are estimated from prior years.**

**These matters are sponsored by the Mayor and were referred to the Committee on Housing and Community Development on March 22, 2023.**

**The Committee on Housing and Community Development held a public hearing on April 13, 2023, to take testimony and consider the same.**

**Councilors Present: Chair - Councilor Kendra Lara, Councilor Liz Breadon and Council President Ed Flynn**

**Administration Officials: Rick Wilson, Deputy Director for Administration and Finance - Mayor's Office of Housing (MOH) and Amelia Naijar, Interim Deputy Director for Policy Development and Research - Mayor's Office of Housing (MOH) - attended the hearing, made a presentation regarding these grants and funds and responded to questions from Councilors.**

**The presentation by the Administration Officials included: Background and funding history, eligible recipients and activities, the processes of distribution and uses of the funds, and the various other particulars for each of these grants and funds. (Copy of the presentation and pertinent fact sheets are attached)**

**Based on the testimony and information presented at the hearing and having considered the same I respectfully recommend that these matters ought to Pass.**



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**Councilor Kendra Lara, Chair  
Committee on Housing and Community Development**

# Accept and Expend Annual HUD Funding

Boston City Council  
Committee on Housing and Community Development

April 13, 2023

Orders: 0607, 0608, 0609 & 0610



City of Boston  
Mayor Michelle Wu



Mayor's Office  
of Housing

## FY24 HUD Allocations



Every year, the City of Boston receives grants from the U.S. Department of Housing and Urban Development (HUD) from the following programs:

Program	FY24 Amount	Change from FY23	Percent Change
Community Development Block Grant (CDBG)	\$17,535,525	\$264,220	1.5%
HOME Investment Partnerships Initiative (HOME)	\$6,235,976	-\$185,952	-2.9%
Emergency Solutions Grant (ESG)	\$1,517,966	\$31,903	2.1%
Housing Opportunities for Persons with AIDS (HOPWA)	\$3,734,533	\$352,756	10.4%
<b>Total</b>	<b>\$29,024,000</b>	<b>\$462,927</b>	<b>1.6%</b>

## Community Development Block Grant (CDBG)

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**FY24 CDBG Allocation:** \$17,535,525

**Administration:** The Mayor's Office of Housing (MOH) is the primary administering agency for the City's CDBG allocation. MOH *sub-grants* a portion of the CDBG allocation to these City departments:

Fair Housing and Equity	\$ 549,128
Workforce Development	\$2,655,056
Economic Opportunity & Inclusion (Small Business)	\$3,392,588

**Eligible Activities:** Housing rehab, economic development, social services, public facilities

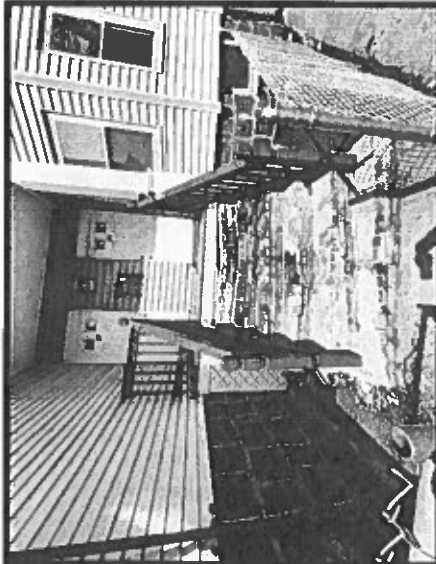
**Primary Uses:** Housing (homebuyer education, down payment assistance and housing rehab), rental housing development, job training and economic development programs (Main Streets, ReStore façade assistance, small business assistance, neighborhood business loans).

**Income Targeting:** CDBG funds must primarily be used for activities serving households with incomes up to a CDBG defined 80% of Median Income (currently \$100,700 for a family of 3) or in a geographic area where at least 51% of the households have incomes under that threshold.

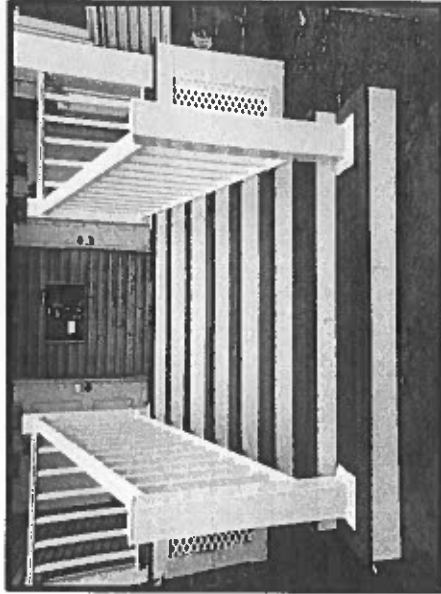
**CDBG Funds: Boston Home Center - Homeowner Rehab Program**

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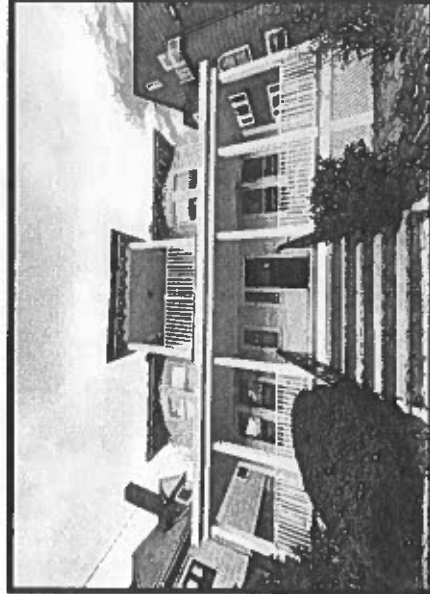
**BEFORE**



**AFTER**

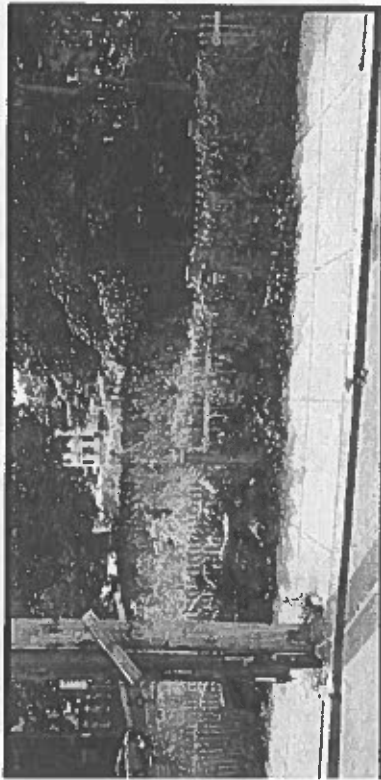


**Emergency Porch  
Repairs, Dorchester**



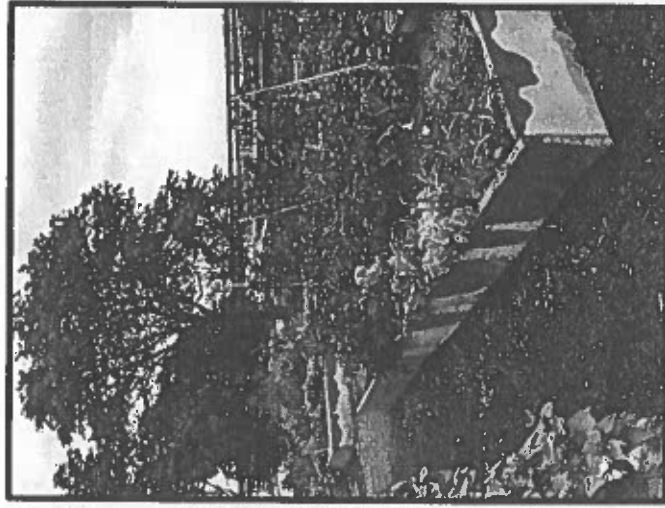
# CDBG Funds: Grassroots Program - Community Gardens

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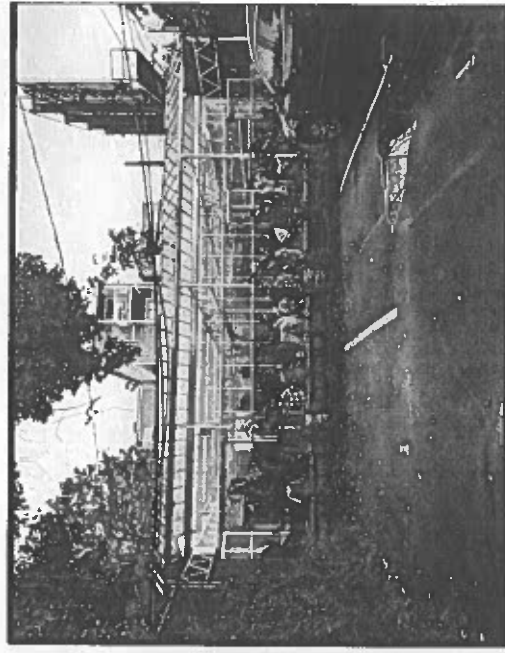


Magnolia  
Street Garden  
in Roxbury  
Before (top)  
and After  
(right)

CDBG + CPA  
Funded



Charlestown Sprouts and  
Eastie Farm Geothermal Greenhouse



## HOME Investment Partnerships Initiative (HOME)

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**FY24 HOME Allocation:** \$6,235,976

**Administration:** The Mayor's Office of Housing (MOH) administers all HOME funds.

**Eligible Activities:** Housing construction and rehabilitation

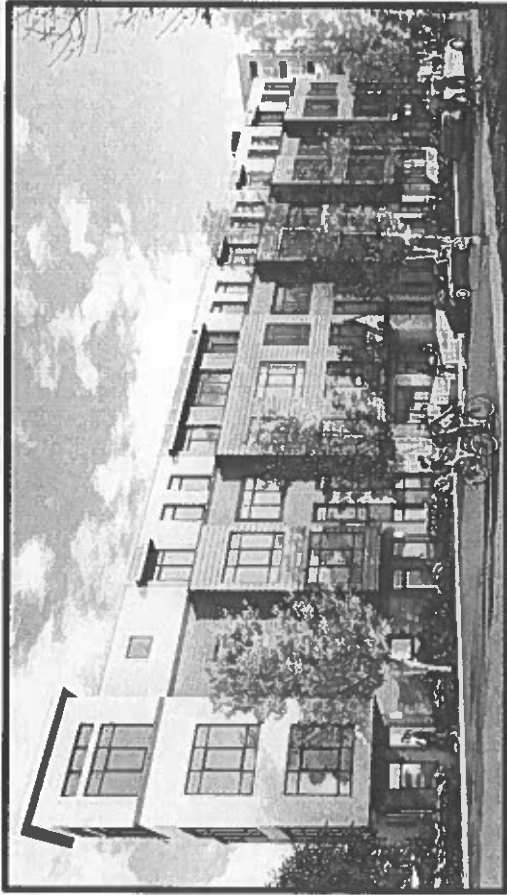
**Primary Uses:** Production of new affordable rental and homeownership housing.

**Income Targeting:** HOME funds must be used to provide housing for households with incomes under 80% of the Boston Metropolitan Area Median Family Income. For rental housing, at least 90% of the units must serve households with incomes up to 60% of the Median Income (\$75,720 for a family of 3).



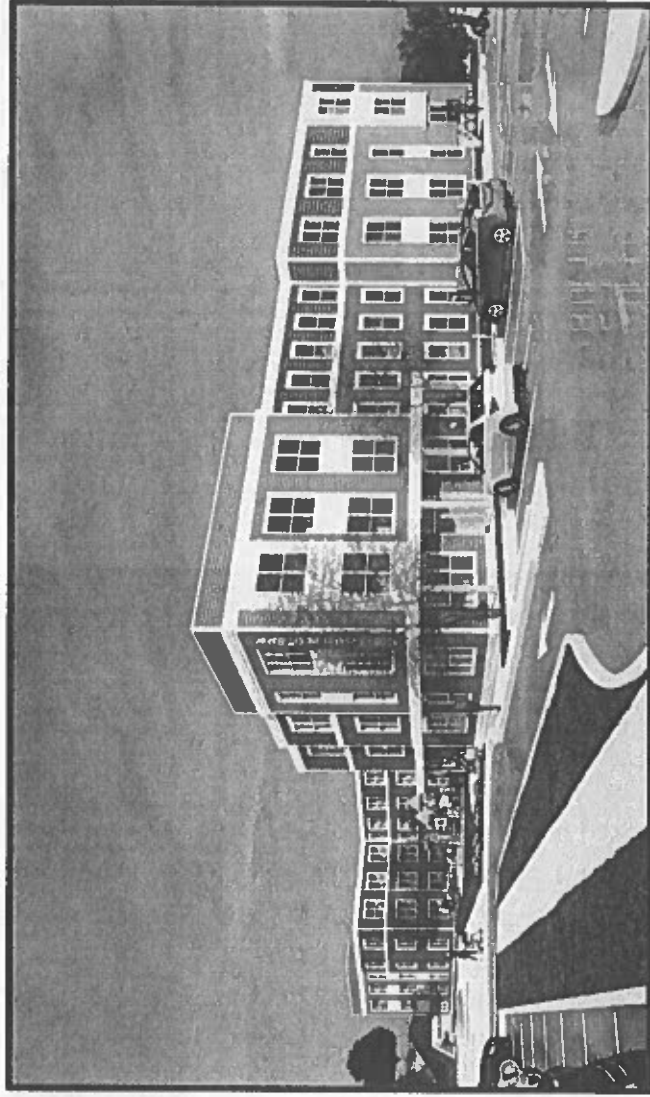
## HOME Funds: Affordable Housing Development

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**Pictured Right: Residences off Baker in West Roxbury, 60 income-restricted rental units**

**Pictured Left: 25 Amory, Building "M" in Jamaica Plain, 44 income-restricted rental units**



## Emergency Solutions Grant (ESG)

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**FY24 ESG Allocation:** \$1,517,966

**Administration:** The Mayor's Office of Housing (MOH) administers all ESG funds.

**Eligible Activities:** ESG funds may be used for five program components: Street Outreach, Emergency Shelter, Homelessness Prevention, Rapid Re-housing, and the Homeless Management Information System (HMIS).

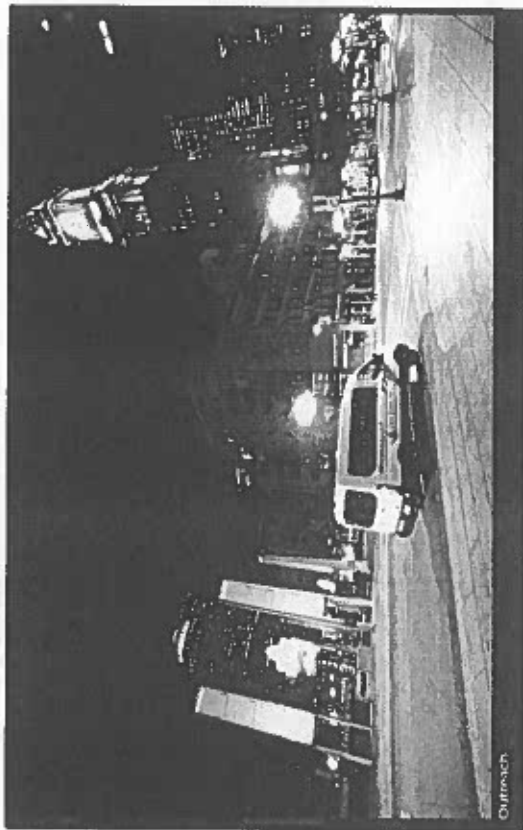
**Income Targeting:** ESG funds may only be used for persons who are homeless or at-risk of becoming homeless as defined by HUD. Participants seeking assistance under the homelessness prevention component must have income below 30% of the area median income (AMI), currently \$37,850 for a family of 3.

**Targeted Population:**

- Chronically homeless individuals and families
- Families with children
- Veterans and their families
- Unaccompanied Youth

## ESG Funds: Homeless Street Outreach

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Pine Street Inn's Outreach programs have run every day and night since they began in 1986.



The outreach teams offer clothing, food, blankets, health care referrals and human contact to homeless individuals who - often struggling with mental illness and addiction - choose not to come into shelter.

## Housing Opportunities for Persons with AIDS (HOPWA)

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**FY24 HOPWA Allocation:** \$3,734,533

**Administration:** The Mayor's Office of Housing (MOH) administers all HOPWA funds for all of Norfolk, Plymouth, and Suffolk counties.

**Eligible Activities:** construction or rehab of housing for persons with AIDS, tenant-based rental assistance, supportive services, housing information services, permanent housing placement services, STRMU (short-term rent, mortgage and utility assistance), and technical assistance.

**Primary Uses:** tenant-based rental assistance; short term mortgage, rental and utility assistance, housing information and counseling services, and permanent housing placement.

**Income Targeting:** HOPWA funds must primarily be used to provide housing for households with HIV/AIDS and incomes up to 80% of the Boston Metropolitan Area Median Family Income (currently \$100,950 for a family of 3).

**Proposed FY24 HUD Allocations by Program Area**  
 Including program income and prior year funding



PROGRAM AREAS	CDBG	HOME	ESG	HOPWA
Home Repair, Deleading, Homebuyer Assistance	\$6.3 M			
Development and Preservation of Affordable Housing	\$4M	\$10.2 M		
Homelessness Prevention, Housing Resources, and Street Outreach	\$1.4 M		\$1.5 M	\$3.7 M
Economic Development (Main Streets, ReStore, Small Business Assistance)	\$3.4 M			
Workforce Development	\$2.7 M			
Public Facilities (Grassroots, Partners with Nonprofits, Property Management)	\$2.2 M			
Fair Housing	\$0.5 M			

