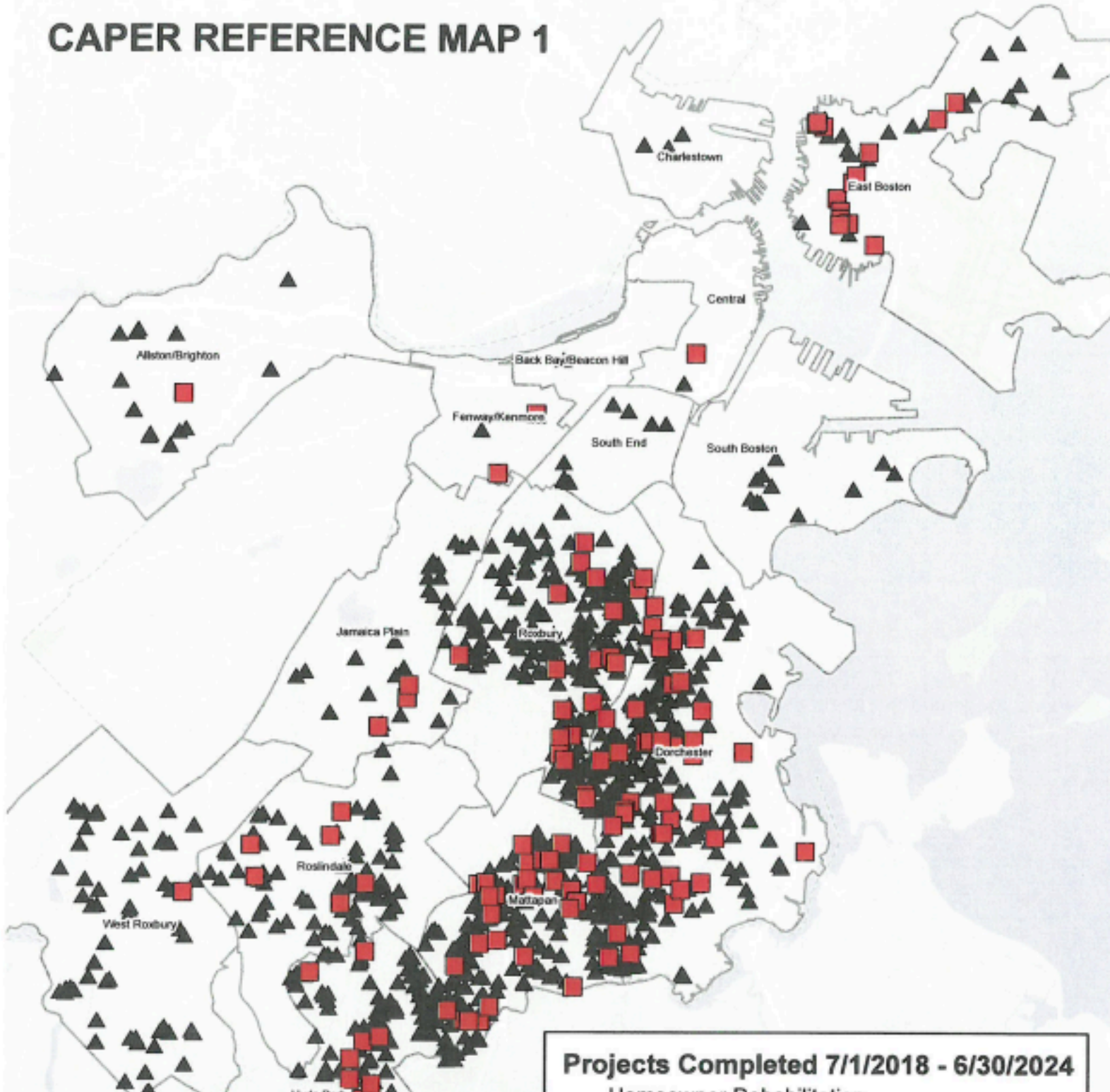


**CITY OF BOSTON, MAYOR'S OFFICE of
HOUSING Program Year 2023 CAPER**

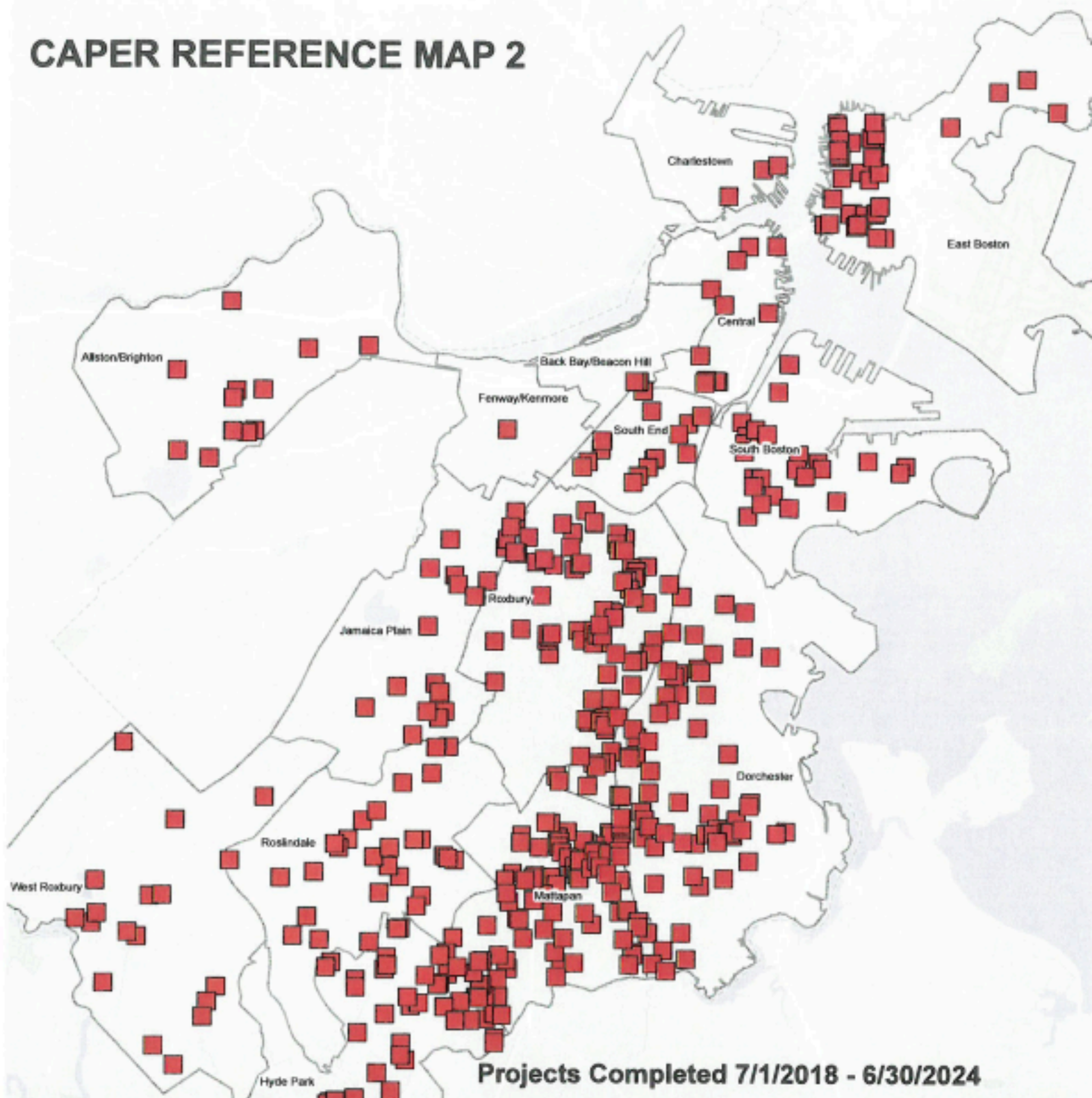
APPENDICES

A	Reference Maps 1 through 5
B	CDBG funded contracts and programs: <ul style="list-style-type: none">• Public Service Providers – Office Workforce Development• CEDAC• Main Streets• Grow Boston / Grassroots
C	Unit Inspections – HOME Funded Acquisition Opportunity Program (AOP) Funding Award Housing Production: Completed, In Construction + Committed
D	IDIS Reports PR26 CDBG & CDBG-CV PR23 CDBG & HOME
	Summary of Public Comments
	HUD Approval Letter

CAPER REFERENCE MAP 1



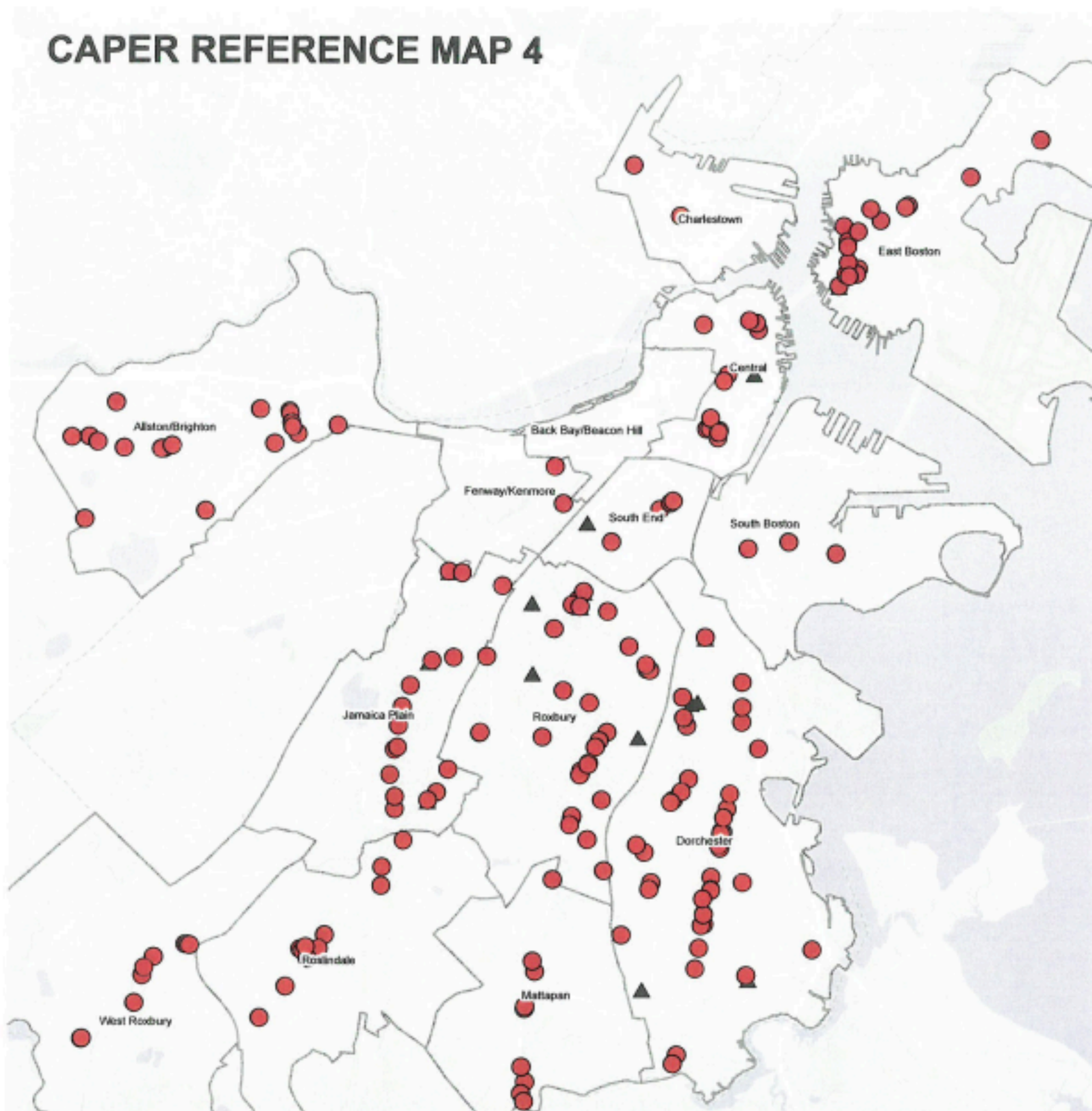
CAPER REFERENCE MAP 2



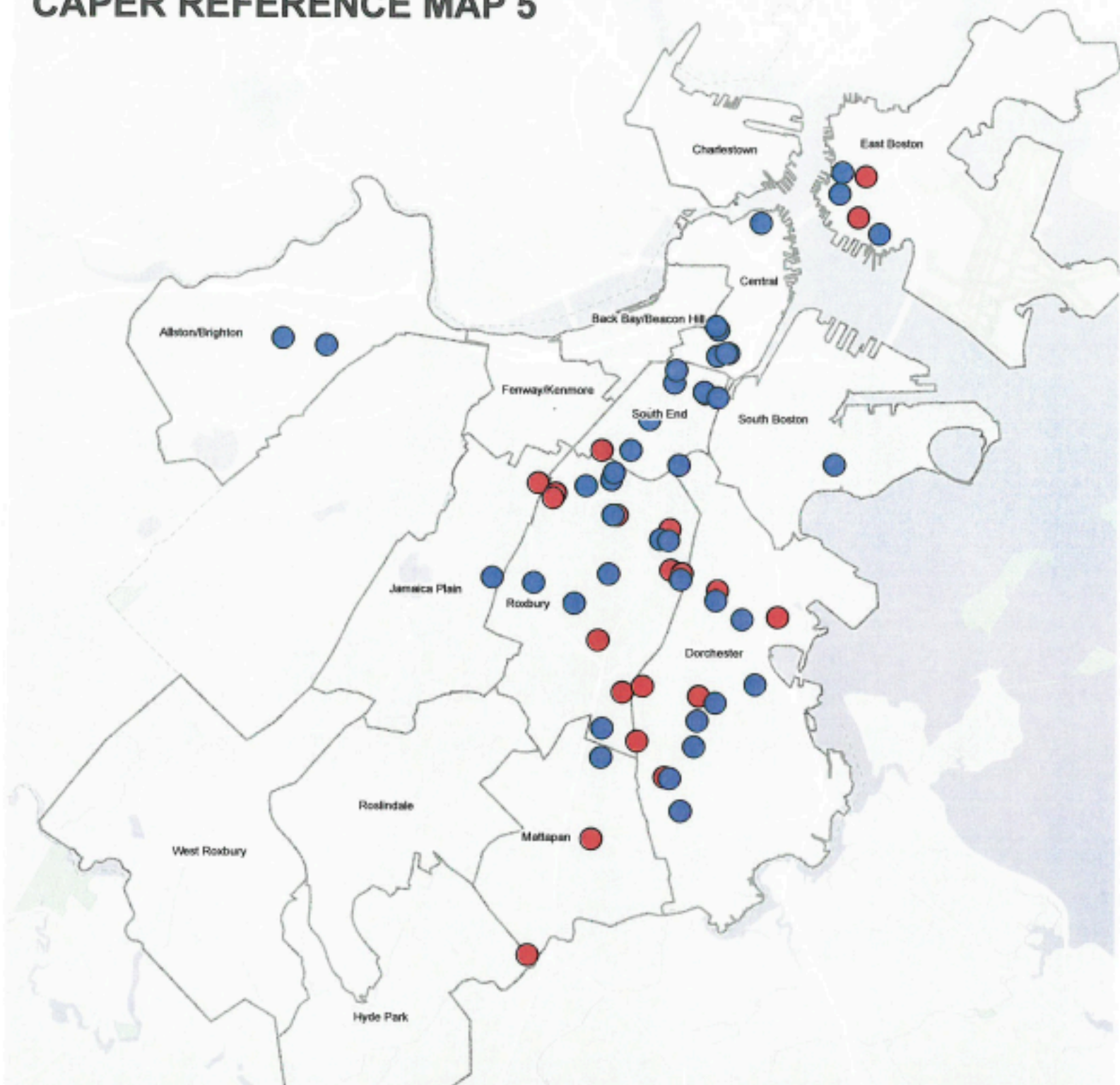
CAPER REFERENCE MAP 3



CAPER REFERENCE MAP 4



CAPER REFERENCE MAP 5



PY23 CAPER Report: CDBG Funded Public Service Providers - Office of Workforce Development

Agency	Program Type	N'Hood	CDBG Funding	Service Level
Artists for Humanity	Job Employment/Training & Education	South Boston	\$55,000	269
Bay Cove Human Services	Job Training & Placement for clients w/psychiatric disabilities	Dorchester	\$42,600	59
Boston Asian YES (Youth Essential Services)	Job readiness/Education	Chinatown	\$42,600	18
Boston Higher Education Resource Center	college readiness	South End	\$49,450	213
Boys & Girls Clubs of Dorchester	work readiness & employment	Dorchester	\$49,450	20
Casa Myma Vasquez	DV services/financial literacy/stability	Dorchester	\$42,600	51
Community Servings, Inc	culinary job training & employment	Jamaica Plain	\$60,000	8
DEAF, Inc.	Disability services/economic security	Allston-Brighton	\$42,600	40
Dorchester Bay Economic Development Corporation	Work readiness & employment	Dorchester	\$60,000	139
East Boston Social Centers	Job Readiness & Education	East Boston	\$42,600	15
Economic Mobility Pathways, Inc. (EMPath)	Work readiness & employment	Boston	\$55,000	27
Ecumenical Social Action Committee (ESAC)	Education & employment	Roxbury	\$42,600	20
ETHOS - Southwest Boston Senior Services	Financial Mgmt/Eviction prevention	Jamaica Plain	\$49,450	279
Fenway Community Development Corporation	Job readiness & employment	Fenway	\$42,600	47
Greater Boston Chinese Golden Age Center	Elder services/economic security	Chinatown	\$42,600	424
Greater Boston Legal Services	Economic security/prevention	Boston	\$42,600	27
Hyde Square Task Force	Education	Jamaica Plain	\$49,450	40
Interseminarian Project Place	Job Training & Placement	South End	\$65,000	49
Jamaica Plain NDC	Job Training & Placement	Jamaica Plain	\$60,000	48
Justice Resource Institute - STRIVE	work readiness & employment	Dorchester	\$42,600	49
La Alianza Hispana, Inc.	Elder Services	Boston	\$49,450	116
Madison Park Development Corporation	Career readiness & Education	Dorchester	\$60,000	27
Massachusetts Alliance of Portuguese Speakers	Work readiness & employment	Dorchester	\$43,000	198
Massachusetts Association for the Blind	Visually-impaired srvc/economic secur.	City wide	\$49,450	116
Maverick Landing Community Services	Job Training & Placement	East Boston	\$42,600	41
Mothers for Justice Equality, Inc.	Job Readiness	Roxbury	\$49,450	98
NECAT	Job Training & Placement	Boston	\$42,600	10

Workforce Opportunity Resource Center	Work readiness & employment	Roxbury	\$60,000	72
YMCA	Job Training & Placement	Downtown	\$57,000	24
Zumix	Career readiness & Education	East Boston	\$49,450	50
ADULT EDUCATION (in partnership with state)			SUBTOTAL	\$1,870,750 3,143
Action for Boston Community Development	ESOL/Job readiness	Roslindale	\$70,000	42
Boston Chinatown Neighborhood Center	ESOL/Customer Service	Chinatown	\$70,000	25
CCAB and Boston Centers for Youth & Families	ESOL/ABE/Job Readiness/Human Services	Dorchester	\$100,000	151
Mujeres Unidas Avanzando	ESOL/Job Readiness/Phlebotomy	Dorchester	\$80,000	52
X-Cel Education	HiSET/Waste water mgmnt.	Mission Hill	\$49,450	29
			SUBTOTAL	\$369,450 299
			GRAND TOTAL	\$2,240,200 3,442

Technical Assistance, Program Year 2023 for HUD Annual Report (CAPER)

	Project	Neighborhood	Number of Units
1	116 Unit scatter sites		116
2	68 Homes Preservation project	Boston	68
3	Consolidation Project	Roxbury	85
4	Dorchester Ave - Faulkner St.	Dorchester	27
5	Forest Glen Coop	Boston	13
6	Granites	Dorchester	67
7	Hano Homes	Boston	24
8	One Arcadia	Boston	15
9	20 Charlesgate fka Our Ladies Guild House	Fenway	142
10	SETH II	Boston	185
11	Stonybrook Gardens	Boston	50
12	Tent City	Boston	269
13	Warren Gardens	Roxbury	228
14	Warren Hall Trust	Brighton	33
		TOTAL Units	1,322

PY23 CAPER Report for Boston Main Streets (7/1/23 to 6/30/24)

	District	Businesses Assisted	New or Expanding Businesses	Jobs create from New or Expanding Business	% Storefronts Vacant (average for period covered)
1	Allston Village Main Streets	178	8	106	3.7%
2	Bowdoin Geneva Main Streets	176	3	36	2.7%
3	Brighton Main Streets	223	10	46	1.5%
4	Chinatown Main Street	64	5	60	0.8%
5	East Boston Main Streets	202	26	282	2.8%
6	Egleston Square Main Street	165	12	67	6.7%
7	Fields Corner Main Street	133	2	7	2.4%
8	Four Corners Main Street	71	4	5	0.9%
9	GreaterAshmont Main Street	87	7	40	6.0%
10	Greater Grove Hall Main Streets	27	1	4	10.4%
11	Hyde Park Main Streets	110	5	24	4.5%
12	JP Centre South Main Streets	94	10	61	2.4%
13	Mattapan Square Main Streets, Inc.	inactive			
14	Mission Hill Main Streets	54	1	5	6.1%
15	Roslindale Village Main Street	81	6	31	3.7%
16	Roxbury Main Streets	113	3	9	1.2%
17	Three Squares Main Streets (formerly Hyde Jackson)	388	4	15	3.4%
18	Uphams Corner Main Street	173	5	18	13.8%
19	Washington Gateway	inactive			
20	West Roxbury Main Streets	32	2	4	1.3%
	TOTAL	2371	114	819.5	3.7%

Four shaded blue districts receive local funds; the 16 remaining receive Federal CDBG funds

Grassroots for PY23 CAPER Report (7/1/23 to 6/30/24)

Project Name	Neighborhood	Total Cost	CDBG Funds	Gardens Created
Completed Projects				
Boston Green Academy Community Garden	Brighton	\$401,337	\$100,000	1
Women's Lunch Place	South End	\$29,711	\$29,711	1
Projects with Funding, Not Completed				
Melnea Cass Community Garden	Roxbury	\$164,830.00	\$125,000	1
Washington Street Urban Forest Phase I	Dorchester	\$850,000.00	\$150,000	1

PY23 CAPER - HOME Units Inspected (7/1/23 to 6/30/24)

	PROPERTY	OWNER/AGENT	TOTAL Units Inspected	DATE INSPECTED
1	Trinity Terrace	Trinity Management	8	7/6/2023
2	Trinity Franklin Hill	Trinity Management	12	7/19/2023
3	Warren Ave. Apartments	Peabody Properties	3	7/26/2023
4	UE Apartments	Winn Mangement	3	7/27/2023
5	Whittier 1A 4%	POAH Communities	5	7/27/2023
6	Whittier 1A 9%	POAH Communities	1	7/27/2023
7	Mattapan Station 4%	POAH Communities	10	9/14/2023
8	LBB Apartments	Winn Co.	4	12/13/2023
9	Old Colony House	Beacon Communities	6	1/4/2024
10	Walando Homes	Winn Co.	4	1/9/2024
11	Hong Lok House	Rogerson Communities	10	1/24/2024
12	Levedo Building	Winn Co.	2	1/25/2024
13	Roxbury Crossing Senior Building	Maloney Properties	8	2/1/2024
14	Pickle Factory	Winn Co.	4	2/21/2024
15	225 Centre Street	The Community Builders	8	2/28/2024
16	General Heath Square	Peabody Properties	4	3/12/2024
17	A.O. Flats	The Community Builders	2	3/27/2024
18	Rockland 202 AKA: Warren Gardens	Winn Co.	8	4/17/2024
19	Carol Ave Coop	Maloney Properties	3	4/24/2024
20	Ashmont TOD (The Carruth)	Trinity Management Co.	4	4/24/2024
21	Dudley Greenville	Winn Co.	4	5/2/2024
22	Mishawum Assisted Living	Peabody Properties	4	5/14/2024
23	Centre/Lamartine	Peabody Properties	4	5/15/2024
24	The Clarion	The Community Builders	2	5/22/2024
25	Imani House	UHM Properties	4	5/23/2024
26	Mt. Pleasant Home	Mt. Pleasant Home, Inc.	3	6/6/2024
27	The Harmon Apartments	Peabody Properties	4	6/26/2024
			134	

Public Comments

The City would like to thank the following individuals and organizations for their written comments on the Program Year 23 HUD Report. A summary of the public comments received is provided below.

1. B.King, Resident 4. L. Solano, Resident	2. R. Gehret, Resident 5. L. Downie, Pine Street Inn	3. D. Cardinale, Contractor 6. R. Herzog, CEDAC
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Comment	Response
Issue: Lack of Affordable Housing Opportunities for Single-Person Households of Moderate Income.	
A commenter feels shutout or excluded from the City's homebuyer created housing units with few options and long wait lists for residents wanting to own. Further, the writer encouraged the City to explore first-time homebuyer programs for single person households of moderate income.	The City and partners offer a range of financial assistance for first-time homebuyers such as grants towards a down payment, low fixed interest rates and a match-savings program. The HUD resources covered in this annual report serve households up to 80% of the area-median income (currently, \$91,200 for 1-person household). Other funding sources serve households with incomes up to 135% of the area-median income (\$154,170). In the program year covered by this report, 51% of the 271 first time homebuyers served had incomes above the 80% limit.
Issue: Prioritize HUD Funds to Individuals and Families in Need	

<p>A comment requested that HUD funds be prioritized to meet the needs of individuals and families with respect to:</p> <p>Health and Safety Habitability and Safety Affordability</p>	<p>The City establishes goals for each program in this report to address identified needs and to meet the requirements of the particular funding source with respect to eligible uses and income targeting. For example, Community Development Block Funds (CDBG) the largest pool of funds in the report at \$17.5 million, support 16 programs to increase affordable housing in the City.</p>
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Program Year 23 CAPER – Summary of Comments Page 1 of 2

City of Boston, Mayor's Office of Housing

Issue: Corrections, Questions and Comments after review of the CAPER	
<p>A resident reviewed the draft CAPER and submitted a number of comments that identified typos or questions about the content or data in various sections of the report.</p>	<p>Thank you, we corrected, clarified or expanded the report as needed. The changes will be posted in the final version after HUD approval.</p>
Issue: Congratulations on Annual Accomplishments	
<p>Pine Street Inn and CEDAC submitted comments acknowledging long standing and strong partnership with the City, a shared commitment to developing affordable housing and ending homelessness. And, congratulations on a productive year.</p> <p>A Contractor complimented the City's efforts and impact to improving living standards with the homeowner repair programs.</p>	<p>Thank you.</p>



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

Phone (617) 994-8350

CPD website: https://www.hud.gov/program_offices/comm_planning

Mr. Rick Wilson
Deputy Director
Administration and Finance
Mayor's Office of Housing
12 Channel Street
Boston, MA 02210

Subject: City of Boston Consolidated Annual Performance and Evaluation Report Program Year 2023

Dear Mr. Wilson:

As a recipient of grant funds provided by the U.S. Department of Housing and Urban Development (HUD), each jurisdiction that has an approved Consolidated Plan shall annually review and report to HUD on the progress it has made in carrying out its Consolidated Plan and Annual Action Plan. The performance report is submitted to HUD's Office of Community Planning and Development (CPD) in the form of the Consolidated Annual Performance and Evaluation Report (CAPER). Furthermore, the Consolidated Plan regulations at 24 CFR § 91.525 require the Department to evaluate and report to the public on a community's overall progress in the management of its program funds, compliance with the Consolidated Plan, the accuracy of performance reports, and the extent to which progress has been achieved toward the statutory goals identified in Section 91.1.

This letter serves to acknowledge your Program Year 2023 CAPER submission and to apprise you of our assessment of Boston's overall progress. HUD acknowledges the City of Boston's programmatic accomplishments during the program year. Based on our Office's review of your Program Year 2023 CAPER, we have concluded that the City of Boston has the capacity to carry out its CPD programs and has met its reporting requirements.

Thank you for your continued commitment to strengthen your community through CPD programs. Please submit any comments regarding the contents of this letter to this Office within 30 days of the date of this letter. If you have any questions concerning the progress summary or wish to request additional consultation regarding your performance, please contact Laura Schiffer, Regional Financial Analyst at 617-994-8350 or Laura.B.Schiffer@HUD.gov.

Sincerely,

Adam C. Ploetz

