



PLAN: East Boston

Affordable Housing in Boston

June 4, 2019

Tim Davis, Housing Policy Manager

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Introduction



Nearly 20% of Boston's housing is income restricted

- **Boston has 10% of Massachusetts' housing units, but 20% of the income restricted units.**

The City of Boston supports the preservation and creation of income restricted/affordable housing through a number of programs and agencies.



Goals of Tonight's Meeting:

- **Provide Information on How Boston Creates Income Restricted/Affordable Housing**



Goals of Tonight's Meeting:

- **Discuss How the Inclusionary Development Policy Contributes to These Efforts**

Goals of Tonight's Meeting:

- **Learn More about Housing Resources**

Meeting #2: Deep Dive

- **In Two Weeks, An Opportunity to Dig Deeper Into the Inclusionary Development Policy**



2 Affordable Housing Concepts



What Is “Affordable” Housing?

- **General term for income restricted housing**

“Affordable” to Whom?

- **Varies by funding/program source**

What Is Area Median Income, or “AMI”

- **Create by HUD, affordable Housing Programs Use AMI as a Common Measurement for Determining Eligibility**
- **Based on Greater Boston Median Family Income (\$107,800 for a family of four)***
- **Boston’s Median Family Income Is Approximately \$68,600**

• ***2018 HUD Income Limits**



2018 Income Limits, Percent of Area Median Income

Household Size	40%	60%	70%	80%	100%	120%
1	\$30,200	\$45,300	\$52,850	\$60,400	\$75,500	\$90,550
2	\$34,500	\$51,800	\$60,400	\$69,000	\$86,250	\$103,500
3	\$38,800	\$58,250	\$67,950	\$77,650	\$97,050	\$116,450
4	\$43,100	\$64,700	\$75,450	\$86,250	\$107,800	\$129,350
5	\$46,550	\$69,900	\$81,500	\$93,150	\$116,450	\$139,700
6	\$50,000	\$75,100	\$87,550	\$100,050	\$125,050	\$150,050

Greater Boston Area
Median Family Income



AMI Examples

- **40% AMI – Combined household income of \$34,500**
- **Household of 2 including 1 income-earning adult and 1 child**
- **The income-earner is a bank teller (\$33,303)**
- **Monthly housing costs should be \$832**
- **Two-bedroom unit at 40% AMI rents for \$833**



AMI Examples

- **60% AMI – Combined household income of \$58,250**
- **Household of 3 including 2 income-earning adults and one child**
- **One income-earner is a home health aide (\$30,122) and one is a cashier (\$26,120)**
- **Monthly housing costs should be \$1,456**
- **Two-bedroom unit at 60% AMI rents for \$1,251**



AMI Examples

- **80% AMI – Combined household income of \$77,650**
- **Household of 3 including 1 income-earning adult and two children**
- **The income-earner is a librarian (\$77,108)**
- **Monthly housing costs should be \$1,941**
- **Three-bedroom unit at 80% AMI rents for \$1,876 or purchase price at \$250,900**



AMI Examples

- **100% AMI – Combined household income of \$86,250**
- **Household of 2 including 2 income-earning adults**
- **One income-earner is a telemarketer (\$59,791) and one is a part-time server at a restaurant (\$26,120)**
- **Monthly housing costs should be \$2,156**
- **One-bedroom unit at 100% AMI rents for \$1,824 or purchase price at \$243,200**

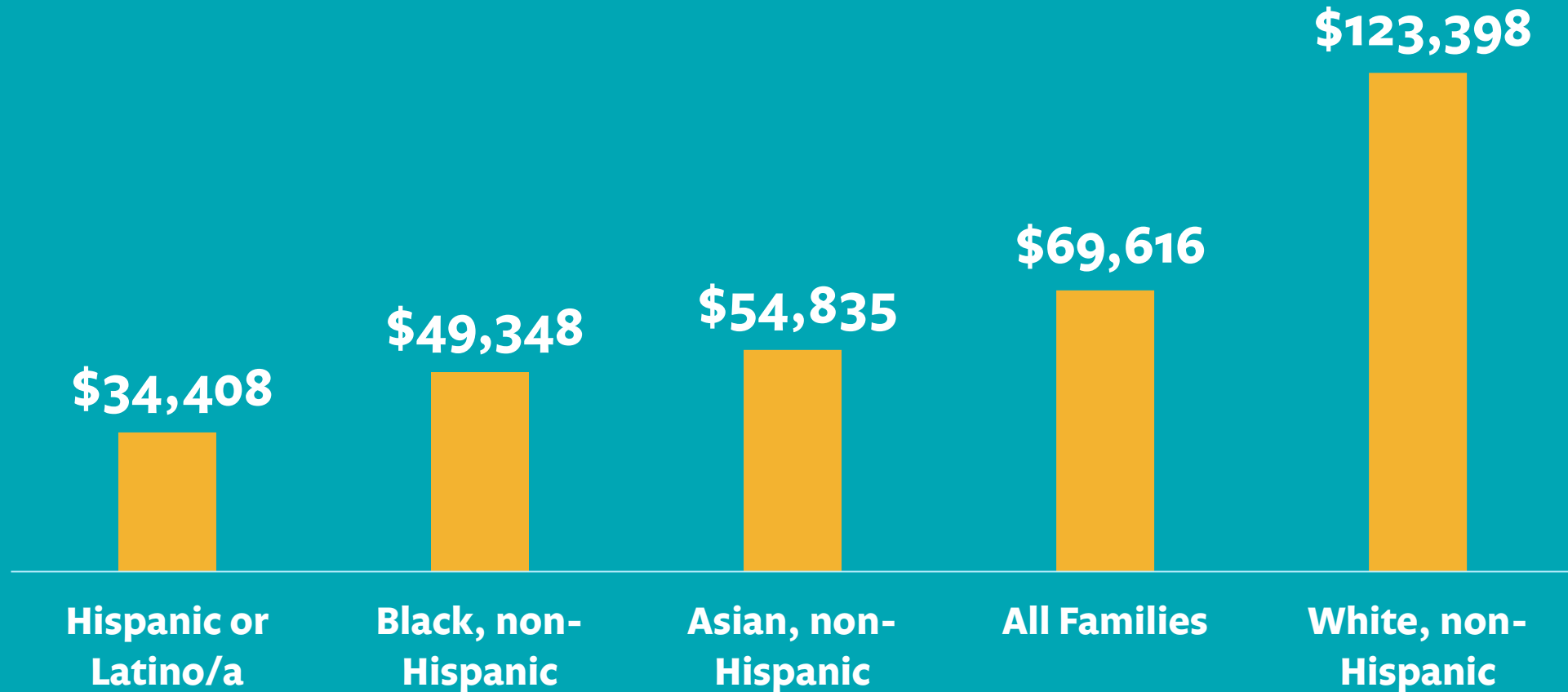


AMI Examples

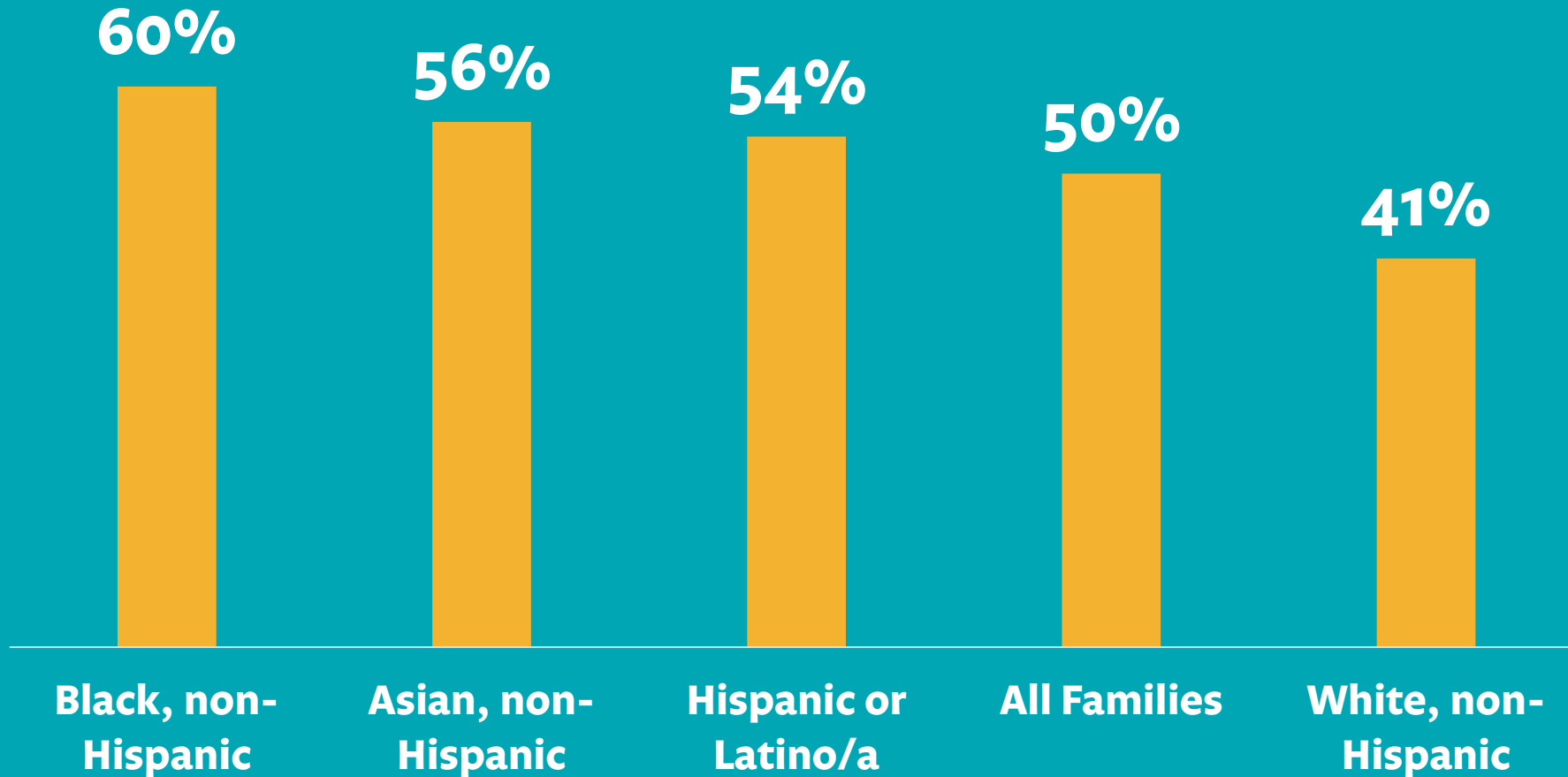
- **120% AMI – Combined household income of \$139,700**
- **Household of 5 including 2 income-earning adults, two children and one live-in grandparent**
- **One income-earner is a mail carrier (\$53,474) and one is an elementary school teacher (\$85,122).**
- **Monthly housing costs should be \$3,492**
- **Four-bedroom unit at 120% AMI rents for \$3,125 or purchase price at \$435,300**



Boston Median Family Income, By Race/Ethnicity



Percent Housing Cost Burdened in Boston (>30% of Income to Rent)





MAYOR MARTIN J. WALSH

HOUSING A CHANGING CITY BOSTON 2030 2018 UPDATE

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Housing Program Overview



SEPTEMBER
2018



boston planning &
development agency

Housing Boston 2030 Plan

- **2014 Plan: 12,000 new income restricted units**
- **2018 Update: 15,820 new income restricted units**
- **Preserve 30,000 existing units**
- **Renovate/Rebuild 4,500 BHA units**



2018 Housing Boston 2030 Update: Affordable Housing Goals

Currently, twenty percent of Boston's housing is income-restricted. As Boston grows, the City is committed to maintaining this percentage of income-restricted units, bringing the total number of income-restricted units to 70,000.

Income Category	2014 Plan Goal	2018 Updated Goal	Existing Income Restricted Units	Total Income Restricted Units by 2030
Low Income Senior	1,500	2,000	12,800	14,800
Low Income (non senior)	6,500	8,300	35,200	43,500
Middle Income Restricted	4,000	5,520	6,000	11,520
Total Income Restricted	12,000	15,820	54,000	70,000

2018 Housing Boston 2030 Update: New Focus Areas

Preventing Displacement

Building on Creation of the Office of Housing Stability, the City also has expanded its focus to include:

- Acquiring 1,000 market rate rentals & making them income-restricted.
- An Eviction Prevention Task Force to focus on tenancy preservation
- Crafting a new legislative package to prevent displacement

Increasing Homeownership

To address the wealth gap, Boston will:

- Create mortgage products for low and moderate income homebuyers
- Expand homebuyer education & credit repair support, with a focus on immigrants and persons of color

DEPENDING ON INCOME, HOUSEHOLDS ACCESS DIFFERENT PROGRAMS

DOWNPAYMENT ASSISTANCE (DND)

INCOME RESTRICTED HOMEOWNERSHIP (IDP/DND)

UNSUBSIDIZED INCOME RESTRICTED RENTALS (IDP)

SUBSIDIZED RENTAL PRODUCTION (DND)

HOUSING VOUCHERS (BHA)

PUBLIC HOUSING (BHA)

Single Person	\$20,000	\$40,000	\$65,000	\$90,000
Family of 3	\$30,000	\$60,000	\$90,000	\$120,000

INCOME



BOSTON HOUSING AUTHORITY



12,418 units
70 developments

Built from late
1930s to late 1960s



Housing
Vouchers

16,000 households

Federal "Section 8"
/Housing Choice
Voucher Program
launched in 1974



B

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT OVERVIEW & INTRODUCTION

*Department of
Neighborhood
Development*



City of Boston
Mayor Martin J. Walsh

NEIGHBORHOOD HOUSING DEVELOPMENT

NHD works to build strong, inclusive communities with access to stable and affordable housing for all through investing public resources in:





Neighborhood Housing Development

Multifamily Development Process



REQUEST FOR PROPOSALS
16 Ronald Street, Roxbury
CITY OF BOSTON
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT



Contact Information: Department of Neighborhood Development
26 Court Street, 6th Floor
Boston, MA 02108
Attn: Ryan Landergeran
Evan.Landergeran@boston.gov
(617) 635-9243

How to obtain the Request for Proposals and supporting documents via the DND website: <http://dnd.cityofboston.gov/epace/rfp>
Click on "Request a Copy".
If you have any problems accessing the system, please call (617) 635-9243.

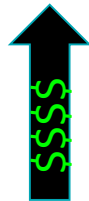
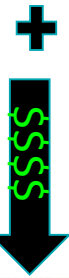
Proposal Submittal Deadline: Proposals will be received until January 16, 2016 at 4:00 p.m. (EST) at:
Department of Neighborhood Development
26 Court Street, 6th Floor (Bid Counter)
Boston, MA 02108
Please Plan Accordingly

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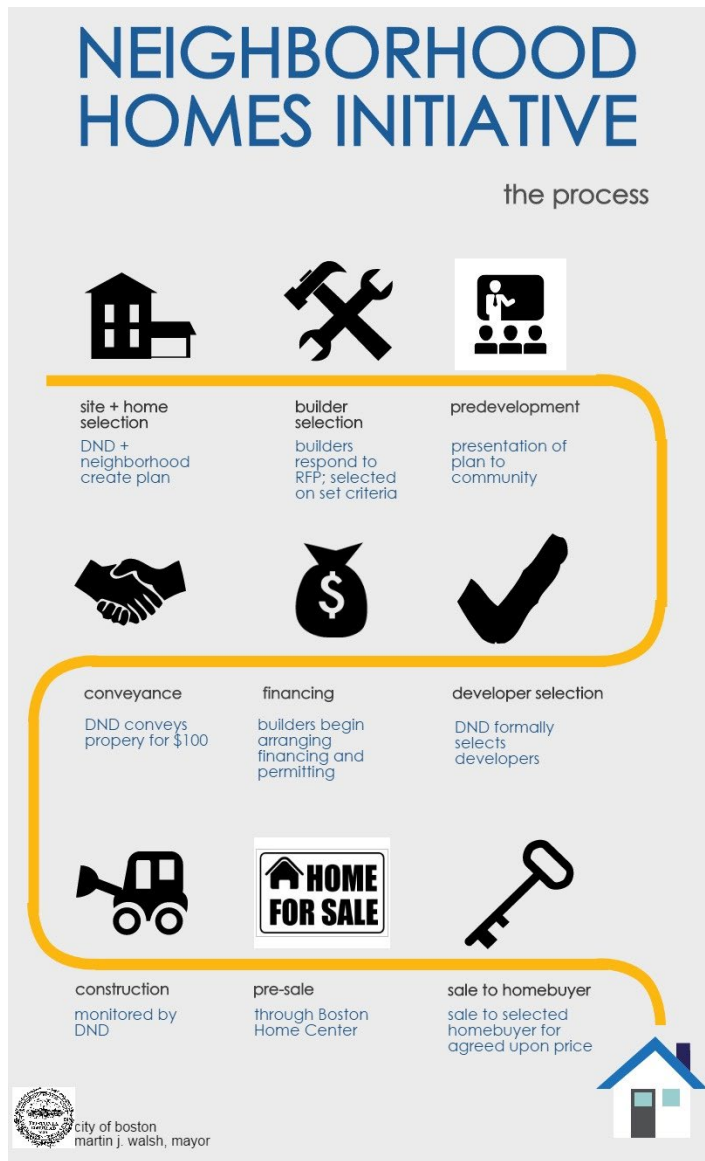
Neighborhood Housing Development

Multifamily Development Process



Neighborhood Housing Development

Homeownership Development Process



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

FUNDING THE DEVELOPMENT OF INCOME RESTRICTED HOUSING

\$\$

FEDERAL SOURCES

Community Development
Block Grants (CDBG)

HOME funds

Low Income Housing Tax
Credits (LIHTC)

\$\$

STATE SOURCES

Affordable Housing Trust
Housing Innovations Fund
State Low Income Housing
Tax Credits (LIHTC)

\$\$

CITY/LOCAL SOURCES

Inclusionary Development
Funds
Linkage Funds
Community Preservation
Act Funds
Operating Funds



LINKAGE FUNDS

- **Created in 1987 through legislation and is part of Boston's Zoning Code**
- **Linkage requires large commercial/mixed-use projects to fund workforce development and income restricted housing programs.**
- **Housing funds are managed by the Neighborhood Housing Trust (NHT), staffed by the Department of Neighborhood Development.**
- **Workforce development funds are managed by the Neighborhood Jobs Trust (NJT), managed by OWD.**



LINKAGE FUNDS

- **Current linkage rates are \$9.03/SF for housing and \$1.78/SF for jobs. \$177.9 million collected for housing and \$37.8 million for jobs.**
- **Since 2014, housing linkage has leveraged \$562m in 39 developments, creating 1,268 units and preserving 548 .**
- **Jobs linkage has provided training to 2,300 residents (BEST, JVS, YWCA etc.) and funds the Tuition Free Community College program.**
- **Current legislative action.**



COMMUNITY PRESERVATION ACT (CPA) FUNDS

- **State legislation passed in 2000.**
- **Through local ballot question, cities and towns can approve up to a 1.5% surcharge on property taxes.**
- **Funds must be used for open space, historic preservation, and affordable housing.**
- **State partially matches from funds collected at land registries.**
- **Boston approved CPA in 2016.**
- **Approximately \$20 million in funds expected annually.**



CURRENT NHD PIPELINE FY 19

Twenty seven projects are estimated to commit and/or close in the following areas:

Dorchester - 8
Roxbury - 8
Mattapan - 4
East Boston - 0

Chinatown - 1
Jamaica Plain - 4
Hyde Park - 1
North Station - 1

Total Number of units

1221

Total Number of Affordable Units

845

Total City Funding

\$75M

(including CPA & Linkage)

Total Amount Leveraged

\$765M

Housing Production

Indigo Block Apartments

Indigo Block
65 East Cottage Street



View of residential building from new private way. 80 apartments for a mix of low- and middle-income households.



Indigo Block
65 East Cottage Street



View of commercial building from East Cottage Street. 23,400 SF of light industrial space.



Indigo Block
65 East Cottage Street



View of homeownership condos from Hillsboro Street. 9 condo units with a mix of 2 and 3 BRs.



ABOUT THE PROJECT:

- Construction of 89 mixed income housing units for families and individuals, of which 57 will be affordable rental units.
- 23 units will be available at or below 100%AMI.
- 9 units will be market rate Ownership.
- 20,000 sq. ft. commercial space.
- Construction start-Spring 2019

DND SUBSIDY:

\$2,544,055 IDP

\$1,000,000 NHT

EST. COMPLETION:

Summer 2020

AFFORDABLE UNITS: 57

- 15- 1 Bedroom units;
- 35-2 Bedroom units;
- 7 - 3 Bedroom units

MARKET RATE UNITS:

- 9 - 3 Bedroom units

Supportive Housing Development

The Harmon Apartments



ABOUT THE PROJECT:

- 36-unit, mixed-income rental development.
- The Boston Home will create the Harmon Apartments on their campus.
- Residences will be for individuals and families with progressive neurological disabilities.
- 30 affordable and 6 market rate units.
- All units will be equipped with ADA compliant handicapped accessible technology and services.

DND SUBSIDY:

\$1,425,000 DND

\$1,000,000 NHT

EST. COMPLETION:

Fall 2018

AFFORDABLE UNITS: 36

- 26: 1 Bedroom units
- 10: 2 Bedroom units

Acquisition Opportunity Program

875 American Legion Highway



ABOUT THE PROJECT:

- Acquisition of 8 rental townhome units in Roslindale.
- Prevented displacement of 8 families.
- 4 units are restricted at or below 60%AMI.
- 4 units are restricted at or below 100%AMI.

Total Assessed Value:

\$1,820,000

DND Subsidy:

\$600,000

AFFORDABLE UNITS: 8

- *8 - 4 Bedroom units;*

Preservation Program

Burbank Gardens



ABOUT THE PROJECT:

- Acquisition of a 52 unit 13A property in the Fenway.
- The 13A program is a state subsidy and mortgage program that has been discontinued.
- Burbank Gardens would have lost its subsidies and affordability restrictions in March 2018.
- 6 units will be available to homeless individuals.
- 5 units will be available at or below 30%AMI.
- 7 units will be available at or below 50%AMI.
- 21 units will be available at or below 60%AMI.
- 13 units will be available at or below 100%AMI.

Total Assessed Value:

\$1,820,000

DND Subsidy:

\$2,500,000 DND

\$1,000,000 NHT

The Neighborhood Homes Initiative:

Edson/Peacevale & Glenway/Roxton



ABOUT THE PROJECT:

The construction of 18 total ownership units in Dorchester and Roxbury. The two projects were a collaboration between DND and OxbowUrban LLC.

The creation of a Community Pathway constructed by the developer and owned/maintained by New England United for Justice.

EST. COMPLETION:

Fall 2018

AFFORDABLE UNITS: 12

- *4 Two-Family*
- *4 Single-Family*

MARKET-RATE UNITS: 6

- *2 Duplex-Style units*
- *2 Two-Family*



oxbowURBAN 

5 Boston's Inclusionary Development Policy



**boston planning &
development agency**



The Inclusionary Development Policy (“IDP”) was first created in 2000.

Mayor Martin J. Walsh revised the policy in December 2015.

Boston's IDP applies to any proposed residential project that has ten or more units; and

- **Requires zoning relief; or**
- **Is financed by the City; or**
- **Is built on property owned by the City.**

IDP Creates Income Restricted Housing with Private Funding

Developers can meet IDP commitment through three methods:

“On-Site”

13% of units, scattered throughout the project



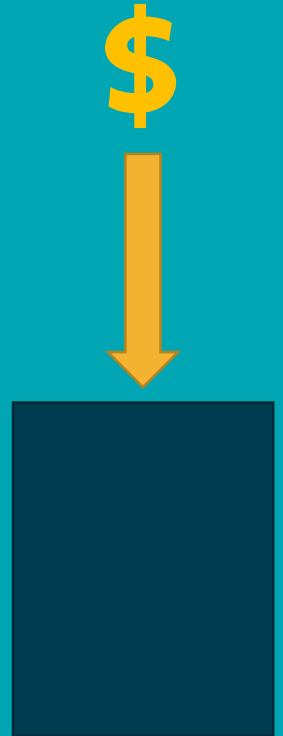
“Off-Site”

15% to 18% of units, in nearby location

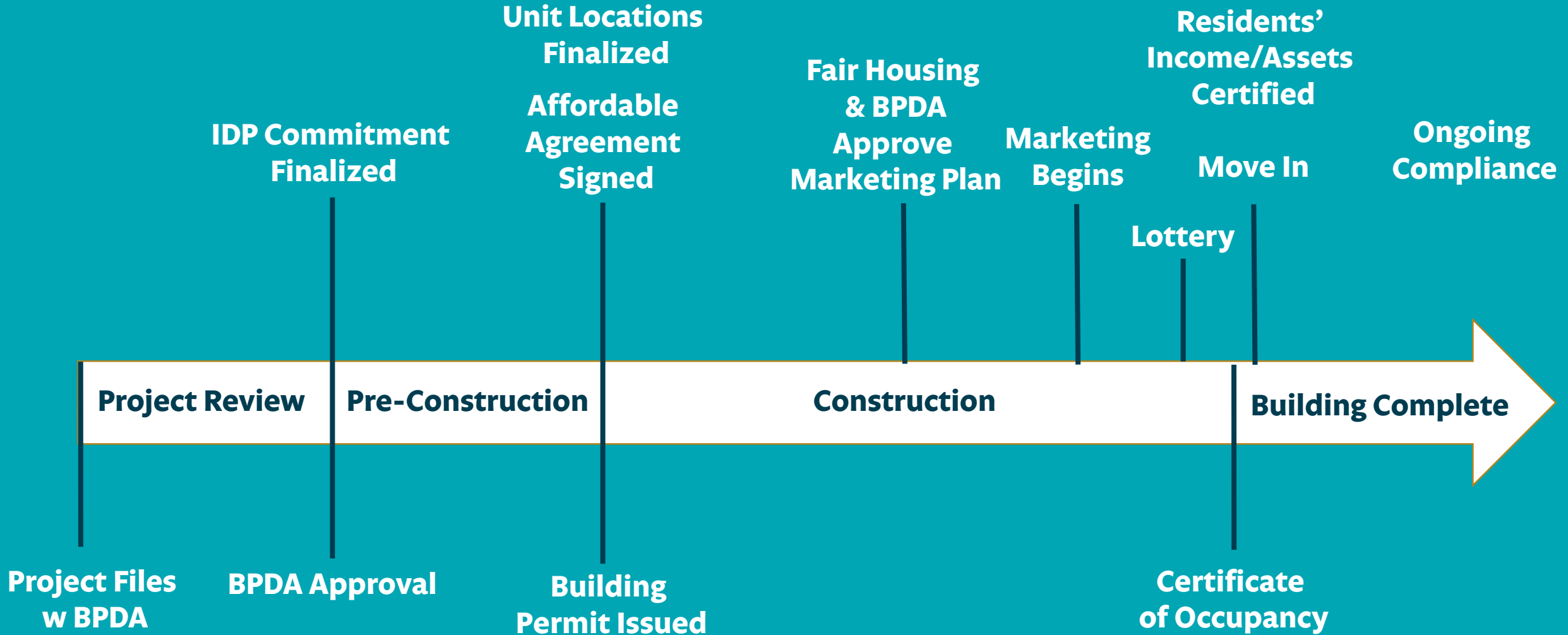


“IDP Fund”

Contribution based on 15% to 18% of units



Project Timeline



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How Does an Inclusionary Development Policy Work?



VIEW OF THE DEVELOPER

No Affordability

Some Affordability

A Lot of Affordability

\$ PROFIT

Land Costs

Development Costs

Developer Will Build

Construction Costs

\$ PROFIT

Land Costs

Development Costs

Developer Will Build

Construction Costs

Land Costs

Development Costs

Developer WILL NOT Build

Construction Costs

VIEW OF THE LANDOWNER

Value of Existing Use \$\$

Housing, **No** Affordability \$\$\$\$\$\$

Landowner Will Sell

Housing, **Some** Affordability \$\$\$

Landowner Will Sell

Housing, **A Lot of** Affordability \$

Landowner Will NOT Sell

Office Building \$\$\$

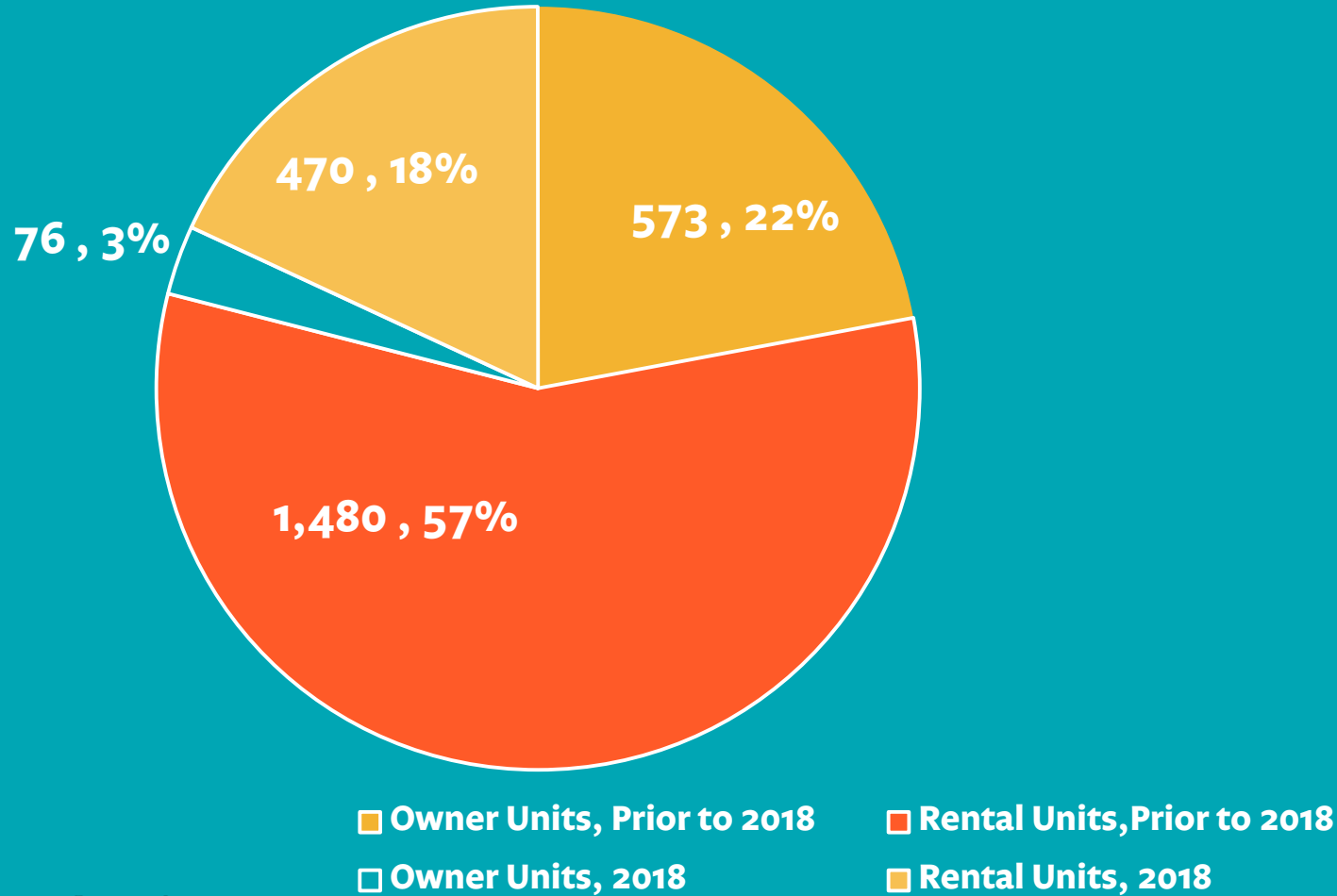
**Landowner Will Sell,
But to Non-Residential
Use**

7

IDP Outcomes



Inclusionary Development Units by Tenure and Completion Period

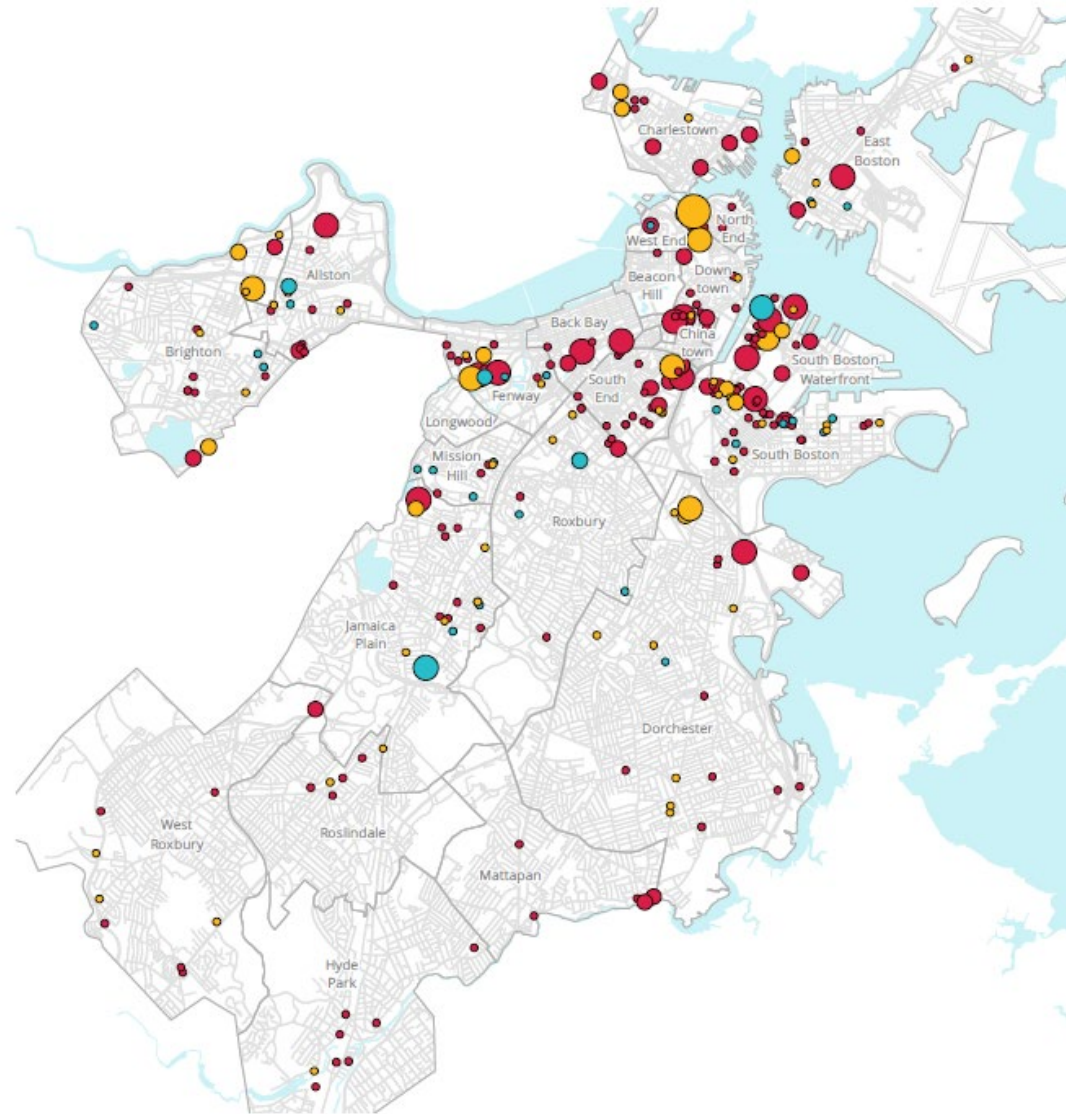


2,599 On-Site and Off-Site Units Completed

546 Completed in 2018

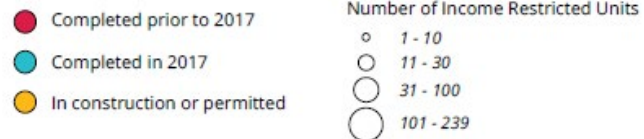
**25% Ownership
75% Rental**

IDP on-site and off-site units are located where development is occurring



16% are located Downtown and 13% are located in the fast growing Seaport District

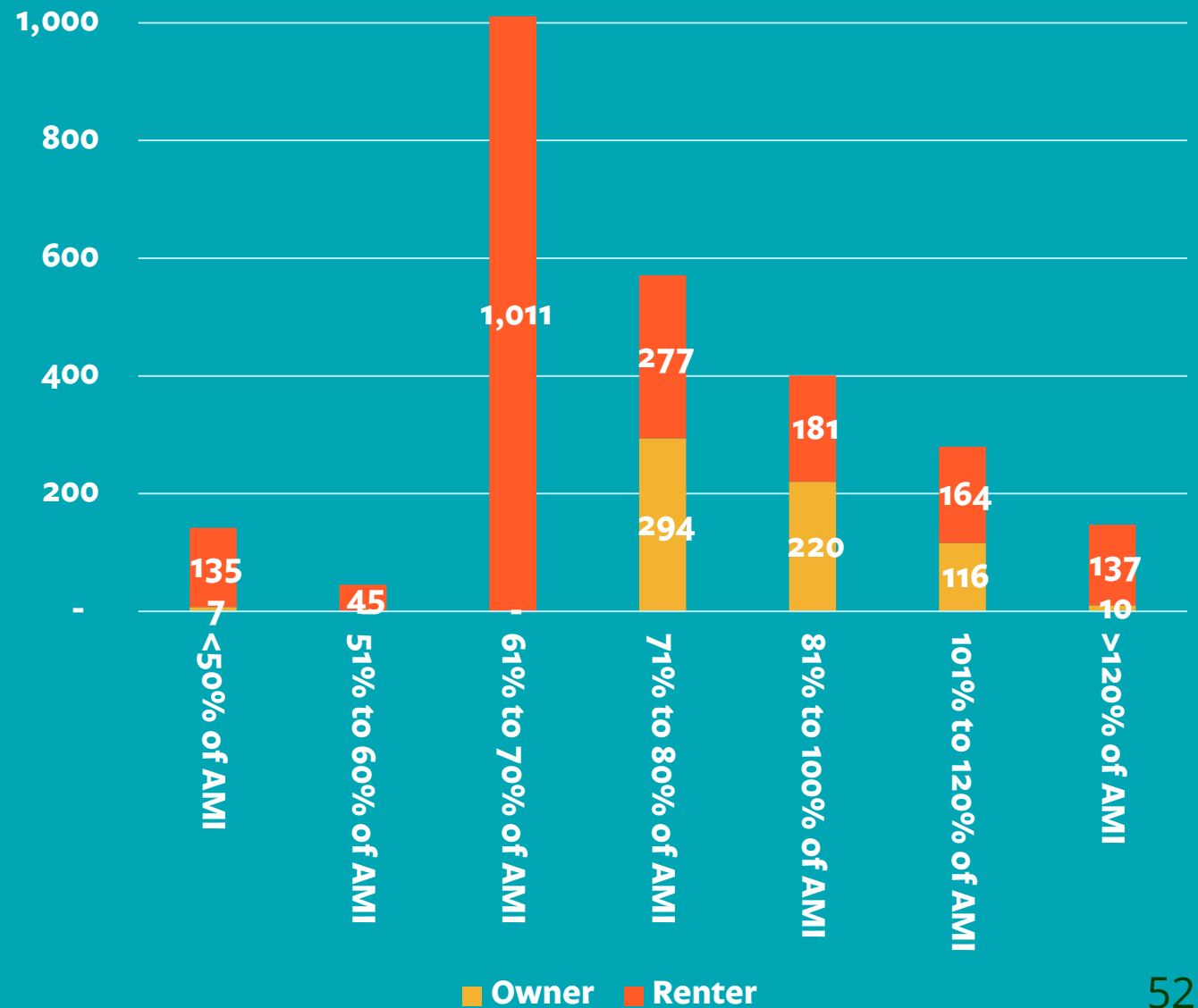
Completed and In Construction or Permitted Development Projects



Income Limits of IDP On-Site and Off-Site Units

- **Rental Units: New Units Are Usually at 70% of AMI**
- **Homeownership Units: Usually Half Are at 80% of AMI and Half Are at 100% of AMI**

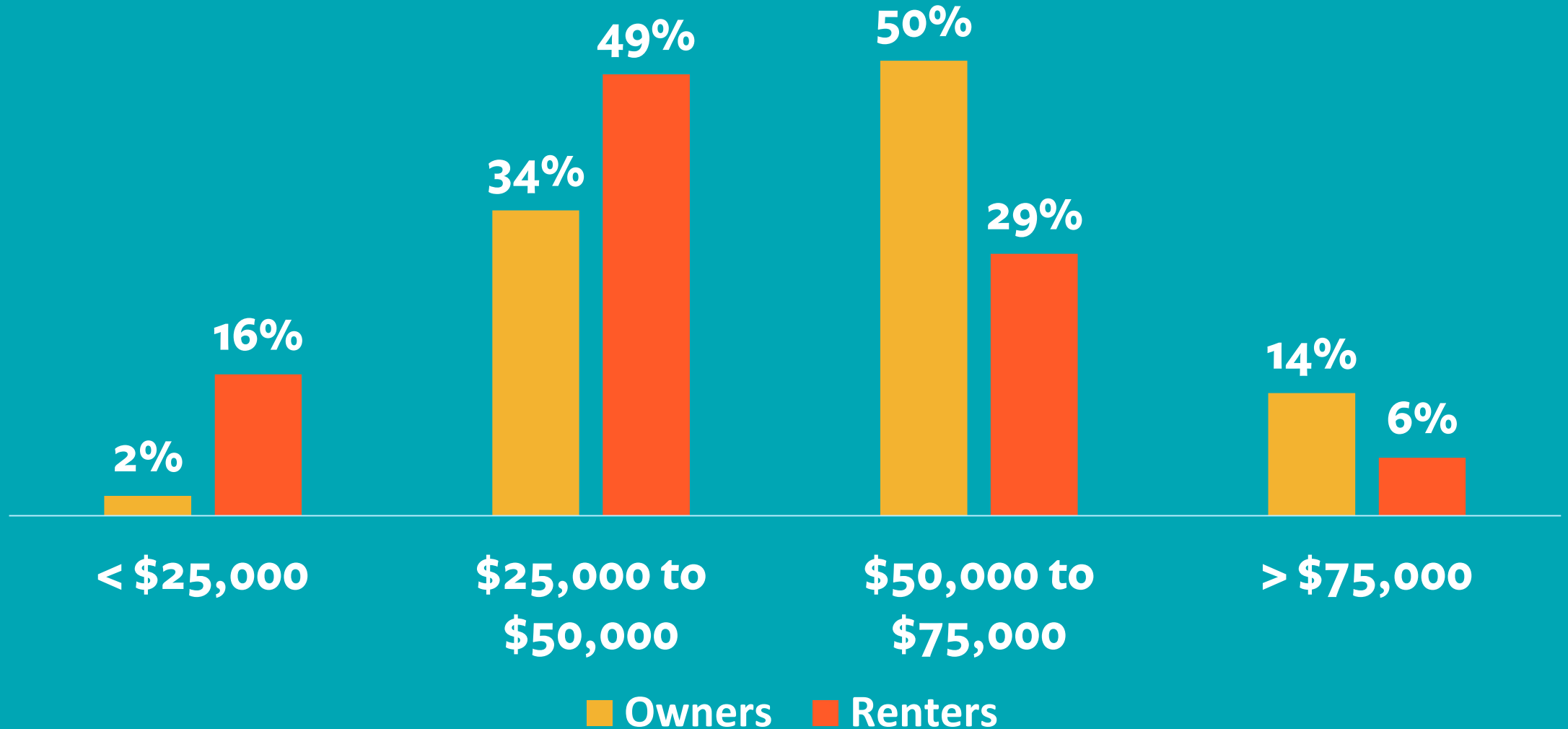
IDP On-Site and Off-Site Units, by Income Limit (AMI)



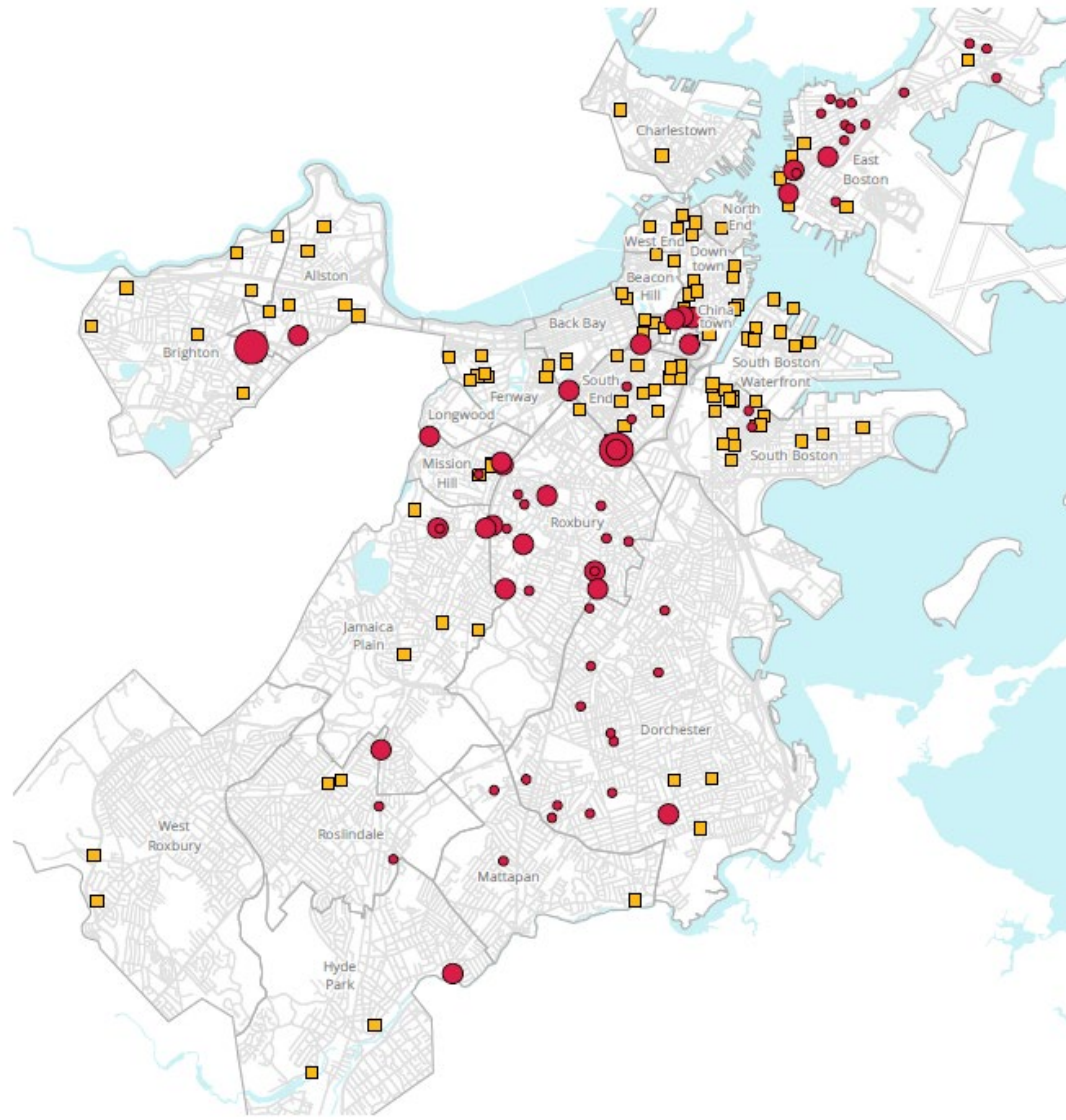
IDP On-Site Units Receive No Public Subsidy

- **Rental units are made available to households with incomes up to \$68,000 (household of three).**
- **Homeownership units are made available to households with incomes up to \$97,000 (household of three)**

Incomes of Owners and Renters in IDP Units,* at Initial Purchase or Rental



Contributions to the IDP Fund has supported the completion of an additional 1,414 income restricted units, located across the city



\$137 million received through 2018

\$13.5 million received just in 2018

Completed and In Construction or Permitted Development Projects

■ IDP Fund Contributors

● Income restricted units supported through the IDP Fund

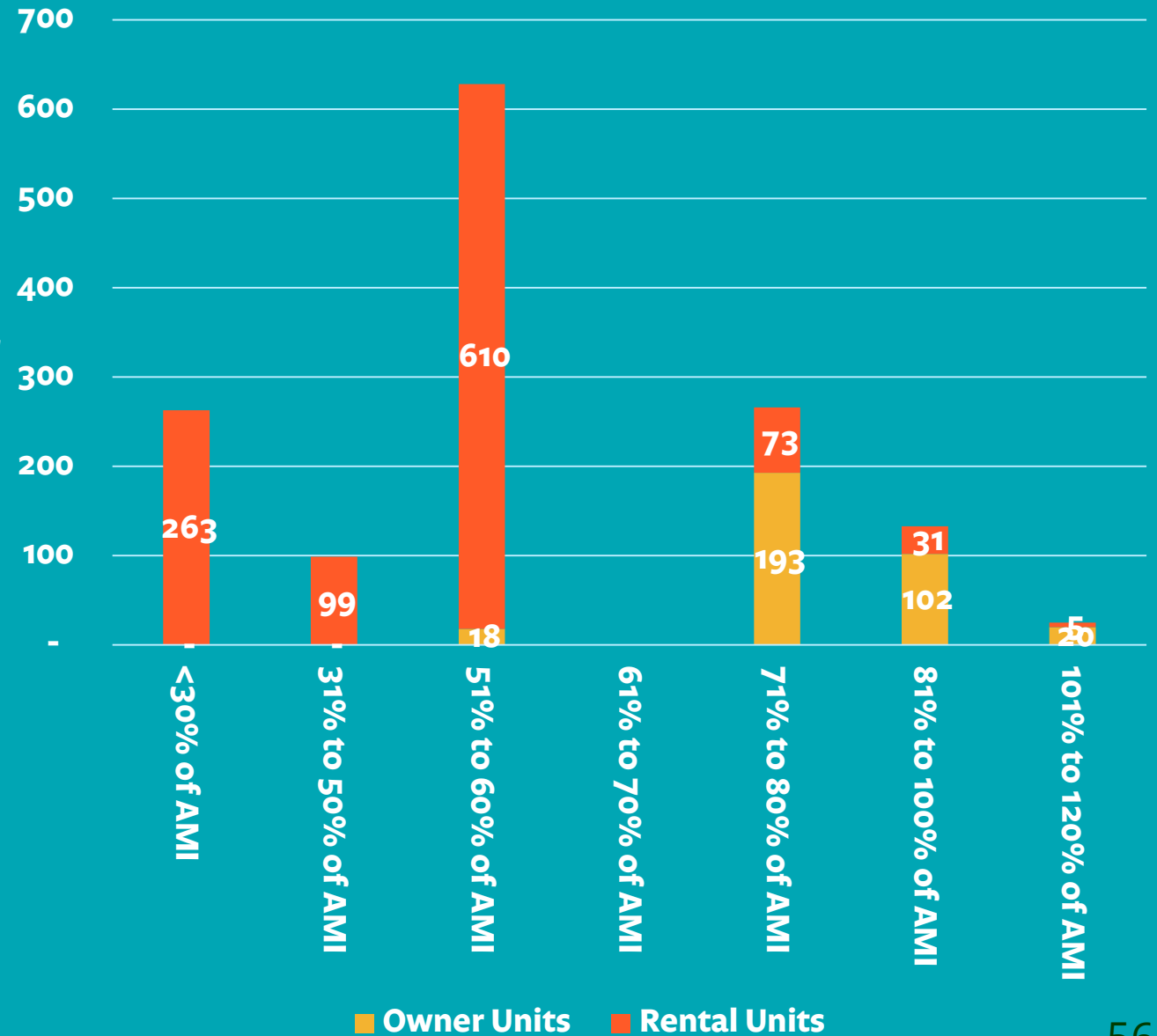
Note: Some of these projects have on-site IDP units, but are required to make a "partial unit" payment.

Number of Units
 ○ 1 - 25
 ○ 26 - 100
 ○ 101 - 185

Payments to the IDP Fund

- Managed by the Department of Neighborhood Development
- Combined with Other Housing Funds
- Serve a Range of Incomes

IDP Funded Units, by Income Limit (AMI)



IDP: Responding to Changing Needs

- **Funds Acquisition Opportunity Program**
- **Off-Site Commitment Saving 97 Units of Affordable Housing in South End/Lower Roxbury that Would Have Been Lost**
- **Off-Site Commitment Building Two Senior Projects in South Boston**



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IDP in Your Neighborhood



IDP In East Boston

- **123 Units in Market Rate Developments**
- **167 Units in All or Almost All Income Restricted Developments**

BOSTON EAST

**Total of 200
Units, 26
Income
Restricted
Units**



**boston planning &
development agency**

CLIPPERSHIP APARTMENTS

**22 Units to
Replace Existing,
BHA Owned
Clippership
Apartments**

**30 New Condo
Units of Which 16
Are IDP Off-Site
Units**



**boston planning &
development agency**

Coppersmith Village Development

**49 Income
Restricted
Units**

**Received \$7
Million from
the IDP Fund**



**boston planning &
development agency**

ACQUISITION OPPORTUNITY PROGRAM

**20 Two- and
Three-Family
Properties,
Containing 56
Units**

**Received \$4.6
Million from
the IDP Fund**



9

Applying for An Income Restricted Unit





**Subscribe to newsletter at
www.boston.gov/metrolist**



Each Property Has a Lottery

You May Apply On-Line or On Paper



**boston planning &
development agency**

Maloney Properties, Inc.
Real Estate Brokerage

BPDA Income Restricted Rental Opportunity
3200 Washington Street, Boston MA 02130
www.3200WashingtonLottery.com

9 Income Restricted Rental Units

# of Units	BR Size	Rent	% Income
4	Studio*	\$1,086	70%
2	1 Bedroom	\$1,277	70%
2	2 Bedroom	\$1,459	70%
1	2 Bedroom	\$2,084	100%

Minimum income limits apply unless household receives mobile housing assistance (VASH, Section 8, MRVP, etc)

* One unit is built out for persons with mobility impairment

Maximum Income Limit

HH size	Up to 70%	Up to 100%
1	\$52,850	\$75,500
2	\$60,400	\$86,250
3	\$67,950	\$97,050
4	\$75,450	\$107,800
5	\$81,500	\$116,450
6	\$87,550	\$124,050

Households may request an application from Monday, April 22, 2019 – Wednesday, May 8, 2019

To complete the application online, please visit: www.3200WashingtonLottery.com

To have a hard copy of the application sent to your mailing address, please call: 781-992-5312

Applications will also be available in person on the following dates and times:

Date	Time
Tuesday, April 30, 2019	10:00AM - 2:00PM
Wednesday, May 1, 2019	10:00AM - 2:00PM
Thursday, May 2, 2019	3:00PM - 7:00PM
Saturday, May 4, 2019	10:00AM - 2:00PM
Tuesday, May 6, 2019	10:00AM - 2:00PM

Location: Curtis Hall Community Center - 20 South St, Jamaica Plain, MA 02130

Completed applications must be returned by the deadline:

Online applications must be completed by **May 8, 2019**

Remit paper copies by mail only:

Postmarked no later than **May 8, 2019**

Maloney Properties, Inc.

Attention: 3200 Washington Street Lottery

27 Mica Lane, Wellesley MA 02481

Selection by lottery.

Asset, Use & Occupancy Restrictions apply.

Preference for disabled household for ADA unit

City of Boston Diversity Preservation Preference Pilot. Preference for Boston Residents.

Preference for Households with at least one person per bedroom.

Free language assistance and reasonable accommodations available. For assistance and more information, please call

Maloney Properties, Inc. at 781-943-0200 | U.S. Relay 711 or Email: 3200Washington@MaloneyProperties.com



Equal Housing Opportunity

After the Lottery:

Sorted for Preferences

- **Boston Resident**
- **Household Size**
- **First Time Homebuyer**
- **Disability**



Complete Application

**Income
Assets**

Applicant Is Certified

Move In!



10

Other Resources and Housing Stability



**OFFICE OF HOUSING
STABILITY**



Our Mission:
Promote housing preservation and
stabilization by helping residents
find and maintain stable, safe and
affordable housing.

Office of Housing Stability

617-635-4200

HousingStability@boston.gov



OUR WORK



CASE MANAGEMENT: COORDINATION AND TRIAGE

WE ARE A 7-PERSON HOUSING ADVOCATE TEAM OPENING OVER 100 NEW CASES EACH WEEK TO HELP BOSTONIANS IN HOUSING CRISIS FIND AND MAINTAIN SAFE, STABLE, AND AFFORDABLE HOUSING.



Program Management: Housing Stabilization Services

We fund non-profit partners to expand our capacity to provide housing resources to Bostonians, including shelter, financial assistance, court advocacy, eviction prevention, stabilization, and counseling services.



Informed Policy-Making

We collect and analyze data, community input, and stakeholder feedback to develop policies, programs and educational materials to address displacement.

HOUSING SEARCH ASSISTANCE

1. METROLIST
 - a. **Rental and Homeownership Lotteries**
 - b. **Affordable Rental Opportunities**
 - c. **Newsletter Emailed weekly**

1. HOUSINGWORKS DATABASE FOR AFFORDABLE HOUSING APPLICATIONS

1. MONTHLY HOUSING SEARCH EVENING CLINIC AND COMMUNITY OUTREACH

HOUSING STABILIZATION SERVICES

1. EDUCATE TENANT ABOUT THEIR RIGHTS AND RESPONSIBILITIES

1. ASSESS RESOURCES TO PRESERVE TENANCY
 - a. **City Flex Funds**
 - b. **Landlord Counseling**
 - c. **Legal Assistance**

1. REFER TO VENDOR PARTNERS FOR ASSISTANCE IF AT RISK OF IMMEDIATE DISPLACEMENT
 - a. **Homestart**
 - b. **ELAHP**
 - c. **Project Hope**
 - d. **MetroHousing Boston**

Boston Home Center

617-635-4663 (HOME)



THE BOSTON HOME CENTER

Homebuyer

Education • Seminars • Workshops



2018

THE BOSTON HOME CENTER

Homebuyer

HOMEBUYER 101 (HB101)

Become a Smarter Homebuyer!

- The Mortgage Process and How to Qualify for a Mortgage
- Managing Debt and Credit
- How to Budget
- How to Shop for a Home
- Legal Aspects of Purchasing a Home
- Choosing a Mortgage Product that “fits” you



2017

Homebuyer

ADDITIONAL WORKSHOPS

- Structuring Your Finances for Homeownership
- Homebuying 100 - Introduction to



Homebuyer

FINANCIAL ASSISTANCE PROGRAM (FAP)

- **Up to 5%** of purchase price for a home - depending on the type of loan
- **Zero interest - deferred payment (No payments until home is sold)**



Homebuyer

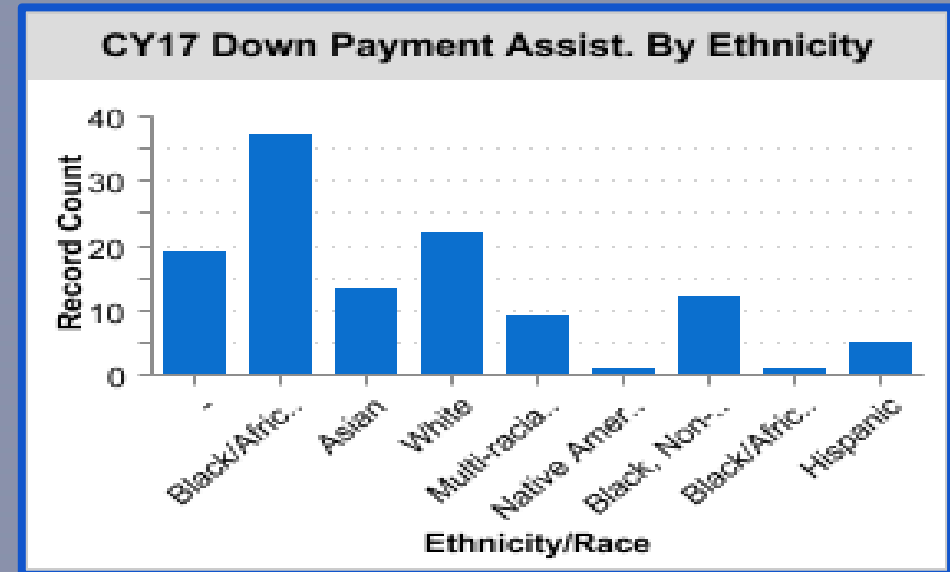
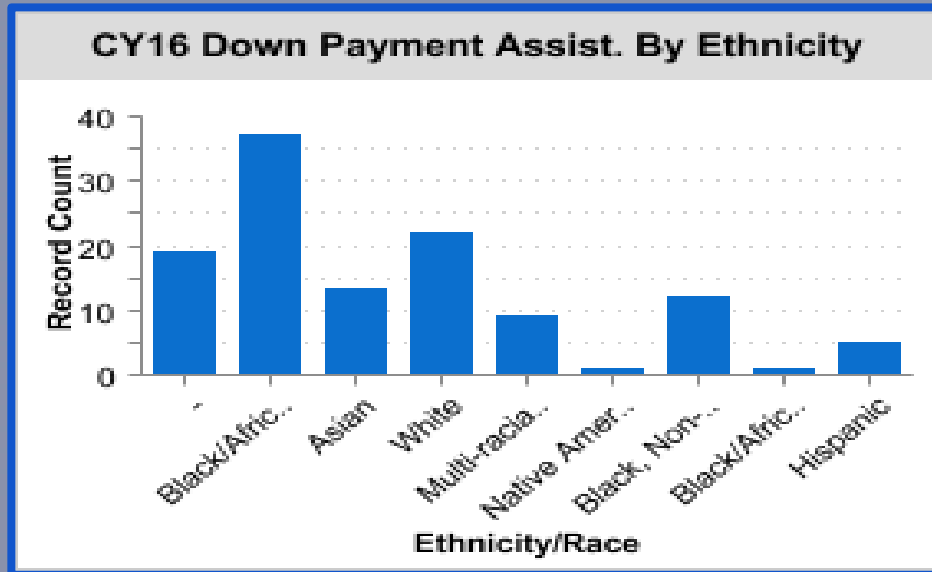
ELIGIBLE APPLICANTS

- 1st time homebuyers (Applicant has not owned a property in the past 3 years)



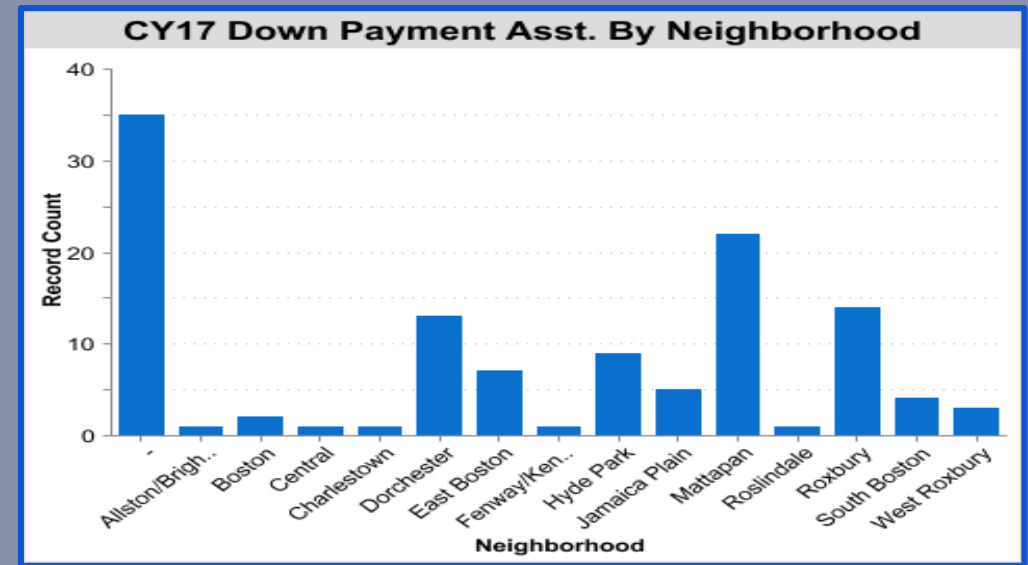
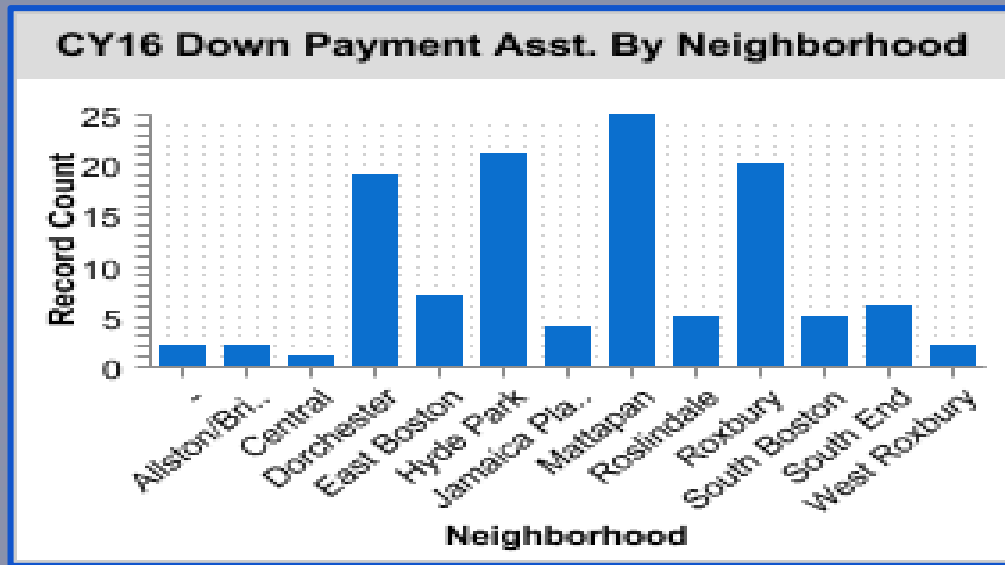
Homebuyer

PROGRAM ELIGIBILITY



Homebuyer

PROGRAM ELIGIBILITY



Homebuyer

Increasing Homeownership Rates in Boston Working Group

The purpose of the Working Group is to identify/outline barriers to homeownership in detail, identify possible solutions and then develop ten action steps that organizations can take or advocate for to increase homeownership rates for residents of Boston.

- **Identifying barriers in the purchase of different types of properties** (condos, SFs and multi-families) i.e., lending/insurance/underwriting standards and their application in Boston, price, credit issues, etc. **for various subsets of buyers** (people of color, LMI, middle-income, elders looking to downsize, immigrants, veterans, first-time homebuyers).
- **Identifying possible solutions to the barriers with an eye toward building off of existing programs that the City or others offer** – both on the production side and the subsidy side – with laser focus toward the solution addressing a barrier.
- **Developing ten action steps that folks in the room can take to increase the homeownership rates in Boston particularly for people of color and first time homebuyers** based on the barriers and best practices identified and resources available.





BOSTON HOME CENTER



Equal Housing
Opportunity

HOME REPAIR PROGRAMS

HOMEWORKS HOME EQUITY LOAN PROGRAM
(HomeWorks HELP)

3D HOME EQUITY LOAN PROGRAM (3D HELP)

SENIOR HOME REPAIR PROGRAMS:

SENIORS SAVE

MINOR REPAIR

EMERGENCY REPAIRS

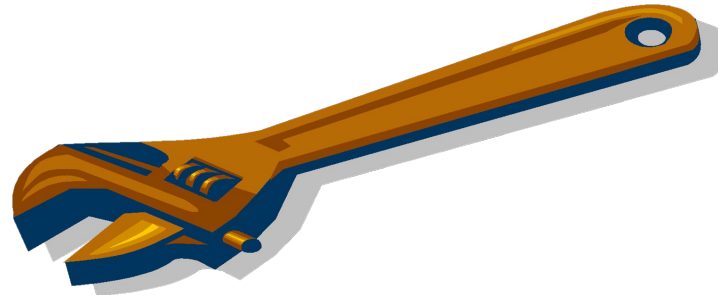
MODERATE REPAIRS

All home repair programs applicants must be...

- Boston owner-occupant of one to four family house or condominium (6 Units or less);
- Current with all real estate property taxes;
- Current with Boston Water and Sewer (BWSC);
- Current with their mortgage payment.
- Each program has additional qualifying terms and conditions.



HomeWorks Home Equity Loan Program **(HomeWorks HELP)** **&** **3D Home Equity Loan Program** **(3D HELP)**



All program funding is subject to availability and subject to change

HOMEWORKS HELP & 3D HELP

- Household income at or below 120% AMI are eligible for loans up to 100% of the cost (up to the maximum loan limit for their property type);
- Household income above 120% AMI – 135% AMI are eligible for loans of up to 50% of the cost (up to the maximum loan limit for their property type) for their approved repairs as long as they provide 50% of the cost or dollar-for-dollar match;
- Assets cannot exceed 75,000, inclusive of cash, equity in non-primary real estate and retirement funds will not be included in the asset assessment;

HomeWorks HELP benefits . . .

- **A zero percent (0%) interest rate, deferred loan for home repairs of up to \$20,000.**
- **At least 1/3 of City funds MUST be used for exterior repairs.**
- **Homeowners with household incomes under 120% of HUD AMI may be eligible to receive City funding of 100% of the repair costs up to the maximum loan limit listed above.**
- **Homeowners with household incomes between 120% and 135% of HUD AMI may be eligible to receive City funding for 50% of the repair costs up to the maximum loan limit and must match the City-funded loan dollar-for-dollar with their own funds or with a bank loan.**
- **A DND Construction Specialist will review your contractor's estimate before your project begins and inspect the completed project.**

3D HELP

3D HELP is intended to help preserve and support the traditional ownership of a triple decker where the homeowner resides in one unit and rents the other two.

SOME BENEFITS ARE...

- A zero percent (0%) interest rate, deferred loan for home repairs of up to \$30,000.
- At least 1/3 of City funds **MUST** be used for exterior repairs.
- A Boston Home Center Construction Specialist assists with a construction cost estimate, contractor bidding; contractor selection; construction monitoring; and inspect the completed project.

SENIOR HOME REPAIR PROGRAMS



- Participants must be at least 62 years old; 60 years old for Seniors Save
- Household income at or below 80% Median Household Income – median and other performance measurements determined by U. S. Department of Housing and Urban Development (HUD); and,
- For multi-family properties, at least half of households are of Low to Moderate income (at or below 80% MHI).

SENIORS SAVE

BENEFITS INCLUDE:

- **Save money! New energy-efficient systems will reduce \$\$ spent on heat!**
- **A \$3,500 grant replace a failing or inefficient heating systems.**
- **A 0% interest, deferred loan will pay for any additional cost.**

TO QUALIFY:

- **Be a Boston resident 60 years of age or older.**
- **Have a heating system at least twelve (12) years old.**
- **Have an income of up to eighty (80) percent of Area Median Income (AMI) as established by the Department of Housing and Urban Development (HUD)**

Senior Moderate Home Repair Program benefits...

- Elderly clients continue to live in their home having addressed health and safety repairs and more.
- Receive zero percent (0%) interest, deferred payment loan (payable upon sale, transfer of ownership, or cash-out refinancing).
- Make home repairs – like replace drafty windows, replace roof, porches, etc.
- Receive emergency grant for approved health and safety repairs.
- Senior agency representatives assist elderly clients with paperwork and answers questions. In addition, Program Manager and Construction Specialist, visit home for paperwork, monitor progress of the home repair project.

Minor Home Repair Program benefits . . .

Make minor home repairs – like replace window cords, fix leaking faucet.

TBHC Neighborhood-Based Partner Agencies:

Linda Morfin, Ecumenical Social Action Committee (ESAC), (617) 524-2555; Servicing Jamaica Plain, Roslindale, West Roxbury, Hyde Park, Brighton, and Allston.

Leo Moss, Kit Clark Senior Center, (617) 533-9141; Servicing Dorchester and South Boston

Anthony D’Andrea, Neighborhood of Affordable Housing (NOAH), (617) 418-8265; Servicing East Boston, Charlestown, West and North Ends.

Maria DePina, Tenants Development Corporation (TDC), (617) 247-3988 Servicing Boston Central, Back Bay, Dorchester (02121) Fenway, Mattapan, Roxbury, and South End.

Senior Home Emergency Repair benefits...

- **Receive up to \$5,000 emergency grant for approved health and safety repairs such as a broken sewer pipe or leaking roof and a 0% deferred loan for additional cost of repair(s).**
- **A DND/BHC Construction Specialist, will survey the home to determine if an emergency condition exists. The Construction Specialist will also provide qualified contractors to correct the emergency condition. When the cost exceeds the above grant, a deferred loan at 0% interest rate and no monthly payments is available.**
- **The agency visits the home for application intake and answer questions.**

11

Next Steps, Questions & Comments



IDP Deep Dive

June 18, 2019 | 6:00 - 7:30 PM

East Boston Social Center

68 Central Square

East Boston, MA 02128

<https://bit.ly/IDPUpdate>

