

CITY OF FRAMINGHAM



2019

ANNUAL ACTION PLAN



Mayor Spicer with HOPE Program Participant

ACTION PLAN DRAFT

City of Framingham

Mayor

Dr. Yvonne M. Spicer

City Council

Dennis Giombetti, Chair, District 5

Charlie Sisitsky, Vice-Chair, District 1

George King, Councilor-at-Large

Cheryl Tully Stoll, Councilor-at-Large

Pam Richardson, District 2

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EXECUTIVE SUMMARY

In recent years, “change” was often the centerpiece of political slogans, but for Framingham, the word represents the municipality’s transition from town to city. On Jan. 1, 2018, the new form of government took effect with the inauguration of Mayor Yvonne M. Spicer and the city council comprising of 11 at-large and district representatives. The charter that guides the reformed government also created positions anew in a chief operating officer and reconfigured executive administration.

To register the transition, the department formally notified the US Department of Housing and Urban Development (HUD) and amended the citizen participation plan to reflect new processes for incorporating resident input in Community Development Department (CD) decision making. The community meetings and public hearings, interactions with residents and local stakeholders through forums and other outreach opportunities, as well as the office’s open-door policy of accepting and responding to questions from residents remain.

Thus, the citizen participation process that the department implemented throughout the past months influences this action plan. Evidence of citizens’ voice in CD practices pepper the body of the document with the input partially shaping the services that enhance community life through the following activities using \$542,862 in allocation funding and \$20,000 in (projected) program income:

- \$112,572 to administer the Community Development Block Grant (CDBG) program equitably and ensure that all community members can benefit from activities
- \$260,143 to assist low- and moderate-income residents through single-family, owner-occupied rehabilitation of local homes and the code enforcement activities of the Inspectional Services Division
- \$84,429 to supplement the work of 12 nonprofits with deep local roots helping seniors, youths, the disabled, new immigrants and others in the community

- \$20,000 to subsidize the relocation of Butterworth Park’s basketball court to a different area within the site
- \$85,717 to revitalize the business district through the work of Framingham Downtown, Inc. and the sign and façade program

As the City of Framingham forges its new path on the foundation set by the 317 years it spent as a town, this action plan establishes the municipality’s first community development framework. Generated from stakeholder input, the document serves a variety of roles setting goals, responding to needs, and creating outcome measures. It implements activities using CDBG allocations, program income, and existing unallocated funds, initiating a definitive course for targeting and assisting the community’s low- and moderate-income residents.

INTRODUCTION

1. Summarize the objectives and outcomes identified in the Plan. This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

To decide on the objectives and outcomes identified in the FY19 action plan, staff revisited the consolidated plan and found these broad five-year goals:

1. Arrest deterioration in the existing housing stock and stabilize residential neighborhoods by assisting property owners with rehabilitation.
2. Improve public infrastructure that will prolong the durability of public facilities that primarily serve low and moderate-income residents.
3. Increase the quality of life for the city’s low and moderate-income residents by assisting with the provision of public services.
4. Raise the economic conditions for small businesses in South Framingham.

5. Enhance the quality of life for low- and moderate-income people by improving the technical capacity of city government to assist residents.
6. Administer the CDBG program effectively and equitably to ensure that as many residents as possible benefit from program activities.
7. Implement economic opportunity initiatives to
 - Support workforce and asset development.
 - Improve Downtown Framingham business areas.
 - Expand economic opportunities for residents within Downtown Framingham.
 - Meet needs that enhance living condition for under-served groups.
 - Improve community appearance and livability.
 - Foster a suitable living environment for residents with low- or moderate-income in Downtown Framingham.
 - Develop additional dwellings for underserved groups.
 - Support programs that develop and maintain affordable housing units.
 - Provide decent and affordable housing for residents in Downtown Framingham.
 - Ensure long-term housing market stabilization.
 - Provide decent, affordable housing for residents in Downtown Framingham.
 - Enhance the quality of life for Framingham's most in need populations.
 - Prioritize goals in the following areas: Housing Rehabilitation, Public Facilities, Public Services and Economic Development.

The broader goals set in the plan were converted into tangible fiscal year 2019 objectives in this format: Readers will find in bold questions or topics formulated by HUD to grantees about their program implementation processes for expending Community Development Block Grants (CDBG). The responses are goals set by the Community Development Department (CD) describing the plans for HUD's al-

location to Framingham. In some instances, HOME Investment Partnership funding use is the basis for answers. However, in reading the plan, primarily assume that all references are to CDBG, unless otherwise noted.

Uses		Target Output	People Served	Timetable
Housing rehabilitation:	\$190,103	4-7 dwellings	16-20 (100% LM)	By 6/30/19
Code enforcement:	\$70,000	450 inspections	21,457 (51%+LMA)	By 6/30/19
Public facilities:	\$20,000	1 facility	11,000 (75% LM)	By 6/30/19
Public services:	\$84,429	Up to 500 people	500 (100% LM)	By 6/30/19
Downtown improvements:	\$85,717	70 businesses	5,000 (66% LM)	By 6/30/19
Administration:	\$112,572	-	-	-
TOTAL USES	\$562,862		(78% LM)	By 6/30/19

2. Evaluation of past performance -- This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Throughout the program year, the City of Framingham’s Community Development Department constantly reviews set initiatives to ensure their effectiveness. The department makes these evaluations to ensure the correct implementation of goals and projects. Nearly five years ago, the consolidated plan established benchmarks that current staff enforce. With the goals retained because they are still relevant to community needs, sharing best practices assure that programs fulfill their purpose.

To start, CD holds an orientation with the staff of public service agencies after the issuance of contracts. The orientation identifies the most effective approaches

that agencies should implement for optimal results in service delivery and payment processing. Information provided during the orientation comes from past positive experience serving as a model for current grantees. Using its lens centrally coordinating program planning and implementation, the department uses instances of exemplary practices to guide the work of new and returning sub-grantees.

Capitalizing on CDBG grantee orientation as an opportunity to streamline programming is one strategy for refining projects. Another is to continue to follow procedures that set congruence in departmental workflow. A policies and procedures manual formally records guidelines on procurement, relocation assistance, audits, tenant-based rental assistance, project monitoring, Davis-Bacon prevailing wage, Section 3 requirements, and more.

Additionally, at the conclusion of every fiscal year, the department submits to HUD the Consolidated Annual Performance and Evaluation Report (CAPER) to account for expenditures. In the CAPER are descriptions of resources, their investment and geographic distribution, available CDBG and other leveraged funds, program income, and the number of assisted beneficiaries. The CAPER also describes specific actions taken to accomplish all goals and objectives. If there were obstacles in accomplishing goals, it lists them, as well as strategies for surmounting them in the future.

3. Summary of Citizen Participation Process and consultation process summary from citizen participation section of plan. Summary from citizen participation section of plan.

The review and selection of activities funded for the FY19 annual action plan was determined by an established citizen participation plan featuring the following elements:

Oct. 27, 2017	Request for proposals released.
Nov. 30, 2017	Public hearing on community needs assessment and prospective funding proposals presented.
Dec. 20, 2017	Proposals are due by 4 pm.
Jan. 4, 2018	Community Development Committee (CDC) meets to standardize scoring process for proposals.
Feb. 1, 2018	CDC public hearing to decide on received funding proposals.
Mar. 16, 2018	Meet with mayor to review proposed budget and secure her permission to forward to city council. Authorizes FY19 action plan budget and uses of grant funds.
May 15, 2018	Budget forwarded to full city council, which refers document to finance subcommittee for review.
May 16, 2018	Community Development Committee holds public hearing to launch action plan comment period and votes on budget
May 16, 2018 – June 16, 2018	Posting of copies of the proposed FY19 action plan for public review at the Community Development Office, public library and city website for a period of 30 days.
May 23, 2018	Present budget to finance subcommittee to secure its approval and authorization of plan to apply for, receive and expend CDBG and HOME funds in FY19.
June 5, 2018	Authorization given by city council to submit to HUD an annual action plan based on the community development department's recommended budget.
June 22, 2018	Municipality submits an FY19 action plan to HUD.
July 1, 2018	FY19 CDBG program year begins.

4. Summary of public comments -- This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

All comments were accepted.

5. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views were accepted.

6. Summary

Notable about the shift by Framingham from town to city is that it eliminated town meeting but not the public participation process required of HUD grant recipients. The department issued invitations to stakeholders using outreach outlets such as social media, newspapers, newsletters, email and other forums.

Selected community outreach included the CAPER public hearing on Sept. 14, 2017; a needs assessment hearing on November 30; a meeting by the Community Development Committee (CDC) to evaluate proposals received for CDBG funds; and a Feb. 1, 2018, meeting to allocate funds. On May 16, 2018, the CDC held a public hearing to launch the FY19 action plan 30-day comment period.

At the event and during the 30 days, the department accepted input from the public on priorities for community development. An ad also announced the hearing in the *MetroWest Daily News* on May 14, 2018. In short, citizen input, solicited through an electronic survey last year, continued to inform the process. Libraries, city departments, public housing sites, area nonprofits and other entities received paper copies of the survey for dissemination.



Framingham Downtown, Inc.'s Downtown Safety Meeting



Adult ESL Plus

LEAD AND RESPONSIBLE AGENCIES

1. Agency/entity responsible for preparing/administering the Consolidated Plan -- The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

TABLE 1 – RESPONSIBLE AGENCIES

Agency Role	Name	Department/Agency
CDBG Administrator	FRAMINGHAM	Community Development Department

Narrative

The City of Framingham's Community Development Department prepares both the consolidated and action plans for the municipality. It also implements the activities narrated in the plans using CDBG and HOME funds.

Housing Rehabilitation Boiler Replacement



CONSULTATION

Introduction

To develop the action plan, the City of Framingham consulted with numerous organizations, local government agencies, and departments. The city gathered information from the community through public meetings and collected data from the American Community Survey (ACS), other resources, municipal studies and more.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies.

The City of Framingham addresses the physical and mental/behavioral health needs of the homeless and nearly homeless individuals primarily by using HOME funds. With HOME funds, the department manages a tenant-based rental assistance program that pays the security deposit and first or last month's rent of eligible residents. The eligibility requirement is that beneficiaries must earn 60% of area median income. Ten percent of beneficiaries can earn up to 80% of area median income. The program limits payments to the HUD set fair market rent.

This program has required coordination among public, private, governmental health and mental health agencies because clients using the benefit move to a range of housing types, public and private, within the community. No matter the location of clients' new prospective living space, the program requires communication among landlords, voucher issuing agencies, mental health and other providers. To deliver the service, the Community Development Department connects with numerous local agencies.

In addition, the Community Development Coordinator continues to sit on the steering committee of Framingham Community Partners, a group dedicated to strengthening families and community systems through collaboration--organized by the Framingham Public Schools' Office of Community Resource Development.

It meets bi-monthly for local providers to share resources. The group hosts information sessions, networking events and circulates notifications on opportunities in the community. Among its offerings has been events to introduce the mayor to members, discussions on the United Way's 24-hour suicide prevention hotline as well as similar other mental health services offered locally. When the partnership is not hosting events, its staff sends out announcements about local opportunities to the listserv, comprising of 200 members.

Describe coordination with the Continuum of Care (CoC) and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

To understand the needs of the local homeless or at risk of homelessness population, Community Development Department staff sit on the Balance of State Continuum of Care (BoS CoC) Project Evaluation Committee, an evaluation and review group for the BoS CoC Notice of Funding Availability (NOFA) application to HUD. Massachusetts Department of Housing and Community Development (DHCD) manages the BoS CoC, which is one of the 15 HUD approved Continuums of Care across the state. Annually, it applies for homeless assistance funds that is open to anyone or any entity interested in ending homelessness in the BoS CoC.

Committee members include state agencies, private non-profit homeless service provider organizations, other private non-profit organizations, and individuals. As CoC application project evaluation committee members, Community Development Department staff work with individuals from state and local government as well as nonprofits from the health sector, veterans services, planning and other pertinent areas of focus. Their participation on the committee provides exposure to the needs of homeless and at risk of homelessness populations statewide.

On the committee, staff evaluate the applications submitted by providers for the CoC's NOFA response to HUD for homelessness prevention and support services, including but not limited to permanent supported housing, transitional housing, rapid rehousing and outreach services for formerly homeless families and individuals. Committee members compare each provider's project application against all applications using a DHCD-created tool. They then make recommendations for

BoS CoC's Advisory Board, which then considers its input and makes a final decision on the CoC's NOFA application submitted to HUD.

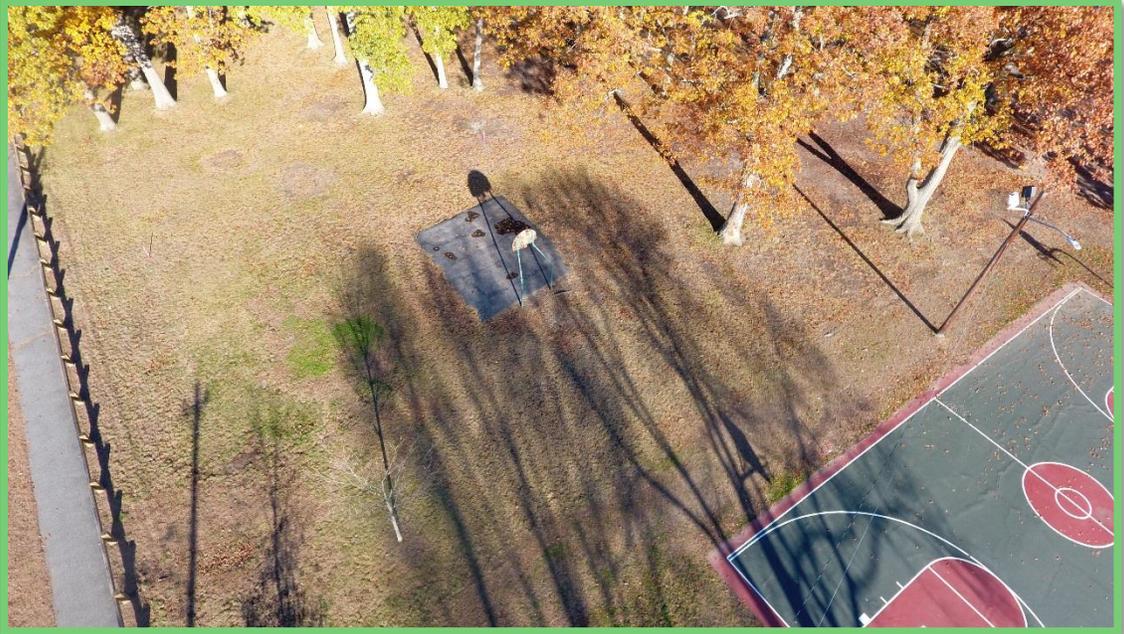
While the evaluation process unfolds, a team at DHCD produces a final CoC NOFA application used by HUD to compare the BoS CoC's overall performance and structure against other CoC's across the country. DHCD sends the applications assessed by the project evaluation committee to HUD.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Framingham is not an ESG funding recipient.



Literacy Unlimited



Butterworth Park



Table 2 – Agencies, groups, organizations who participated in the action plan process and consultations

1	Agency/Group/Organization	Framingham Housing Authority
	Agency/Group/Organization Type	Housing Public Housing Authority
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Framingham Housing Authority was consulted on public housing.
2	Agency/Group/Organization	South Middlesex Opportunity Council, Inc.
	Agency/Group/Organization Type	Housing Services-Housing Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Employment Services-Victims Other government-Local Regional organization

	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs-Chronically Homeless Homeless Needs-Families with Children Homelessness Needs-Unaccompanied Youth Homelessness Strategy Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SMOC was consulted regarding its areas of expertise.
3	Agency/Group/Organization	Downtown Framingham, Inc.
	Agency/Group/Organization Type	Planning Organization Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Downtown Framingham, Inc. was consulted directly regarding downtown revitalization and economic development.

4	Agency/Group/Organization	Framingham Coalition Community Connections
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Employment Regional Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections was consulted directly.
5	Agency/Group/Organization	Framingham Office of Veterans' Affairs
	Agency/Group/Organization Type	Housing Services-Housing Services-Persons With Disabilities Services-Homeless Services-Health Services-Employment Service-Fair Housing Publicly Funded Institution/System of Care Other Government-Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs- Veterans Anti-Poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Framingham Office of Veterans' Affairs was consulted directly.
6	Agency/Group/Organization	Framingham Council on Aging
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Elder Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	COA was consulted regarding matters concerning elders.
7	Agency/Group/Organization	MA - DHCD
	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Balance of State Continuum of Care was consulted directly.
8	Agency/Group/Organization	WestMetro HOME Consortium
	Agency/Group/Organization Type	Housing Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium was consulted regarding HOME coordination.
9	Agency/Group/Organization	Framingham Health Department
	Agency/Group/Organization Type	Services-Homelessness Services-Health
	What section of the Plan was addressed by consultation?	Homeless Needs-Chronically Homeless Homeless Needs-Families with Children Homelessness Needs-Veterans Homelessness Needs- Unaccompanied Youth Homelessness Strategy Lead-Based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CD consulted directly with staff regarding housing rehabilitation projects that receive citations from the code enforcement task force.
10	Agency/Group/Organization	City of Framingham-DPW
	Agency/Group/Organization Type	Other Government-Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Public Works was consulted regarding public facility needs, as well as street, sidewalk repairs and architectural access.

11	Agency/Group/Organization	Framingham Parks and Recreation Department
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Parks and Recreation was consulted regarding public facility's needs.
12	Agency/Group/Organization	Pelham II Corp.
	Agency/Group/Organization Type	Housing Services-Housing Services-Children Services-Youth
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted regarding public service needs, youth and workforce development.
13	Agency/Group/Organization	Framingham Adult ESL Program
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CD consulted with staff, specifically director, regarding the language needs of the community.
14	Agency/Group/Organization	Brazilian American Center
	Agency/Group/Organization Type	Services-Education Youth
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The executive director was consulted about the different needs within the Framingham Brazilian community.
15	Agency/Group/Organization	Latino Health Insurance Program
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The executive director was consulted regarding the various health needs within the community.
16	Agency/Group/Organization	A Place to Turn
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A Place to Turn was consulted regarding issues of hunger within the community.
17	Agency/Group/Organization	Massachusetts Alliance for Portuguese Speakers
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-Homeless Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted regarding issues of Domestic Violence, housing and other needs facing the Portuguese speaking population.
18	Agency/Group/Organization	United Way of Tri-County
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Regional Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	United Way of Tri-county was consulted regarding issues of hunger within the community.

19	Agency/Group/Organization	Framingham Literacy Unlimited Program
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CD consulted with staff regarding the language needs of the community.
20	Agency/Group/Organization	MetroWest Center for Independent Living
	Agency/Group/Organization Type	Services-Persons with Disabilities Regional Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	MWCIL was contacted regarding matters concerning individuals with disabilities.
21	Agency/Group/Organization	RESILIENCY FOR LIFE PROGRAM
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CD consulted staff regarding matters concerning at-risk youth.
23	Agency/Group/Organization	Wayside Youth and Family Services
	Agency/Group/Organization Type	Services-Housing Services-Children Services-Persons with Disabilities Services-Education Regional Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CD contacted Wayside to determine the needs of at-risk youth and families of children with disabilities.
24	Agency/Group/Organization	MetroWest Legal Services
	Agency/Group/Organization Type	Services-Housing Services-Homeless Service-Fair Housing Regional Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	MWLS was contacted regarding issues of homelessness and fair housing.

Identify any Agency Types not consulted and provide rationale for not consulting

No agency was excluded from providing input to the action plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

TABLE 3 - OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	DHCD	Homelessness
Framingham PHA 5-Year Plan and Annual Plan	Framingham Housing Authority	Housing/Homelessness Needs
Framingham Open Space Plan and Recreation Plan	Framingham Community and Economic Development Division	Non-Housing Needs
Southeast Framingham Land Use Analysis	Framingham Planning Board	Non-Housing Needs
Framingham Housing Plan, Updated 2014	Framingham Community and Economic Development Division	Housing
Southeast Framingham Neighborhood Plan	Framingham Community and Economic Development Division	Non-Housing Needs
Downtown Framingham TOD Plan	Framingham Community and Economic Development Division	Non-Housing and Housing Needs

Narrative

The city is a member of the WestMetro HOME Consortium that includes 12 other cities and towns. It is also in the Balance of State Continuum of Care for homelessness with 75 other municipalities. When compiling the annual action plan, CD consulted with its WestMetro HOME Consortium and CoC partners as well as a number of city committees, boards and commissions that included housing and public service providers as well as financial institutions. Their input contributed to the priorities outlined in the action plan.



HOPE Program



HOPE Program

PARTICIPATION

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Examples of the activities that gave citizens a voice in CD practices include issuing invitations to stakeholders using outreach outlets such as social media, newspapers, newsletters, emails and other forums. Details of input are below.

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Residents and primarily service agencies attended the CAPER meeting	Not applicable	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community	CAPER presentation meeting was hosted by the Community Development Committee and attended by 4 community residents and 3 public service agencies.	Comments were positive about the CAPER highlights.	All comments were accepted.	
3	Newspaper Ad	Non-targeted/broad community	Presentation of CDBG proposals was attended by the general public and public service agencies	Not applicable	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Newspaper Ad	Non-English Speaking - Specify other language: Spanish and Portuguese Non-targeted/broad community	Notified the community in ads about all public hearings hosted by the department	Not applicable	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish and Portuguese</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Community residents and public service agencies attended the FY19 Annual Action Plan presentation	Residents attended meeting and provided feedback.	All responses were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Newspaper Ad	Non-targeted/broad community	General public was notified of the Community Development Committee public hearing to discuss award amounts.	Not applicable	All comments were accepted.	
7	Public Hearing	<p>Minorities Non-English Speaking - Specify other language: Spanish and Portuguese</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	5 community residents and 15 public service agency staff attended the presentation of the community needs assessment and CDBG proposal pitch by public service agencies	Participants were enlightened by the data from the community needs assessment and follow-up questions were asked to the presenters regarding their proposals.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community	Two public service agencies and six community residents were present to hear the justification and presentation of awards by the community development committee	Public service agencies were appreciative of the awards.	All comments were accepted.	



Barbieri Playground

EXPECTED RESOURCES

Introduction

The city’s resources increased this year. However, because of a decrease in collected program income, the increase's impact is minimal. Due to these realities, the goals and targets established in this action plan are modest and reflect efforts tempered by the fact that program income received is down. Over the next years, the department must strategize on approaches that will allow for maximum impact in allocations and program income.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Admin and Planning Economic Development Housing Public Improvements Public Services	542,862	20,000	0	562,862	0	The Community Development Department will expend funds to assist low and moderate-income residents.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied:

Framingham uses its CDBG allocation to address identified needs leveraging private, state and local funds. Another immediate federal source is HOME funds granted to the city through the WestMetro Consortium. The city also receives program income for past loans from housing rehabilitation performed with CDBG and HOME funds. Collected program income increases the allocations awarded by HUD and further facilitate the department's work. CDBG loan repayments supplement the housing rehabilitation line item on the budget while repayments for HOME loans augment the budget for all planned HOME projects.

Above are the primary funding sources for project implementation. The community development department also leverages municipal general pool funding for the salaries of staff administering all programs. As part of their work, staff evaluates and processes the grant applications received for CDBG funding. Those applications show that all agencies leveraged \$5,681,127.90 in external funds against CDBG. Inspectional services uses CDBG funds for code enforcement and uses city funds to pay the salaries of its workers. The police and fire department are also on that interdisciplinary team and draw from their various funding sources to pay the salaries of their participating staff. Parks and Recreation pays staff from its budget for portions of projects not covered by CDBG.

Downtown Framingham, Inc. also uses operational funds to carry out its commercial revitalization work in the downtown. To that end, it holds numerous fundraisers, hosts events throughout the year to generate interest in its work and received a \$75K state budget appropriation this fiscal year. The city also approves applications from developers for tax credits. Staff also monitors for federal, state and local opportunities that bring resources into the community. One such endeavor was in the form of Opportunity Zone and Housing Choice program designation requests, which increase resources for economic development in the downtown, creating new revenue streams to leverage against CDBG.

ANNUAL GOALS AND OBJECTIVES

Goals Summary Information

TABLE 5 - GOALS SUMMARY

Sort Order	Goal Name	Start Year	End Year	Category	Geo-graphic Area	Needs Ad-dressed	Funding	Goal Outcome Indicator
1	Economic Development	2015	2019	Non-Housing Community Development		Economic Development	CDBG: \$85,718	Public facility or infrastructure activities other than low/moderate income housing benefit: 5000 persons assisted Façade treatment/business building rehabilitation: 3 enterprises Businesses assisted: 150 businesses assisted
2	Public Facilities	2015	2019	Non-Housing Community Development		Public Infrastructure, Parks and Facilities	CDBG: \$20,000	Public facility or infrastructure activities other than low/moderate income housing benefit: 6000 persons assisted
3	Administration	2015	2019	Administration		Administration	CDBG: \$112,572	Administration

Sort Order	Goal Name	Start Year	End Year	Category	Geo-graphic Area	Needs Ad-dressed	Funding	Goal Outcome Indicator
4	Public Services	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$84,429	Public service activities other than low/moderate income housing benefit: 500 persons assisted
5	Housing Rehabilitation	2015	2019	Affordable Housing Non-Housing Community Development		Housing Rehabilitation	CDBG: \$260,143	Homeowner housing rehabilitated: 4-7 households Housing code enforcement/foreclosed property care: 450 housing units

TABLE 6 – GOAL DESCRIPTIONS

1	Goal Name	Economic Development
	Goal Description	CD will address the economic conditions for small business in the downtown commercial target areas that serve low- and moderate-income residents.
2	Goal Name	Public Facilities
	Goal Description	The Community Development Department will rehabilitate city infrastructures to enhance public safety of facility patrons.

3	Goal Name	Administration
	Goal Description	The Community Development Department will equitably administer the CDBG program to the benefit of all eligible residents.
4	Goal Name	Public Services
	Goal Description	The City of Framingham uses CDBG funds to assist families and improve their quality of life through the provision of public services.
5	Goal Name	Housing Rehabilitation
	Goal Description	CDBG funding will be expended to improve, preserve, and develop dwellings for low- and moderate-income homeowners and renters; support programs that develop and maintain affordable units; and provide decent, affordable housing for residents in South Framingham. This includes code enforcement.

PROJECTS

Introduction

Projects reflect goals and priorities outlined in the 2016-2020 consolidated plan that include the following:

- Housing Rehabilitation – Conduct routine and emergency work that rehabilitates the existing aged housing stock, thereby addressing the health and safety of residents.
- Public Infrastructure, Parks and Facilities – Improve the quality of life in city neighborhoods through the removal of architectural barriers and other projects that strengthen local infrastructure.
- Public Services – Invest in a variety of city and nonprofit public service programs, giving priority to activities that prepare youth and adults in job readiness and educational success.
- Downtown Improvements/Economic Development – Support workforce and asset development by improving and enhancing the appearance of businesses.
- Code Enforcement – Engage residents for the common purpose of neighborhood improvements and upkeep.

FY19 public service agencies are the following: Literacy Unlimited, Framingham Adult ESL Plus, Community Connections Summer Work Program, Pearl Street Cupboard Café, Healthy Options for Progress Through Education (HOPE), Hoops & Homework, the Brazilian American Center's Adult ESL Program, Latino Health Insurance Program, SMOC Financial Services, Massachusetts Alliance for Portuguese Speakers, Edward M. Kennedy Community Health Center and Resiliency for Life. CD will also use CDBG funds to pay for code enforcement activities throughout target areas, facilitate improvements at Butterworth Park, provide housing rehabilitation services citywide, and support downtown businesses through sign and

façade upgrades as well as the Downtown Framingham, Inc. program.

#	Project Name
1	Public Services
2	Program Administration
3	Housing Rehabilitation
4	Code Enforcement
5	Public Improvements
6	Downtown Improvements

PROJECT SUMMARY

Project Summary Information

Table 7 – Project Information

1	Project Name	Public Services
	Target Area	South Framingham
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$84,429
	Description	To improve the quality of life for low and very low income residents of the city through the provision of public services
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Public services will assist 500 low- and moderate- income families residing in Framingham.
	Location Description	The target area is South Framingham.

	Planned Activities	CDBG funds will address these local needs: hunger, after school programs, adult ESL and literacy, small business development, summer jobs for youth and elder services.
2	Project Name	Program Administration
	Target Area	Southeast Framingham
	Goals Supported	Administration
	Needs Addressed	Public Infrastructure, Parks and Facilities Public Services Economic Development
	Funding	CDBG: \$112,572
	Description	CD will administer the CDBG program effectively and equitably and to ensure that all members of the community can participate in or benefit from activities.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Not applicable
	Planned Activities	The funds are for the administration and planning costs of the CDBG program. No more than 20% of the grant allocation and program income earned can be spent on administration.
3	Project Name	Housing Rehabilitation
	Target Area	Citywide and particularly Southeast Framingham
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$190,143

	Description	In fiscal year 2019, the Housing Rehabilitation Assistance Program (HRAP) will provide deferred, no interest loans to repair code violations, improve energy efficiency and enhance ADA-accessibility in 4-7 owner-occupied homes. Both CDBG and HOME funds will be used for loan capital to eligible owners, in any area of the city to address emergency repairs needs, such as heating system and roofing problems. Rehabilitation funds will be loaned to eligible homeowners and multi-family residences. Funds also pay for the program delivery cost of the CDBG & HOME HRAP program.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	4-7 low- and moderate-income Framingham households will be assisted with CDBG HRAP funds.
	Location Description	HRAP will provide financial assistance to income eligible homeowners city-wide.
	Planned Activities	Activities will include, but not limited to roof replacements, emergency repairs, weatherization and ADA-accessibility.
4	Project Name	Code Enforcement
	Target Area	South Framingham
	Goals Supported	Housing rehabilitation
	Needs Addressed	Housing rehabilitation
	Funding	CDBG: \$70,000

	Description	The city will use CDBG funds to pay for housing inspections in targeting low/moderate-income (LM) neighborhoods. This program works in coordination with the Code Enforcement Task Force, an inter-departmental team, which conducts monthly neighborhood site visits to develop solutions and improvements from a holistic, interdisciplinary approach.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	450 LMI families will benefit from the activity.
	Location Description	The target area will be South Framingham.
	Planned Activities	A task force comprising of various city departments conducts walkthrough within South Framingham to address code violations contributing to blight in the neighborhood.
5	Project Name	Public Improvements
	Target Area	South Framingham
	Goals Supported	Public Facilities
	Needs Addressed	Public Infrastructure, Parks and Facilities
	Funding	CDBG: \$20,000
	Description	CDBG funds will be used to rehabilitate and make public infrastructure improvements at a local park.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	11,000 LMI households will be affected by the rehabilitation of the park.

	Location Description	Funds will be disbursed for projects that benefit 51% or more LMI residents.
	Planned Activities	The city will provide CDBG funding to assist in the re-location of a basketball court to enhance the safety of patrons at a local park serving low- and moderate-income residents.
6	Project Name	Downtown Improvements
	Target Area	South Framingham
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$85,717
	Description	To improve the quality of life for low- and moderate-income residents' economic conditions in the Downtown Commercial Target Areas.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The impact of CDBG funds into downtown improvements and economic development activities will be to 5,000 low- and moderate- income residents frequenting the businesses assisted by the sign and facade program and the approximately 70 businesses assisted by Downtown Framingham Inc.
	Location Description	South Framingham is the target area
	Planned Activities	CDBG funds will be used to assist Downtown Framingham Inc. to provide technical assistance to small businesses located within the downtown commercial business district. Funds will also supplement South Framingham, sign and facade improvements to businesses within this district. All of these businesses target low- and moderate- income residents.

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Research from data collected for the 2016-2020 consolidated plan is the basis for allocation priorities. The data for the research originated from census information, needs assessments, public meetings and resident input. Because of the research, CD staff developed needs and priorities for the community in the areas of affordable housing, public facilities/ADA upgrades, public services, and economic development focused on downtown Framingham. The primary obstacle is that needs outpace municipal financial capacity. Hence, it is always a challenge to deliver all needed services when there are not enough financial resources to assist everyone.



Framingham Downtown, Inc. and Adult ESL Plus (right)

GEOGRAPHIC DISTRIBUTION

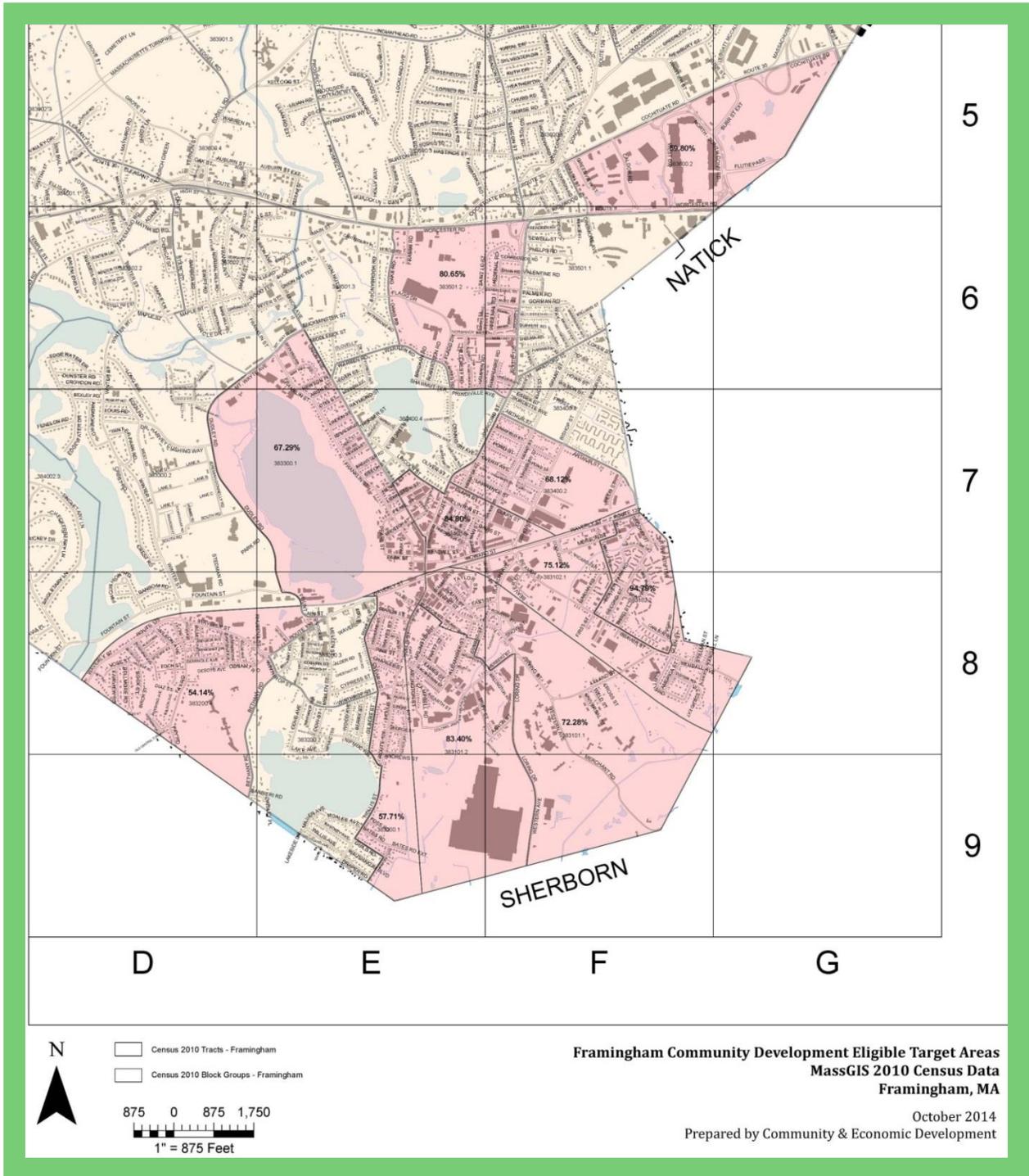
Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The city expends most CDBG funds in areas with highest concentrations of low and moderate income residents. This is important because HUD mandates that the majority of project beneficiaries must be low or moderate income. For the housing rehabilitation program, each client must be income eligible, earning 80% or less of area-media income. Therefore, priority projects and programs benefit persons who live in low- and moderate-income census tracts, blocks and neighborhoods, with particular attention to residents located downtown and the southeast Framingham area.

TABLE 8 - GEOGRAPHIC DISTRIBUTION

Target Area	Percentage of Funds
Primarily South Framingham for all programs except housing rehab, which CD conducts citywide.	100%

City of Framingham



Most CDBG funds are spent in the pink areas, which house the highest concentrations of low- and moderate-income residents.

Rationale for the priorities for allocating investments geographically

Boundary Lines: Southeast Framingham Neighborhood

North Boundary: Mass Bay Transit Authority (MBTA) Railroad Tracks

East Boundary: Natick/Framingham Line

Southeast Boundary: Sherborn Line

West/Southwest Boundary: Bishop/Blandin Avenue with Route 135/Waverly Street, New Haven/Hartford/New York Railroad tracks to Sherborn Line

Census Tracts & Blocks: 383102.1, 383102.2, 382101.1

Approximate concentration of low and moderate income – 80%

Needs: Neighborhood stabilization and housing improvement, improved landscaping and street scape, improved pedestrian/bicycle access, access to public assets, elementary school, access to financial, medical pharmacies and fresh and healthy foods, limited access to public transportation, employment opportunities, lack of wayfinding signage, handicapped accessible sidewalks, public services, improved streets and sidewalks, accessible sidewalks, storefront improvements, affordable housing. (Area meets EPA's definition of an EJ – environmental justice neighborhood)

Major Assets: Mary Dennison Park, Beaver Dam Brook

Housing: Location of three assisted housing projects – Pelham Apts, Cochituate Cooperative Home and Framingham Housing Authority. Older housing stock built before 1977, absentee property owners who neglect their properties.

CDBG Projects: Public Services, Neighborhood Stabilization/Code Enforcement, Façade Improvements, Housing Rehabilitation

Boundary Lines: Downtown Framingham

Boundary: The area along Rte. 126 and Rte. 135 within Census tracks 383300.1,

383400.3, 383102.1, 383101.1

Approximate concentration of low and moderate income -- 73%

Needs: Dilapidated and vacant storefronts, safety concerns, technical assistance for small businesses, employment opportunities, neighborhood stabilization and housing improvement, parking improvements, pedestrian bicycle access, public services, employment opportunities, affordable housing, lack of wayfinding signage, workforce development, improved access for people with disabilities

Major Assets: Access to public transportation, Memorial Hall, Public Library, Boys and Girls Club, Police Station, multi-cultural businesses.

CDBG Projects: Public Services, Neighborhood Stabilization/Code Enforcement, Façade Improvement, Housing Rehabilitation, Framingham Downtown Renaissance.

BARRIERS TO AFFORDABLE HOUSING

Introduction

While the city employs tools, such as the inclusionary zoning bylaw and restrictions on CDBG- and HOME-assisted units to stimulate affordable housing creation, methods that evaluate local private sector practices are scarce. Another view on affordable housing creation is to look at the fair housing practices of local proprietors to determine whether they charge the same rates to all renters. The Fair Housing Committee will implement this study by collaboratively approaching realtors, property managers and property owners to assess their practices. The review would examine the following:

- Rental and sales policies of real estate brokers and other members of the housing industry-such as large landlords or management companies;
- Collect summary data from landlords and managers of rental housing on the rates charged, racial, ethnic, gender, familial, and disability status of

tenant and applicants for rental housing in the jurisdiction;

- Ascertain whether formal training and licensing requirements for real estate brokers include a requirement for demonstrated knowledge of all applicable fair housing laws.

After collection, the committee will carefully review the data and work with survey participants to educate them on fair housing laws as well as the consequences of violations. Fair housing connects to affordable housing creation because research shows that well-designed initiatives attract businesses, provide citizens access to better schools and job opportunities, and create diverse, thriving communities.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Citywide, there is an inclusionary-zoning bylaw, which requires that 10% of units in new housing developments with 10 or more apartments be reserved for households earning 80% or less of AMI. Changes to the central business district through 2015 updates to the bylaw enabled housing production in the downtown that will increase the number of new affordable units. Beyond the inclusionary-zoning bylaw and central business district adjustments, the department restricts more than the minimum number of units required for allocation-assisted units so there is a maximum of affordable units created at project completion. There is also strict monitoring of the subsidized housing inventory and conversations with property owners to ensure they provide the required paperwork to DHCD so eligible units remain on the list.

OTHER ACTIONS

Introduction

It is important to the city of Framingham Community Development Department to establish positive relationships with the various agencies that support the community's low- and moderate-income residents.

Actions planned to address obstacles to meeting underserved needs

In fiscal years 2019-2020, the City of Framingham will address the obstacles to meeting underserved needs by focusing on the proven connection between housing and health. The Pew Charitable Trust captures the correlation between housing and health in this statement: "Research has consistently demonstrated a strong link between housing and health, with factors generally falling into four categories: housing quality, affordability, location, and social and community attributes." Below are summaries of how Pew defines the categories:

- Safe housing reduces adverse health outcomes, such as injuries, asthma, cancer, and poor mental health.
- Social and community attributes in housing means deconcentrated poverty.
- Affordability allows people to pay for other basic needs such as food, utilities and medical needs, thereby avoiding diabetes, malnutrition and depression.
- Location is important because it puts residents close to amenities that puts better health within their reach. Those amenities include medical facilities, parks, jobs and schools. Access to these resources results in better health.

Initial conversations addressing health and housing have started with local partners about possible pilot projects. With a firm partnership, key obstacles to meet-

ing housing needs in the city will be approached in a manner that positively impact residents coping with the interconnected issues.

Actions planned to foster and maintain affordable housing

CD will strengthen its partnership with Framingham Housing Authority to foster and maintain affordable housing creation. The department will continue the partnership that has resulted in the streamlining of the HOME funded tenant-based rental assistance (TBRA) program, where FHA conducts HQS inspections of all prospective units. Collaborating to foster and maintain affordable housing includes paying the security deposit for clients moving into FHA units with TBRA subsidies. Both the FHA and CD are interested in furthering this partnership.

In addition to maintaining its positive relationship with FHA, through the Fair Housing Committee and staff work that prepares an Analysis of Impediments to Fair Housing document in collaboration with the Westmetro Consortium for HUD, the department will explore policies that induce affordable housing development. In pursuit of this mission, there will be studies of incentives that promote mixed-income housing development. The work will examine current ways that municipalities throughout the nation increase the number units built in a given facility in exchange for dedication of a certain percentage of the units for low- and moderate-income households. The municipal inclusionary housing bylaw largely already fulfills this purpose, but the analysis will examine other innovations in affordable housing development that could enhance the regulation.

During the analysis, there will be an examination of how a dedicated revenue source tied to development of higher income housing or commercial properties could raise capital for lower income housing construction or rehabilitation. The effort will also examine regional planning initiatives and conclude with recommendations that initiate discussions with other governments in the region to design and implement a MetroWest-wide or region-wide affordable housing and fair

housing planning process.

Actions planned to reduce lead-based paint hazards

The Community Development Department leverages its HUD-allocation against Get the Lead Out (GTLO) program funds to reduce hazards in homes and maximize repairs made through the housing rehabilitation program. With GTLO, Mass-Housing sponsors de-leading costs while CDBG entitlement funds pay for all other housing repairs. The office works closely with clients on the application because the requirements are very specific. However, because the partnership sponsors the maximizing of grant funds and reduces lead hazards, clients and the department believe the efforts invested into the process are worth the outcome.

A more detailed description of this process is that once the Community Development Department accepts new housing rehabilitation project, it tests for lead paint on all property built prior to 1978. An independent, certified lead inspector conducts risk assessments, providing the department a report of findings. If inspections indicate a potential lead-based paint hazard, appropriate lead remediation takes place in accordance with state and federal regulations, whichever is more stringent.

In addition, the department distributes the EPA/HUD *Protect Your Family From Lead in Your Home* pamphlet and provides additional information to every rehabilitation loan recipient. The Health Department and Inspectional Services also test rental units for lead, per the request of current or prospective tenants of apartments with children under six. Usually, risk assessments take place when tenants suspect lead-paint hazards in dwellings or if a child tests with elevated blood levels.

Actions planned to reduce the number of poverty-level families

The City of Framingham will continue to support, through its entitlement funds, access to education, health care, employment, transportation, and other support services to low and moderate income households. In doing so, the beneficiaries

achieve self-sufficiency and integrate themselves into neighborhood life. At every opportunity, the City will aim to reduce poverty by providing information about available resources, continuing to improve the department's services and programs, and notifying poverty-level families of job opportunities. This approach will allow the department to link low- and moderate-income families to economic development, employment and training opportunities. In addition, the Community Development Department sponsors local agencies providing ESL classes; after-school programs; as well as hunger relief services for individuals and families experiencing hardship with the goal of alleviating poverty.

Actions planned to develop institutional structure

To develop institutional structure during FY19, the City of Framingham will continue the following work:

- Collaborate with DHCD on enhancing the coordinated entry system, the standard assessment tool for implementing and supporting statewide homeless services that facilitates acceleration of placement of homeless individuals and families.
- Hold an orientation to familiarize nonprofit agencies with program regulations.
- Make site visits to monitor progress and requests quarterly reports to track program development.
- Schedule project-scoping meetings and provide technical assistance to partners so they meet program requirements from the project identification phase through completion.
- Establish relationships with new agencies to create more opportunities for the community.
- Continue to sit on the Latino Health Insurance Program's committee that focuses on discussing and promoting the health of older adults through sharing and identifying challenges, best practices and strategies around improving their health and wellbeing.
- Hold aging in place information sessions educating seniors and persons

with disabilities on how design changes and adjustments can make homes easier to access and supportive of independent living.

- Encourage the Fair Housing Committee to continue submitting accessibility conscious recommendations to the Planning Board on under-review projects.

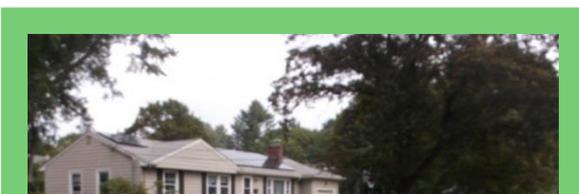
Actions planned to enhance coordination between public and private housing and social service agencies

There is always coordination between public and private housing and social service agencies because clients usually receive services across a range of local organizations. To deliver comprehensive appropriate services, the department gets permission from clients to contact other providers in order to coordinate services. An example of interdisciplinary service delivery includes working with Advocates, Inc., which operates residential programs and services for emotionally and developmentally disabled individuals. Advocates makes rental subsidy payments for Massachusetts Department of Mental Health clients eligible to receive security deposit assistance from the Community Development Department. To process payment, the department works closely with Advocates to obtain the necessary information about client income and other factors. Another collaboration is with the Framingham Housing Authority, which conducts specialized home inspections using HUD's housing quality standards form for the department.



Two code enforcement cases

(Before, left
After, right)



PROGRAM SPECIFIC REQUIREMENTS

Introduction

The City of Framingham's Community Development Block Grant funds from the U.S. Department of Housing and Urban Development (HUD) finances a series of projects primarily in South Framingham but also community wide. For each institutional project, the city enters into a contract with nonprofit agencies or city departments. In the case of housing rehabilitation assistance that helps low- and moderate-income homeowners repair their properties in Framingham, those landlords also sign an agreement with the city.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$20,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	\$20,000

Other CDBG Requirements

1. The amount of urgent need activities 0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.
Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 70%

Action Plan Preparer and Public Contact Information

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