
FISCAL YEAR 2018
CITY OF FRAMINGHAM
CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION
REPORT (CAPER)



PREPARED BY

COMMUNITY DEVELOPMENT DEPARTMENT
CITY HALL
150 CONCORD ST., SUITE B3
FRAMINGHAM, MA 01702
(508) 532-5457



Hoops and Homework

DRAFT

City of Framingham

Mayor

Dr. Yvonne M. Spicer

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Judith Grove, District 8

Edgardo A. Torres, District 9

Community Development Department Staff

Nathalie Jean, Community Development Coordinator

Sarbjit Kaur, Administrative Assistant

Arthur Robert, Community and Economic Development Director

Eliot Yaffa, Community Development Administrator



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EXECUTIVE SUMMARY

The visible markers of the Community Development Department's impact emerged as the key theme of the fiscal year 2018 (FY18) Consolidated Annual Performance and Evaluation Report (CAPER) process. No longer are the benchmarks set in the FY16-FY20 Consolidated Plan long-term goals but actual accomplishments that decorate the community. Results more than beautify and enhance the city of Framingham, they improve lives. The signs of achievement dot local neighborhoods as sign and façade projects, the work performed by Downtown Framingham, Inc., the over 2,000 faces of resident beneficiaries from sponsored public service agencies, the improvements to public facilities, the areas spruced up by code enforcement and the homes repaired through housing rehabilitation projects. Prominently featured early in the report are two charts depicting accomplishments by the numbers. They show tremendous gains at this mid-point of the consolidated plan cycle in FY18 and across the last three years.

For some of these accomplishments, there were setbacks, resulting in the scaling back of goals. Yet setbacks did not define the department's work, as it also exceeded goals in various areas. With a new rehab consultant on board, the department completed housing rehabilitation projects. Activities that arrested deterioration efforts continued through the code enforcement program. Public services successfully served an historic number of low- and moderate-income residents with their valuable programs. Implemented economic development activities revitalized the downtown area. CDBG sponsored upgrades lifted the faces of downtown amenities. Administration and planning support allowed the department to oversee programming thoughtfully, with staff granted the time to evaluate initiatives for effectiveness throughout the fiscal year.

This FY18 CAPER summarizes for the US Department of Housing and Urban Development (HUD) and stakeholders various CD actions and their outcomes. It also briefly provides a glimpse into the past years showing how the community is faring according to the consolidated plan. The report describes efforts undertaken

by the city of Framingham that create opportunities for residents as well as stimulate economic development and investment through the Community Development Department (CD) from July 1, 2017, to June 30, 2018. It primarily focuses on Community Development Block Grant (CDBG) fund use and occasionally on HOME Investment Partnership (HOME) fund expenditures.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

TABLE 1 - ACCOMPLISHMENTS – STRATEGIC PLAN TO DATE (FY16-FY18)

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete
Economic Development	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4655	26285	564.66%
Economic Development	Non-Housing Community Development	Facade treatment/business building rehabilitation	Business	15	3	20.00%
Economic Development	Non-Housing Community Development	Businesses assisted	Businesses Assisted	650	275	42.31%
Housing Rehabilitation	Affordable Housing Non-Housing Community Development	Homeowner Housing Rehabilitated	Household Housing Unit	5	14	280.00%

Housing Rehabilitation	Affordable Housing Non-Housing Community Development	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	2500	1244	49.76%
Public Facilities	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40000	52471	131.18%
Public Services	Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	400	2878	719.50%

TABLE 2 - ACCOMPLISHMENTS – FY18 PROGRAM YEAR

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Program Year	Actual – Program Year	Percent Complete
Economic Development	Non-Housing Community Development	CDBG: \$50,140	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	27095	541.90%
Economic Development	Non-Housing Community Development	CDBG: \$11,000	Facade treatment/business building rehabilitation	Business	3	2	66.67%
Economic Development	Non-Housing Community Development	CDBG: \$58,000	Businesses assisted	Businesses Assisted	150	96	64.00%
Housing Rehabilitation	Affordable Housing Non-Housing Community Development	CDBG: \$66,292	Homeowner housing rehabilitated	Household Housing Unit	5	2	40.00%
Housing Rehabilitation	Affordable Housing Non-Housing Community Development	CDBG: \$67,000	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	430	378	87.91%
Public Facilities	Non-Housing Community Development	CDBG: \$50,140	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6000	15185	253.08%

Public Services	Non-Housing Community Development	CDBG: \$79,902	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	450	1136	252.44%
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The above dollar amounts represent original allocations for categories generated by HUD’s CAPER template system. They exclude values for rehab support and administration. In total, the department expended \$425,618 in CDBG funds in FY18 of a \$502,681 allocation by HUD that grew to \$528,973.80 with program income comprising of loan repayments from past clients.

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The annual goals and objectives outlined in the FY18 action plan demonstrate the department’s commitment to housing rehabilitation, economic development, public services, public improvements, as well as administration and planning. In the consolidated plan, these were the goals’ descriptions:

Housing Rehabilitation

- Improve, preserve, and develop dwellings for low- and moderate-income residents
- Support programs that develop and maintain affordable units,
- Provide decent, affordable housing for residents in South Framingham

Public/Neighborhood Improvement

- Improve public infrastructure that serves low- and moderate-income neighborhoods in South Framingham
- Enhance community appearance and livability in South Framingham

Public Services

- Improve the quality of life for the Town’s low and moderate-income residents by providing quality public services
- Support workforce development programs that expand economic opportunities in South Framingham

Economic Development

- Improve the economic conditions for small businesses in the Downtown Commercial Area
- Improve the Downtown Commercial Area to attract more business and job opportunities for the businesses and South Framingham residents

The following describes how the city spent the year implementing programs and initiatives that support the above endeavors throughout the program year:

Housing Rehabilitation

The program rehabilitated two houses with the department paying the relocation costs of a resident whose home underwent major repairs. Movers decluttered the space because the client's disabilities limited her ability to remove furniture. The second project occurred in two phases and through funds invested in a home with lead hazards and inhabited by a child under six. The laws require full lead remediation because of the child's age. Thus, Get the Lead Out funds provided by Mass-Housing paid for remediation. The department completed housing rehabilitation work using CDBG funds from FY18 with the project credited in FY19. Finally, a long-time resident needed basic repairs to her home. Her project also began in FY18 with that year's funds and credited as an FY19 project.

Public Improvements

The department used CDBG to contribute to significant additional upgrades at Butterworth Park, the Barbieri School's Playground and the Edward M. Kennedy Community Health Center. At the Barbieri Playground, disabled children can now use the playground equipment because CDBG funds paid for the installation of ADA compliant equipment on the site. Finally, the Edward Kennedy Community Health Center presented a project that requested over \$90,000 in funding. There was not enough CDBG to fund the project fully. However, the center accepted to use CDBG to leverage against other sources to restripe its parking lot and landscaping work. The Parks and Recreation department maintained its focus on Butterworth Park with CDBG funds. This year, it excavated concrete to install a 16 ft.

x 18 ft. shade structure located near the playground connected by a recently completed fully accessible pathway that connects users entering the site from both Bishop and Grant Streets. The project also removed an architectural barrier by creating full access to picnic tables and a large shaded area for all users of the park to enjoy.

Public Services

Nine social service agencies delivered services to 1,100 beneficiaries leveraging funding from other sources against CDBG. All CDBG-receiving entities, including public service agencies leveraged nearly \$1 million in additional funds to carry out their work. Forty-six percent of services were to job training, 45% to area youths, 5% to health services and 4% to food banks. These services did not simply remain with the direct beneficiaries but radiated as new skills, better health, and supportive services to entire households, families, their circles and networks. Ninety-nine percent of services were to individuals earning 80% or less of the area median income (AMI). Eighty percent of beneficiaries, the majority, earned 30% or less of the AMI, a level categorized by HUD as extremely low income. Only 1% of recipients earned more than 80% of AMI. Agencies reached clients of varying ethnic and racial backgrounds and provided services to new immigrants.

Economic Development

Two businesses received sign and façade assistance during the program year. Because of CDBG funds, the RR6 Bar and Grill placed a bracket sign on the site's wall face above the restaurant entranceway with a brushed aluminum cut-out acrylic logo. The second project entailed installation of a new sign with face-lit channel and front-lit letters with white LED's. Both projects boosted important areas of the commercial district. In addition, CDBG funds subsidize Downtown Framingham, Inc., which amplified departmental economic development efforts by providing technical assistance to local merchants on sign and façade projects and other needs. It commissioned a new mural at 199 Concord St., and surveyed downtown businesses on the sign bylaw and cannabis dispensary locations. DFI also hosted 25 events between Jan. to June and works to connect the Lokerville neighborhood to

downtown businesses and services.



HOPE Program



Literacy Unlimited

RACIAL AND ETHNIC COMPOSITION

Describe the families assisted (including the racial and ethnic status of families assisted).

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Race/Ethnicity	
White	517
Black or African American	177
Asian	45
American Indian or American Native	4
Native Hawaiian or Other Pacific Islander	3
Total	746
Hispanic	230
Not Hispanic	516

Narrative

CD services are available to all residents so long as they meet the eligibility criteria, which is usually that they earn 80% or less of area median income. CDBG funds assisted a diverse client base. When racially identifiable data was available, the majority of clients were white, with the next highest number of beneficiaries identifying as black or African-American followed by Asians. Among those beneficiaries, two-thirds identified as Hispanic. It was difficult to discern the municipal location at which beneficiaries live, but past trends have indicated that they hail from south Framingham. Demographic data is on beneficiary forms collected by public service agencies. Municipal policies require that all beneficiaries live in Framingham.

For non-public service projects, the location determines eligibility. In such instances, the department uses HUD-supplied maps backed by geographic information systems data to analyze for need by reviewing characteristics such as poverty and areas of high low and moderate-income residents. This is the approach

used to qualify public improvement and economic development related projects. When the analysis shows that 51% or more of beneficiaries will likely be of low and moderate incomes, the city opts to sponsor. For clarity, here is the definition of how activities qualify for funding according to HUD.

There are four eligibility subcategories:

- Those based on area benefit,
- Those serving a limited clientele
- Those involving housing, and
- Those involving employment (jobs).

Among the categories listed above, the first and second require clarification, as the others are self-explanatory. An area benefit activity services a community that is primarily low or moderate income. The department rarely uses the limited clientele basis. Under this category, clients are presumed low- or moderate income, based on their being elderly and other HUD-set standards. In FY18, only 1% of beneficiaries across all programs was not low or moderate income.



Framingham Coalition

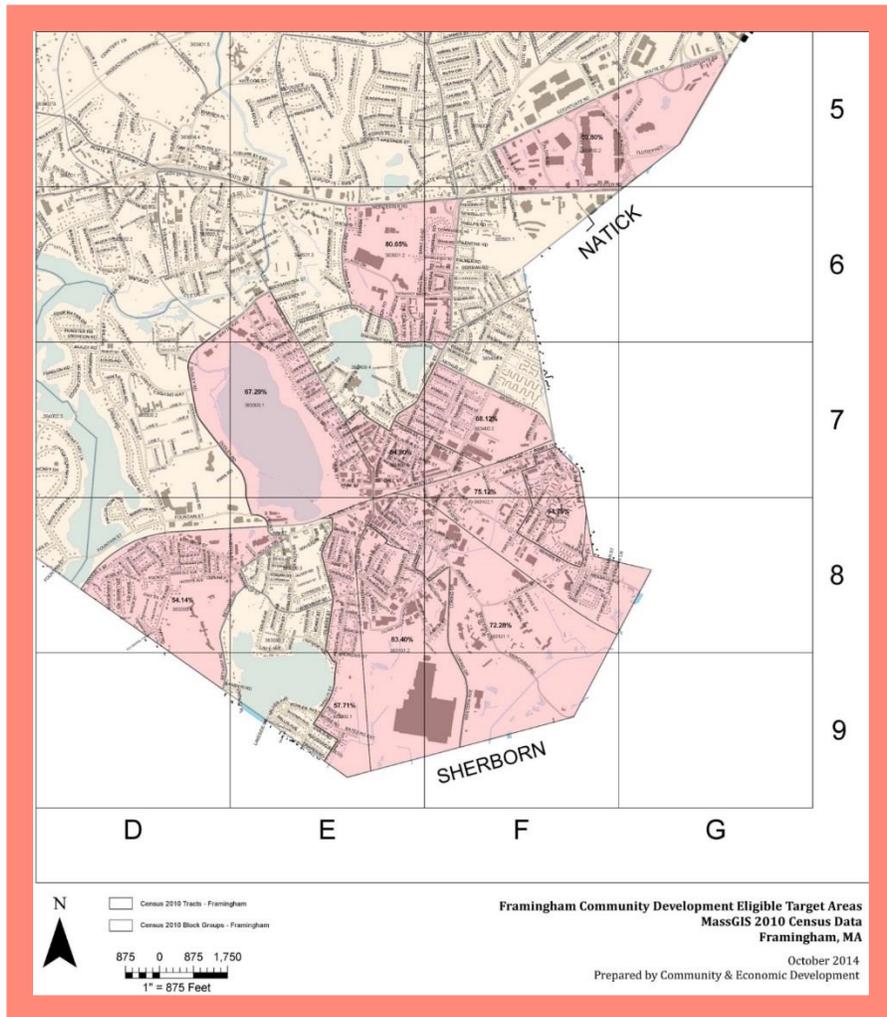
RESOURCES AND INVESTMENTS

Table 3 - Resources Made Available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	\$528,974	\$425,618

Narrative

Identify the geographic distribution and location of investments



The pink colored areas on the map show the municipal areas targeted for CDBG assistance, although funding is provided to eligible residents citywide.

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 Avenues with Route 135/Waverly Street, New Haven/Hartford/New York Railroad tracks to Sherborn Line

Census Tracts and 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 tracts 383300.1, 383400.3, 383102.1, 383101.1

Approximate concentration of low and moderate income – 73%

Needs: Dilapidated and vacant storefronts, safety concerns regarding loiterers at commercial properties, 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 Building, 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.

Narrative

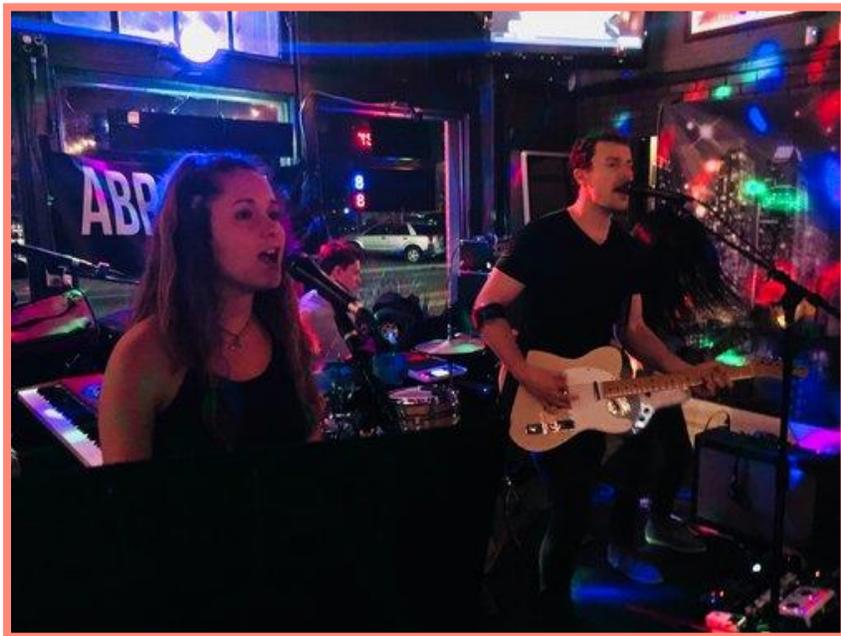
Using CDBG funds to revitalize South Framingham is a major goal for the Community Development Department. CD, which manages the dissemination of CDBG funds throughout the community, distributed the grant among nine social service agencies located primarily in south Framingham. It subsidized public improvement projects in South Framingham or its border areas. Economic development activities promoted businesses and sponsored physical enhancements to businesses in the downtown. CDBG recipients implemented programming without interference from the community development because they respond to request for proposals issued by the department that outline their goals and objectives. In addition, the department holds site visits early in the program year to review

agencies' planned approach that then receive technical assistance regarding programmatic adjustments.

Census and other data indicate that south Framingham is in the greatest socio-economic distress. Therefore, CD targets funds toward that region. South Framingham also receives special attention for its environmental needs. It hosts three historic waste sites at the closed General Chemical facility on Leland Street, Mary Dennison Park on Beaver Street and the former Commonwealth Gas manufacturing plant site at 350 Irving St. MassDEP, the state's environmental protection agency, works to remediate these sites. In addition, the Community and Economic Development (CED) Division is the recipient of a brownfields grant from the Environmental Protection Agency. Because of the grant, CED updates a brownfields database, conducts Phase I and Phase II environmental site assessments, encourages associated cleanup and engages in re-use planning. CED performs this work to eliminate barriers to affordable housing through brownfield redevelopment and remediation of abandoned and polluted sites, thereby increasing the availability of potential housing lots. CDBG funds supplements these environmental efforts by allowing the city to make significant improvements to the neighborhoods by offering direct assistance to residents, enhancing neighborhoods parks and businesses or by improving the housing stock through rehab work.



Downtown Framingham, Inc. (Cultural Tour)



Downtown Framingham, Inc.



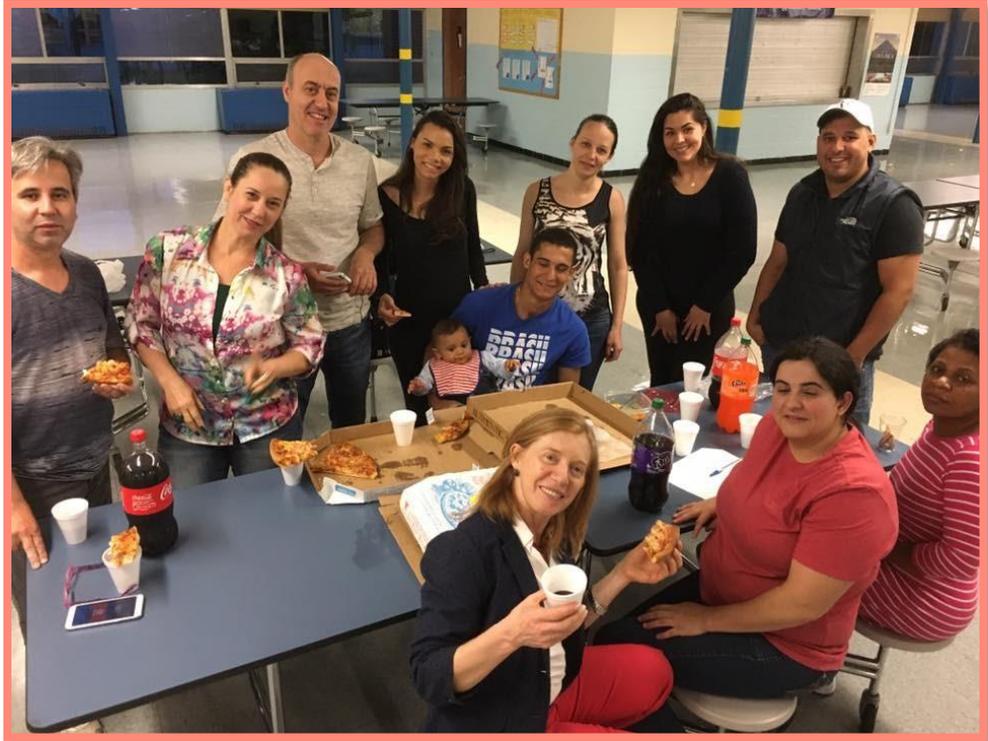
Downtown Framingham, Inc.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Funded agencies and municipal departments leveraged a total of \$811,521.46 in non-CDBG sources in the most recently concluded fiscal year. The amount doubles FY16 funds and exceeds FY17 funds leveraged by \$110,000. Public service agencies used the funds to assist over 1,000 clients. The Parks and Recreation Department facilitated resident's use of Butterworth Park; the Barbieri School changed all playground equipment to be accessible by disabled students, and the Edward M. Kennedy Heath Community Health Center landscaped property grounds and restriped its parking lot. The leveraged funding sources included student fees; loan-closing fees; donations by corporate and individual contributors, organizational fundraising; and more. Please see below for a listing.

Source	Funds
In-Kind Donations	\$51,340
Corporate Donations	\$94,190
Organizational Fundraising	\$54,491.46
Grants	\$25,000
Fees	\$13,500
State Funding	\$2,000
Municipal Funding	\$85,000
	\$811,521.46



Adult ESL Plus



Adult ESL Plus

AFFORDABLE HOUSING

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

TABLE 4 – NUMBER OF HOUSEHOLDS

	ONE-YEAR GOAL	ACTUAL
Number of homeless households to be provided affordable housing units	4 (HOME)	3
Number of non-homeless households to be provided affordable housing units	25 (HOME)	31
Number of special-needs households to be provided affordable housing units	3 (HOME)	17
Total	32	51

TABLE 5 – NUMBER OF HOUSEHOLDS SUPPORTED

	ONE-YEAR GOAL	ACTUAL
Number of households supported through Rental Assistance	21 (HOME)	31
Number of households supported through the production of new units	4 (HOME)	13
Number of households supported through rehab of existing units	5 (CDBG)	2
Number of households supported through acquisition of existing units	5 (HOME)	1
Total	35	45

For table 5, numbers represent duplicates because clients qualified across categories. A correct interpretation of the figures is that there were 31 clients, among whom 17 were disabled and three homeless. The mix-up stems from the CAPER template automatically tallying figures rather than recognizing them as stand-alone values.

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

An explanation for the lag between housing rehabilitation goals versus outcomes stems from a transition that occurred during the year. The department contracted a new rehabilitation-consulting firm this year to inspect in-progress and final work on housing rehabilitation projects. This new relationship resulted in the need for adjustments as the department familiarized itself on the company's practices and vice versa. There were meetings to ensure that all fully understand the lead laws, emergency work standards and other topics. The transition resulted in a delay in the start of housing rehabilitation work and resulted in repairs to fewer homes. In the future, the department will focus on making major changes at the conclusion of fiscal years. There are natural changeovers occurring then, and the department can better absorb changes at that point. Also, note that the department set the goal of servicing 30 clients through down payment assistance, housing development/creation and tenant-based rental assistance. Among the projected figures are subcategories of targeted homeless, special needs and non-homeless individuals in the community. Hence, duplicated numbers configure in the tally because met the requirements of more than one category.

Discuss how these outcomes will impact future annual action plans.

To increase the likelihood of reaching housing rehab goals, the department will create a policy that mitigates for fluxes in relationships with the consultants. The policy will outline procedures for absorbing changes more immediately into the workflow during the transition to a new rehab consultant. When there is a gap in the service period between rehab consultants to the next, the department will use an alternate agency or person during the transition. The policy will list a process for selecting the alternate consultant, authenticating their credentials and

then using them until a permanent consultant’s hire. Most importantly, this policy will stress how the alternate inspector must submit written inspection reports whenever a housing rehabilitation contractor request payments. This will follow the current practice of including a signed inspection report with invoices forwarded to Accounting with a copy retained in the client file.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

TABLE 6 – NUMBER OF HOUSEHOLDS SERVED

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	19
Low-income	0	11
Moderate-income	2	1
Total	2	31

Narrative Information

All CD services and programs are means tested with eligibility determined using an online tool provided by HUD. Qualifying for programs by earning 80% of AMI is typically the standard, except in the case of the tenant based rental assistance program where 90% of clients must earn 60% of AMI. The department keeps a special spreadsheet for the tenant-based rental assistance program to prevent exceeding the cap.



Barbieri Playground

HOMELESSNESS AND OTHER SPECIAL NEEDS

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

FY18 was a year in which the department received more exposure to the needs of the homeless population through numerous local collaborations. The Regional Housing Consortium and WestMetro HOME Consortium meetings continued and staff attended. After years of exposure to the needs of the homeless, there was also research with staff analyzing the various theories on holistic approaches to transitioning the homeless into stability. One clear lesson was on the connection between health and housing, and so to that end, the department plans to introduce more efforts in the next program year that bind these themes.

The city of Framingham once again implemented the tenant-based rental assistance program. That program is the department's current answer to addressing the physical and mental/behavioral health needs of the homeless and nearly homeless individuals. The program pays the security deposit and first or last month's rent for eligible applicants. 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. HUD policies limit payments to the HUD set fair market rent (FMR), with exceptions for units up to 10% of the FMR.

This program requires coordination among public, private, governmental health and mental health agencies. Clients use the service to move to public and private housing within the community. The program requires communication among proprietors, voucher issuing agencies, mental health facilities and other providers.

Addressing the emergency shelter and transitional housing needs of homeless persons

In FY18, Community Development Department staff sat on the Balance of State Continuum of Care (BoS CoC) Project Evaluation Committee. 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. As 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 others with a focus on homelessness. The experience exposes staff to the needs of homeless and at risk of homelessness populations locally and statewide. Staff learn about agencies providing services in permanent supported housing, transitional housing, rapid rehousing and outreach services for formerly homeless families and individuals and uses that knowledge to create partnerships.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Community Development Department was also a member of the 61-member Regional Housing Network Consortium coordinated by South Middlesex Opportunity Council and Wayside Youth and Family Support Network. Members included housing professionals and advocates, school social workers, representatives of state legislators, housing authorities, as well as family and youth service providers from various cities and towns in Norfolk and Middlesex counties. The represented cities and towns included Ashland, Carlisle, Concord, Foxboro, Framingham, Marlborough, Hudson, Lincoln, Medway, Natick, Needham, Norfolk, Norwood, Plainville, Sharon, Sudbury, Walpole, Wayland, Wellesley, and Westwood. Through the greater membership and committees, Consortium members collaborated to discuss affordable and subsidized housing, counseling and case management services. After meetings, members made referrals matching clients to the needs met by consortium providers. Unfortunately, the consortium's coordinator position was defunded, which resulted in the group's disbanding. Efforts are afoot to regenerate the consortium through a more permanent and sustainable model so that it is anchored in Framingham but supported by the members.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The city uses HOME funds to support its rental assistance program, which pays for the first or last month's rent and security deposit primarily for individuals earning 60% of the area median income (AMI). Ten percent of beneficiaries can earn up to 80% of AMI. The program has been very popular from the start helping individuals who are homeless, have been fire victims, veterans, domestic violence survivors, single parents and more. The program assisted 31 individuals in the past year. It has been helpful to Section 8 voucher holders to cover the portion of their rent that the Housing Choice program does not support. Beneficiaries walk out of the office with a "thank you," grateful for the relief provided by the program. In some instances, potential clients come to the office looking for assistance that the department does not offer. For example, there are always calls about rental arrearage, which is not an offered service. In those instances, the department makes referrals to South Middlesex Opportunity Council or MetroWest Legal Services. Both agencies offer direct or indirect services that assist with arrearage payments. Other agencies the department collaborates with and make referrals to in addressing homelessness in the community include Framingham Department of Veterans Services, Wayside Community Programs, Framingham Housing Authority and Framingham Health Department.

PUBLIC HOUSING

Actions taken to address the needs of public housing

The City of Framingham and the Framingham Housing Authority frequently collaborate on numerous projects. An example of the historic collaborations between the entities is in how the city assisted FHA in acquiring and significantly rehabili-

tating a duplex that now houses two families earning 80% or less of the area median income. With the conclusion of construction, consultants inspect the units as required by HOME regulations, for continued compliance with housing quality standards. The office also conducts site visits to review the documentation maintained on the residents living in the units to ensure they are at the proper income levels. Overall, the department monitors for the rent rates charged, property maintenance, occupancy, utility allowance and fair marketing.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

CD programming is open to all including Framingham Housing Authority residents. The department's also yearly creates a marketing plan with the purpose of generating outreach to all community members. It also publishes a newsletter disseminated to all current and past clients, who include FHA residents. CD uses the newsletter to educate the community about various housing issues and topics that staff encounters over the course of delivering services. In FY18, the department also operated a first-time homebuyer program that was also accessible to all community members. To market the program, the department conducted outreach to local agencies, residents and other stakeholders so as eligible prospective homeowners could take advantage of the program.

Actions taken to provide assistance to troubled PHAs

The Framingham Housing Authority is not a troubled PHA. In a 2015 performance evaluation by HUD, FHA earned a score of 96 out of a possible 100 points in HUD's Public Housing Assessment System for the management and condition of its housing units.

OTHER ACTIONS

Actions taken 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.

The inclusionary zoning bylaw requires developers to reserve 10% of their units as affordable housing when they build market-rate residential facilities. Inclusionary zoning ensures affordable housing is a part of the housing pool as market rate development also occurs. Its best characteristic is that it is a mandatory requirement for developers, and for the municipality it ensures an increase in the number of units within the community. In Framingham, the bylaw is flexible in that it has a unit threshold by applying only to new complexes with 10 or more units. Units are restricted to individuals earning 80% or less of the area median income. An agreement between the city and the developer captures the terms and conditions that apply to the unit, in addition to the ones that appear in the bylaw.

Other actions taken by the city include that in FY17, through the greater Community and Economic Development Division, the city implemented new zoning changes that encourage developer investment in the downtown, targeting obsolete properties for new affordable or mixed-income housing. Also in 2015, the division implemented zoning changes that expanded the central business district, reduced parking requirements and setbacks, increased the maximum height and floor area ratio of buildings, instituted design guidelines for new developments, and allowed for stand-alone multi-family residences without a business on the ground floor.

Actions taken to address obstacles to meeting underserved needs

Marketing and outreach are always difficult because the department employs two full-time staff members. Since the staff is quite small, getting out to all of the events and generating new ones to attract eligible clients continues to be a challenge. Given operational limits on promoting programming through events, satis-

faction with services by building a reputation for excellence in service is crucial. Hence, the department relies on the power of word of mouth promotion by past clients to help with outreach. Client satisfaction has been helpful in helping the department attract new eligible participants. Another step CD takes to ensure clients know about the department's services and programs is by using the city's website, newspapers, and its newsletter to spread the word. The department has also placed ads in the publications of social service agencies and the Callahan Center.

Actions taken to reduce lead-based paint hazards

The city of Framingham leveraged both CDBG and Get the Lead Out funds to rehabilitate a home found to contain high levels of lead in a home inhabited by a child under six. MassHousing provided Get the Lead Out funds to remediate for the lead. CDBG addressed other existent deficiencies in the home. The lead's detection demonstrates how the housing rehabilitation program adheres to state and federal laws during projects. The city follows these steps to remediate for lead in local homes when their occupants are eligible for housing rehabilitation services:

- Housing consultant reviews for the projected cost of rehabilitation work.
- The consultants request lead testing if the projected cost is \$5K or more for homes built before 1978.
- If the home tests positive for lead contamination, lead paint containment or full remediation occurs according to applicable laws.
- The department or a partner funds all lead and housing rehabilitation work.

For the past several years, the department has worked with a certified inspector, who conducts testing, risk assessment, and clearance. The department verifies the state certifications of all selected contractors. Homeowner beneficiaries of lead work receive pamphlets and flyers educating them about the process and the risks associated with lead.

Actions taken to reduce the number of poverty-level families

The consolidated plan is a municipal anti-poverty strategy that places a spotlight

on the areas of greatest need. It drafts an approach for redressing local challenges. Thus, the strategy primarily proposes a means for reaching and delivering services to community areas with residents transitioning out of difficult circumstances, assimilating into the community as new immigrants or escaping the effects poverty as service recipients of local-nonprofit agencies.

Framingham's five-year consolidated plan and yearly action plans outline how the city reaches the underserved. In FY18, it was through the work of public service organizations, economic development that services and improves the faces of downtown businesses, housing rehabilitation and tenant based rental assistance that shelter the most vulnerable, and enhancements that improve the lived environment.

The programs implemented in FY18 reduced poverty by helping low-income household members increase their literacy, start businesses, learn English, eat nourishing foods, instill early the value of the dignity of work in youths, and more. Beyond public improvement projects, all of CDBG funded initiatives present tangible opportunities for sustained employment, also affecting other areas that generate stability, such as housing, health and literacy.

Actions taken to develop institutional structure

Throughout the program year, the department continued efforts that strengthened institutional structures. Staff appreciated the opportunity to attend Housing Network Consortium's meetings to network and learn about housing needs from a regional perspective.

CD joined an age-friendly initiative led by the Latino Health Insurance Program. Held as monthly meetings, the forum discusses and promotes the health of older adults through sharing and identifying challenges, best practices and strategies for improving their health and wellbeing. This committee includes representatives from the board of health, MetroWest Regional Transit Authority, the YMCA, Framingham Housing Authority, the council on aging, the MetroWest Health Foundation, Alzheimer's Association, Bay Path and others.

The department also holds its orientation at the start of the program year to familiarize nonprofit and city department partners with CD processes. Staff hosted site visits to monitor sponsored project progress and track program development.

In the case of major housing rehabilitation initiatives, CD maintained the tradition of holding project-scoping meetings as a form of technical assistance to partners so they meet HUD requirements from the project identification phase through completion.

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

The department fulfilled its goal of supporting the efforts of various nonprofit agencies, the housing authority and South Middlesex Opportunities Council, the community's sole local Community Development Housing Organization recognized by HUD. It did so to increase the affordable housing pool and dismantle barriers to affordable housing. In spite of setbacks to the goal of accomplishing rehab work on five homes, the department concluded the year completing two projects. One project bridged many years while another was phase one of a very complex de-leading and housing rehabilitation work.

Community needs for TBRA increased as evidenced by the uptick in the number of clients to receive services in the program year. To administer the program effectively, CD established partnerships with numerous local public and private housing as well as social service agencies. Staff successfully established rapport with local housing complexes and private proprietors so they accept TBRA vouchers and open their facilities up for HQS inspections and other program requirements that ensure their facilities are safe for clients to live. CD also continued its collaboration with the Framingham Housing Authority to conduct in-kind HQS inspections in an effort to contain program costs.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice.

Many of Framingham's Fair Housing Committee meetings raised awareness about local conditions so that the city develops the tools to address them. This entailed committee members analyzing census data throughout the year on community characteristics such as housing construction, costs and incomes to determine areas of need.

As part of its mission to educate the community, the committee also hosted an

event that celebrated the Fair Housing Act's 50th anniversary with a presentation by HUD that focused on the law's accomplishments. Attendees left the presentation talking about how they were able to recognize some of the impediments they see in their communities and with ideas on how to address them based on the historical highlights provided by the presenter. In addition, Framingham transitioned to a city form of government this year, electing its first mayor on Jan. 1, 2018. In her transition report, Mayor Spicer described a focus on housing affordability for all residents and specifically seniors.



Downtown Framingham, Inc.

MONITORING

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

As the municipal department responsible for administering CDBG and HOME grant funds, CD regularly reviews programs for their compliance with stated goals outlined in the consolidated plan.

Housing Programs

- CD works with the housing rehabilitation consultant and Inspectional Services Department to ensure that any request for payment from contractors hired for housing rehabilitation are tagged to satisfactorily performed work.
- The department reviews and approves bills after receiving authorization to release payment from Inspectional Services and the housing rehab consultant.
- It holds payment if there are deficiencies discovered as a contractor requests payment.

Public Services

- The department reviews and approves bills for payment request submitted by public service agencies by ensuring the services delivered are in accordance with those outlined in their contracts.
- CD held an orientation to familiarize agencies with expectations about outcomes and reporting early in the fiscal year.
- It also held site programs in November to assess for program progress and provide technical assistance if adjustments were needed.

Procurement

- The department created a list compiled from HUD's section 3 database to

advertise procurement opportunities to a diverse pool of contractors that includes small as well as women and minority owned businesses. The SMBE Office performs a variety of functions to fulfill its mission of providing equal opportunity.

- It advertised procurement opportunities on larger HOME projects to past clients.
- It issues Davis-Bacon wages to vendors for construction projects
- Staff also conducts field interviews with workers on construction sites to determine whether their wages are correct.

Economic Development

- Close out sign and facade projects after receiving certified payrolls from contractors showing that Davis-Bacon prevailing wages were paid.
- Ensure that inspectional services closes out the permits on projects before issuing payment to vendors.
- Hold contract signing to ensure that building owner, merchant and contractor understand the short- and long-term implication/impact of sign and facade project before project start.
- Take pictures to document installation for the record after project conclusion.

Citizen Participation Plan

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

According to the citizen participation plan, every public hearing requires public notice with the department taking the following steps to fulfill the public notification requirements.

- Post notice in one local newspaper and is published for one day, although current departmental practice is to publish the notice for two days in the newspaper.
- Hearing postings are in city hall, city clerk and the public library for meetings held in Memorial Hall, which is accessible to individuals with physical disabilities and is centrally located within the city.
- Meetings are accessible to low-income residents, by minorities and non-English speaking persons, as well as people with disabilities.
- With advance notice, interpretive services are available in Spanish, Portuguese, and special assistive adaptations.

PROGRAMMING ADJUSTMENTS

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The answer to the subject of this section applies to HOME funding rather than CDBG fund use, specifically the down payment assistance program. Outreach to attract more applicants to this program resulted in one client assisted. Barriers that emerged for clients who did not qualify are the underwriting review, which required that no more than 33/38 front to back end ratio. The front-end ratio calculates for housing expenses (such as mortgage payments, mortgage insurance, etc.) while the back-end ratio assesses for the percentage of gross income allocated toward other debt types, such as student loans or phone bills. Many clients could not meet this threshold due to the high price of homes, though they qualified for the assistance base on income. The underwriting largely found that their expenses were too high for the homes they were attempting to purchase. These outcomes indicate areas of need or for programming adjustments. As a result, the program is under review for the FY19 fiscal year for retooling and refining in the future. Most clients overwhelmingly did not qualify for the program after underwriting with funds going unused for this service. The finding drove the department to examine the guidelines so that the assistance responds to needs reflective of today's housing market. The program launched years ago when housing

costs were much lower. Its reconfiguration will reflect present realities.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

Action Plan Preparer and Public Contact Information

Nathalie Jean
Community Development Coordinator
Community Development Department
City of Framingham
150 Concord St., Suite B3
Framingham, MA 01702
nsaj@framinghamma.gov

CITY OF FRAMINGHAM

Community Development Department, 150 Concord St., Suite B3, Framingham, MA 01702



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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	202,269.96
02 ENTITLEMENT GRANT	502,681.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	26,292.80
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	731,243.76

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	368,450.88
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	368,450.88
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	57,166.65
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	425,617.53
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	305,626.23

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	365,154.66
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	365,154.66
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	99.11%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	76,270.80
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	76,270.80
32 ENTITLEMENT GRANT	502,681.00
33 PRIOR YEAR PROGRAM INCOME	50,052.52
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	552,733.52
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	13.80%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	57,166.65
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	57,166.65
42 ENTITLEMENT GRANT	502,681.00
43 CURRENT YEAR PROGRAM INCOME	26,292.80
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	528,973.80
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	10.81%



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LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	6	731	6152235	Butterworth Shade Shelter-Q185A	03F	LMA	\$8,727.00
2017	6	734	6090866	Barbieri School Playground ADA-Q185B	03F	LMA	\$23,542.00
					03F	Matrix Code	\$32,269.00
2017	6	732	6169132	Edward M. Kennedy Community Health Center-Q185C	03P	LMA	\$8,140.00
					03P	Matrix Code	\$8,140.00
2017	2	721	6087120	Hoops and Homework-Q187F	05D	LMC	\$4,458.60
2017	2	724	6087123	Community Connections Summer Work-Q187C	05D	LMC	\$15.95
2017	2	724	6087134	Community Connections Summer Work-Q187C	05D	LMC	\$4,247.00
2017	2	724	6087166	Community Connections Summer Work-Q187C	05D	LMC	\$102.43
2017	2	724	6087175	Community Connections Summer Work-Q187C	05D	LMC	\$3,980.00
2017	2	724	6087212	Community Connections Summer Work-Q187C	05D	LMC	\$4,241.50
2017	2	724	6087257	Community Connections Summer Work-Q187C	05D	LMC	\$4,093.00
2017	2	724	6087644	Community Connections Summer Work-Q187C	05D	LMC	\$4,043.50
2017	2	724	6097148	Community Connections Summer Work-Q187C	05D	LMC	\$1,022.13
2017	2	724	6107696	Community Connections Summer Work-Q187C	05D	LMC	\$52.09
2017	2	726	6093858	H.O.P.E.- Q187E	05D	LMC	\$441.00
2017	2	726	6093860	H.O.P.E.- Q187E	05D	LMC	\$420.00
2017	2	726	6097158	H.O.P.E.- Q187E	05D	LMC	\$574.00
2017	2	726	6114291	H.O.P.E.- Q187E	05D	LMC	\$2,583.00
2017	2	726	6133282	H.O.P.E.- Q187E	05D	LMC	\$2,366.00
2017	2	726	6158753	H.O.P.E.- Q187E	05D	LMC	\$1,568.00
2017	2	726	6169129	H.O.P.E.- Q187E	05D	LMC	\$65.20
					05D	Matrix Code	\$34,273.40
2017	2	722	6103072	Literacy Unlimited-Q187A	05H	LMC	\$5,157.81
2017	2	722	6140674	Literacy Unlimited-Q187A	05H	LMC	\$5,529.69
2017	2	723	6087163	Framingham Adult ESL Plus-Q187B	05H	LMC	\$2,118.67
2017	2	723	6096854	Framingham Adult ESL Plus-Q187B	05H	LMC	\$3,560.93
2017	2	723	6113920	Framingham Adult ESL Plus-Q187B	05H	LMC	\$2,823.69
2017	2	723	6129081	Framingham Adult ESL Plus-Q187B	05H	LMC	\$2,691.64
2017	2	723	6152242	Framingham Adult ESL Plus-Q187B	05H	LMC	\$4,037.44
2017	2	723	6162735	Framingham Adult ESL Plus-Q187B	05H	LMC	\$2,992.93
2017	2	727	6100410	BRACE Adult ESL-Q187G	05H	LMC	\$2,275.00
2017	2	727	6152239	BRACE Adult ESL-Q187G	05H	LMC	\$636.50
2017	2	728	6105496	SMOC Financial Services- Q187H	05H	LMC	\$908.30
2017	2	728	6117315	SMOC Financial Services- Q187H	05H	LMC	\$907.50
2017	2	728	6147985	SMOC Financial Services- Q187H	05H	LMC	\$907.50
2017	2	728	6169134	SMOC Financial Services- Q187H	05H	LMC	\$907.50
					05H	Matrix Code	\$35,455.10
2017	2	729	6090881	Latino Health Insurance Program- Q187J	05M	LMC	\$1,159.67
2017	2	729	6114293	Latino Health Insurance Program- Q187J	05M	LMC	\$1,496.68
2017	2	729	6148018	Latino Health Insurance Program- Q187J	05M	LMC	\$974.45
					05M	Matrix Code	\$3,630.80
2017	2	725	6107703	Pearl Street Cupboard and Cafe-Q187D	05W	LMC	\$2,911.50
					05W	Matrix Code	\$2,911.50
2013	2	667	6087310	Mackay	14A	LMH	\$289.00
2013	2	667	6087314	Mackay	14A	LMH	\$3,927.50
2013	2	667	6090870	Mackay	14A	LMH	\$311.00



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2013	2	667	6097185	Mackay	14A	LMH	\$2,159.73
2013	2	667	6103050	Mackay	14A	LMH	\$289.00
2013	2	667	6103068	Mackay	14A	LMH	\$2,120.00
2013	2	667	6109342	Mackay	14A	LMH	\$2,629.69
2013	2	667	6109344	Mackay	14A	LMH	\$1,039.87
2013	2	667	6122378	Mackay	14A	LMH	\$543.79
2013	2	667	6131691	Mackay	14A	LMH	\$319.96
2016	5	720	6087276	HRAP-20160106LSG	14A	LMH	\$3,000.00
2016	5	720	6087279	HRAP-20160106LSG	14A	LMH	\$175.00
2016	5	720	6149914	HRAP-20160106LSG	14A	LMH	\$800.00
2017	4	739	6096618	HRAP 20180613NM	14A	LMH	\$480.00
2017	4	739	6148019	HRAP 20180613NM	14A	LMH	\$1,300.00
2017	4	740	6149917	HRAP 20171005MM	14A	LMH	\$1,450.00
2017	4	755	6158761	20170815DLM	14A	LMH	\$580.00
2017	4	755	6167883	20170815DLM	14A	LMH	\$1,450.00
2017	4	755	6182297	20170815DLM	14A	LMH	\$33,610.00
2017	4	755	6182298	20170815DLM	14A	LMH	\$175.00
					14A	Matrix Code	\$56,649.54
2017	4	736	6087137	Housing Rehabilitation Support Q182A	14H	LMH	\$279.85
2017	4	736	6087141	Housing Rehabilitation Support Q182A	14H	LMH	\$59.30
2017	4	736	6087144	Housing Rehabilitation Support Q182A	14H	LMH	\$383.91
2017	4	736	6087195	Housing Rehabilitation Support Q182A	14H	LMH	\$13,814.33
2017	4	736	6093838	Housing Rehabilitation Support Q182A	14H	LMH	\$3,052.25
2017	4	736	6104856	Housing Rehabilitation Support Q182A	14H	LMH	\$6,915.49
2017	4	736	6112431	Housing Rehabilitation Support Q182A	14H	LMH	\$420.63
2017	4	736	6112434	Housing Rehabilitation Support Q182A	14H	LMH	\$340.18
2017	4	736	6112435	Housing Rehabilitation Support Q182A	14H	LMH	\$355.52
2017	4	736	6112436	Housing Rehabilitation Support Q182A	14H	LMH	\$501.94
2017	4	736	6112439	Housing Rehabilitation Support Q182A	14H	LMH	\$401.55
2017	4	736	6113926	Housing Rehabilitation Support Q182A	14H	LMH	\$67.76
2017	4	736	6113929	Housing Rehabilitation Support Q182A	14H	LMH	\$54.80
2017	4	736	6114275	Housing Rehabilitation Support Q182A	14H	LMH	\$57.27
2017	4	736	6114276	Housing Rehabilitation Support Q182A	14H	LMH	\$80.86
2017	4	736	6114277	Housing Rehabilitation Support Q182A	14H	LMH	\$64.69
2017	4	736	6114278	Housing Rehabilitation Support Q182A	14H	LMH	\$246.34
2017	4	736	6114279	Housing Rehabilitation Support Q182A	14H	LMH	\$246.34
2017	4	736	6114280	Housing Rehabilitation Support Q182A	14H	LMH	\$246.34
2017	4	736	6114281	Housing Rehabilitation Support Q182A	14H	LMH	\$246.34
2017	4	736	6114282	Housing Rehabilitation Support Q182A	14H	LMH	\$473.08
2017	4	736	6117311	Housing Rehabilitation Support Q182A	14H	LMH	\$6,846.73
2017	4	736	6119419	Housing Rehabilitation Support Q182A	14H	LMH	\$411.03
2017	4	736	6119922	Housing Rehabilitation Support Q182A	14H	LMH	\$473.08
2017	4	736	6119925	Housing Rehabilitation Support Q182A	14H	LMH	\$66.22
2017	4	736	6129077	Housing Rehabilitation Support Q182A	14H	LMH	\$406.16
2017	4	736	6129078	Housing Rehabilitation Support Q182A	14H	LMH	\$5,667.05
2017	4	736	6138821	Housing Rehabilitation Support Q182A	14H	LMH	\$473.08
2017	4	736	6138823	Housing Rehabilitation Support Q182A	14H	LMH	\$65.44
2017	4	736	6140673	Housing Rehabilitation Support Q182A	14H	LMH	\$5,667.05
2017	4	736	6140680	Housing Rehabilitation Support Q182A	14H	LMH	\$507.70
2017	4	736	6140809	Housing Rehabilitation Support Q182A	14H	LMH	\$473.08
2017	4	736	6140812	Housing Rehabilitation Support Q182A	14H	LMH	\$81.79
2017	4	736	6152287	Housing Rehabilitation Support Q182A	14H	LMH	\$5,667.02
2017	4	736	6157424	Housing Rehabilitation Support Q182A	14H	LMH	\$304.61
2017	4	736	6157426	Housing Rehabilitation Support Q182A	14H	LMH	\$473.08
2017	4	736	6157427	Housing Rehabilitation Support Q182A	14H	LMH	\$49.08
2017	4	736	6161135	Housing Rehabilitation Support Q182A	14H	LMH	\$81.79
2017	4	736	6162732	Housing Rehabilitation Support Q182A	14H	LMH	\$4.14



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2017	4	736	6162734	Housing Rehabilitation Support Q182A	14H	LMH	\$4,533.60
2017	4	736	6167368	Housing Rehabilitation Support Q182A	14H	LMH	\$507.70
2017	4	736	6167877	Housing Rehabilitation Support Q182A	14H	LMH	\$507.69
2017	4	736	6167898	Housing Rehabilitation Support Q182A	14H	LMH	\$474.20
2017	4	736	6167900	Housing Rehabilitation Support Q182A	14H	LMH	\$489.84
2017	4	736	6167902	Housing Rehabilitation Support Q182A	14H	LMH	\$81.79
2017	4	736	6169136	Housing Rehabilitation Support Q182A	14H	LMH	\$4,533.60
					14H	Matrix Code	\$67,155.32
2017	5	730	6087181	Code Enforcement-Q182C	15	LMA	\$4,050.00
2017	5	730	6087183	Code Enforcement-Q182C	15	LMA	\$6,600.00
2017	5	730	6087185	Code Enforcement-Q182C	15	LMA	\$5,400.00
2017	5	730	6096627	Code Enforcement-Q182C	15	LMA	\$6,300.00
2017	5	730	6107536	Code Enforcement-Q182C	15	LMA	\$4,350.00
2017	5	730	6119415	Code Enforcement-Q182C	15	LMA	\$4,800.00
2017	5	730	6129079	Code Enforcement-Q182C	15	LMA	\$4,500.00
2017	5	730	6133286	Code Enforcement-Q182C	15	LMA	\$3,000.00
2017	5	730	6140681	Code Enforcement-Q182C	15	LMA	\$5,500.00
2017	5	730	6155021	Code Enforcement-Q182C	15	LMA	\$4,800.00
2017	5	730	6171762	Code Enforcement-Q182C	15	LMA	\$9,100.00
2017	5	730	6174566	Code Enforcement-Q182C	15	LMA	\$8,600.00
					15	Matrix Code	\$67,000.00
2017	7	735	6087111	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6087153	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6087154	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6087165	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6087172	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6087173	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6087211	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6090909	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6093857	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6097841	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6103069	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6107706	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6112446	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6114290	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6119417	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6124487	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6129083	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6133278	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6138825	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6144885	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6147982	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6152244	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6157433	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6161215	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$1,870.00
2017	7	735	6164900	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$2,200.00
2017	7	735	6171411	Framingham Downtown Renaissance (FDR)-Q183A	18B	LMA	\$3,000.00
					18B	Matrix Code	\$57,670.00
Total							\$365,154.66

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	2	721	6087120	Hoops and Homework-Q187F	05D	LMC	\$4,458.60
2017	2	724	6087123	Community Connections Summer Work-Q187C	05D	LMC	\$15.95



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	2	724	6087134	Community Connections Summer Work-Q187C	05D	LMC	\$4,247.00
2017	2	724	6087166	Community Connections Summer Work-Q187C	05D	LMC	\$102.43
2017	2	724	6087175	Community Connections Summer Work-Q187C	05D	LMC	\$3,980.00
2017	2	724	6087212	Community Connections Summer Work-Q187C	05D	LMC	\$4,241.50
2017	2	724	6087257	Community Connections Summer Work-Q187C	05D	LMC	\$4,093.00
2017	2	724	6087644	Community Connections Summer Work-Q187C	05D	LMC	\$4,043.50
2017	2	724	6097148	Community Connections Summer Work-Q187C	05D	LMC	\$1,022.13
2017	2	724	6107696	Community Connections Summer Work-Q187C	05D	LMC	\$52.09
2017	2	726	6093858	H.O.P.E.- Q187E	05D	LMC	\$441.00
2017	2	726	6093860	H.O.P.E.- Q187E	05D	LMC	\$420.00
2017	2	726	6097158	H.O.P.E.- Q187E	05D	LMC	\$574.00
2017	2	726	6114291	H.O.P.E.- Q187E	05D	LMC	\$2,583.00
2017	2	726	6133282	H.O.P.E.- Q187E	05D	LMC	\$2,366.00
2017	2	726	6158753	H.O.P.E.- Q187E	05D	LMC	\$1,568.00
2017	2	726	6169129	H.O.P.E.- Q187E	05D	LMC	\$65.20
							\$34,273.40
					05D	Matrix Code	
2017	2	722	6103072	Literacy Unlimited-Q187A	05H	LMC	\$5,157.81
2017	2	722	6140674	Literacy Unlimited-Q187A	05H	LMC	\$5,529.69
2017	2	723	6087163	Framingham Adult ESL Plus-Q187B	05H	LMC	\$2,118.67
2017	2	723	6096854	Framingham Adult ESL Plus-Q187B	05H	LMC	\$3,560.93
2017	2	723	6113920	Framingham Adult ESL Plus-Q187B	05H	LMC	\$2,823.69
2017	2	723	6129081	Framingham Adult ESL Plus-Q187B	05H	LMC	\$2,691.64
2017	2	723	6152242	Framingham Adult ESL Plus-Q187B	05H	LMC	\$4,037.44
2017	2	723	6162735	Framingham Adult ESL Plus-Q187B	05H	LMC	\$2,992.93
2017	2	727	6100410	BRACE Adult ESL-Q187G	05H	LMC	\$2,275.00
2017	2	727	6152239	BRACE Adult ESL-Q187G	05H	LMC	\$636.50
2017	2	728	6105496	SMOC Financial Services- Q187H	05H	LMC	\$908.30
2017	2	728	6117315	SMOC Financial Services- Q187H	05H	LMC	\$907.50
2017	2	728	6147985	SMOC Financial Services- Q187H	05H	LMC	\$907.50
2017	2	728	6169134	SMOC Financial Services- Q187H	05H	LMC	\$907.50
							\$35,455.10
					05H	Matrix Code	
2017	2	729	6090881	Latino Health Insurance Program- Q187J	05M	LMC	\$1,159.67
2017	2	729	6114293	Latino Health Insurance Program- Q187J	05M	LMC	\$1,496.68
2017	2	729	6148018	Latino Health Insurance Program- Q187J	05M	LMC	\$974.45
							\$3,630.80
					05M	Matrix Code	
2017	2	725	6107703	Pearl Street Cupboard and Cafe-Q187D	05W	LMC	\$2,911.50
							\$2,911.50
					05W	Matrix Code	
Total							\$76,270.80

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	3	737	6087095	CDBG Program Administration-Q181A	21A		\$11,670.09
2017	3	737	6087103	CDBG Program Administration-Q181A	21A		\$6.75
2017	3	737	6087104	CDBG Program Administration-Q181A	21A		\$10.11
2017	3	737	6087106	CDBG Program Administration-Q181A	21A		\$10.23
2017	3	737	6087107	CDBG Program Administration-Q181A	21A		\$14.26
2017	3	737	6087108	CDBG Program Administration-Q181A	21A		\$14.13
2017	3	737	6087127	CDBG Program Administration-Q181A	21A		\$20.67
2017	3	737	6087129	CDBG Program Administration-Q181A	21A		\$15.09
2017	3	737	6087130	CDBG Program Administration-Q181A	21A		\$361.20
2017	3	737	6087131	CDBG Program Administration-Q181A	21A		\$91.80
2017	3	737	6087137	CDBG Program Administration-Q181A	21A		\$206.96
2017	3	737	6087141	CDBG Program Administration-Q181A	21A		\$50.42
2017	3	737	6087144	CDBG Program Administration-Q181A	21A		\$328.77



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	3	737	6087160	CDBG Program Administration-Q181A	21A		\$145.71
2017	3	737	6087161	CDBG Program Administration-Q181A	21A		\$940.00
2017	3	737	6087167	CDBG Program Administration-Q181A	21A		\$366.02
2017	3	737	6087168	CDBG Program Administration-Q181A	21A		\$366.02
2017	3	737	6087169	CDBG Program Administration-Q181A	21A		\$370.83
2017	3	737	6087177	CDBG Program Administration-Q181A	21A		\$16.53
2017	3	737	6087179	CDBG Program Administration-Q181A	21A		\$351.57
2017	3	737	6087187	CDBG Program Administration-Q181A	21A		\$4.72
2017	3	737	6087214	CDBG Program Administration-Q181A	21A		\$11.41
2017	3	737	6087283	CDBG Program Administration-Q181A	21A		\$332.30
2017	3	737	6087302	CDBG Program Administration-Q181A	21A		\$60.00
2017	3	737	6087303	CDBG Program Administration-Q181A	21A		\$12.00
2017	3	737	6087645	CDBG Program Administration-Q181A	21A		\$35.95
2017	3	737	6087646	CDBG Program Administration-Q181A	21A		\$81.87
2017	3	737	6087648	CDBG Program Administration-Q181A	21A		\$327.49
2017	3	737	6087649	CDBG Program Administration-Q181A	21A		\$351.57
2017	3	737	6087658	CDBG Program Administration-Q181A	21A		\$351.57
2017	3	737	6090872	CDBG Program Administration-Q181A	21A		\$15.24
2017	3	737	6090875	CDBG Program Administration-Q181A	21A		\$24.61
2017	3	737	6090878	CDBG Program Administration-Q181A	21A		\$385.28
2017	3	737	6093835	CDBG Program Administration-Q181A	21A		\$2,569.47
2017	3	737	6093839	CDBG Program Administration-Q181A	21A		\$370.83
2017	3	737	6093840	CDBG Program Administration-Q181A	21A		\$10.42
2017	3	737	6093854	CDBG Program Administration-Q181A	21A		\$269.70
2017	3	737	6093856	CDBG Program Administration-Q181A	21A		\$288.96
2017	3	737	6096624	CDBG Program Administration-Q181A	21A		\$12.50
2017	3	737	6097153	CDBG Program Administration-Q181A	21A		\$43.27
2017	3	737	6097154	CDBG Program Administration-Q181A	21A		\$325.08
2017	3	737	6097837	CDBG Program Administration-Q181A	21A		\$5.73
2017	3	737	6097838	CDBG Program Administration-Q181A	21A		\$29.71
2017	3	737	6097839	CDBG Program Administration-Q181A	21A		\$225.00
2017	3	737	6100070	CDBG Program Administration-Q181A	21A		\$397.00
2017	3	737	6104834	CDBG Program Administration-Q181A	21A		\$350.00
2017	3	737	6104858	CDBG Program Administration-Q181A	21A		\$5,942.58
2017	3	737	6107506	CDBG Program Administration-Q181A	21A		\$7.23
2017	3	737	6107508	CDBG Program Administration-Q181A	21A		\$10.42
2017	3	737	6107698	CDBG Program Administration-Q181A	21A		\$1.72
2017	3	737	6107701	CDBG Program Administration-Q181A	21A		\$2.99
2017	3	737	6109338	CDBG Program Administration-Q181A	21A		\$662.06
2017	3	737	6112431	CDBG Program Administration-Q181A	21A		\$351.71
2017	3	737	6112434	CDBG Program Administration-Q181A	21A		\$283.94
2017	3	737	6112435	CDBG Program Administration-Q181A	21A		\$299.28
2017	3	737	6112436	CDBG Program Administration-Q181A	21A		\$431.64
2017	3	737	6112439	CDBG Program Administration-Q181A	21A		\$345.31
2017	3	737	6112443	CDBG Program Administration-Q181A	21A		\$1.59
2017	3	737	6112444	CDBG Program Administration-Q181A	21A		\$250.00
2017	3	737	6113893	CDBG Program Administration-Q181A	21A		\$10.14
2017	3	737	6113926	CDBG Program Administration-Q181A	21A		\$56.66
2017	3	737	6113929	CDBG Program Administration-Q181A	21A		\$45.74
2017	3	737	6114275	CDBG Program Administration-Q181A	21A		\$48.21
2017	3	737	6114276	CDBG Program Administration-Q181A	21A		\$69.54
2017	3	737	6114277	CDBG Program Administration-Q181A	21A		\$55.63
2017	3	737	6114278	CDBG Program Administration-Q181A	21A		\$173.45
2017	3	737	6114279	CDBG Program Administration-Q181A	21A		\$173.45
2017	3	737	6114280	CDBG Program Administration-Q181A	21A		\$173.45
2017	3	737	6114281	CDBG Program Administration-Q181A	21A		\$173.45
2017	3	737	6114282	CDBG Program Administration-Q181A	21A		\$400.19



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2017	3	737	6114284	CDBG Program Administration-Q181A	21A		\$5.25
2017	3	737	6114287	CDBG Program Administration-Q181A	21A		\$85.68
2017	3	737	6117310	CDBG Program Administration-Q181A	21A		\$5,899.93
2017	3	737	6117316	CDBG Program Administration-Q181A	21A		\$553.84
2017	3	737	6119419	CDBG Program Administration-Q181A	21A		\$354.79
2017	3	737	6119422	CDBG Program Administration-Q181A	21A		\$500.00
2017	3	737	6119922	CDBG Program Administration-Q181A	21A		\$400.19
2017	3	737	6119925	CDBG Program Administration-Q181A	21A		\$57.16
2017	3	737	6122380	CDBG Program Administration-Q181A	21A		\$23.77
2017	3	737	6122382	CDBG Program Administration-Q181A	21A		\$8.05
2017	3	737	6124488	CDBG Program Administration-Q181A	21A		\$19.47
2017	3	737	6126734	CDBG Program Administration-Q181A	21A		\$73.44
2017	3	737	6129065	CDBG Program Administration-Q181A	21A		\$1,148.90
2017	3	737	6129068	CDBG Program Administration-Q181A	21A		\$4,878.05
2017	3	737	6129070	CDBG Program Administration-Q181A	21A		\$7.37
2017	3	737	6129072	CDBG Program Administration-Q181A	21A		\$3.36
2017	3	737	6129073	CDBG Program Administration-Q181A	21A		\$7.15
2017	3	737	6129077	CDBG Program Administration-Q181A	21A		\$349.92
2017	3	737	6133279	CDBG Program Administration-Q181A	21A		\$412.00
2017	3	737	6133284	CDBG Program Administration-Q181A	21A		\$9.55
2017	3	737	6138821	CDBG Program Administration-Q181A	21A		\$400.19
2017	3	737	6138823	CDBG Program Administration-Q181A	21A		\$56.38
2017	3	737	6140670	CDBG Program Administration-Q181A	21A		\$4,878.05
2017	3	737	6140678	CDBG Program Administration-Q181A	21A		\$24.88
2017	3	737	6140680	CDBG Program Administration-Q181A	21A		\$437.40
2017	3	737	6140809	CDBG Program Administration-Q181A	21A		\$400.19
2017	3	737	6140812	CDBG Program Administration-Q181A	21A		\$70.47
2017	3	737	6142678	CDBG Program Administration-Q181A	21A		\$10.69
2017	3	737	6144886	CDBG Program Administration-Q181A	21A		\$0.84
2017	3	737	6144887	CDBG Program Administration-Q181A	21A		\$20.08
2017	3	737	6152240	CDBG Program Administration-Q181A	21A		\$13.78
2017	3	737	6152247	CDBG Program Administration-Q181A	21A		\$416.32
2017	3	737	6152252	CDBG Program Administration-Q181A	21A		\$8.76
2017	3	737	6152283	CDBG Program Administration-Q181A	21A		\$1,951.22
2017	3	737	6155019	CDBG Program Administration-Q181A	21A		\$9.21
2017	3	737	6155020	CDBG Program Administration-Q181A	21A		\$17.47
2017	3	737	6157424	CDBG Program Administration-Q181A	21A		\$262.43
2017	3	737	6157426	CDBG Program Administration-Q181A	21A		\$400.19
2017	3	737	6157427	CDBG Program Administration-Q181A	21A		\$42.29
2017	3	737	6157429	CDBG Program Administration-Q181A	21A		\$217.34
2017	3	737	6158756	CDBG Program Administration-Q181A	21A		\$75.00
2017	3	737	6161135	CDBG Program Administration-Q181A	21A		\$70.47
2017	3	737	6162732	CDBG Program Administration-Q181A	21A		\$19.59
2017	3	737	6162736	CDBG Program Administration-Q181A	21A		\$138.82
2017	3	737	6164893	CDBG Program Administration-Q181A	21A		\$42.84
2017	3	737	6164896	CDBG Program Administration-Q181A	21A		\$30.34
2017	3	737	6169128	CDBG Program Administration-Q181A	21A		\$29.05
2017	3	737	6169420	CDBG Program Administration-Q181A	21A		\$8.20
2017	3	737	6171995	CDBG Program Administration-Q181A	21A		\$81.73
2017	3	737	6171997	CDBG Program Administration-Q181A	21A		\$10.00
2017	3	737	6172001	CDBG Program Administration-Q181A	21A		\$5.34
					21A	Matrix Code	\$57,166.65
Total							\$57,166.65