FISCAL YEAR 2019
CITY OF FRAMINGHAM
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

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

City of Framingham

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Community Development Staff

Nathalie Jean, Community Development Coordinator

Sarbjit Kaur, Administrative Assistant

Eliot Yaffa, Community Development Administrator

Erika Oliver Jerram, Deputy Director

Community & Economic Development

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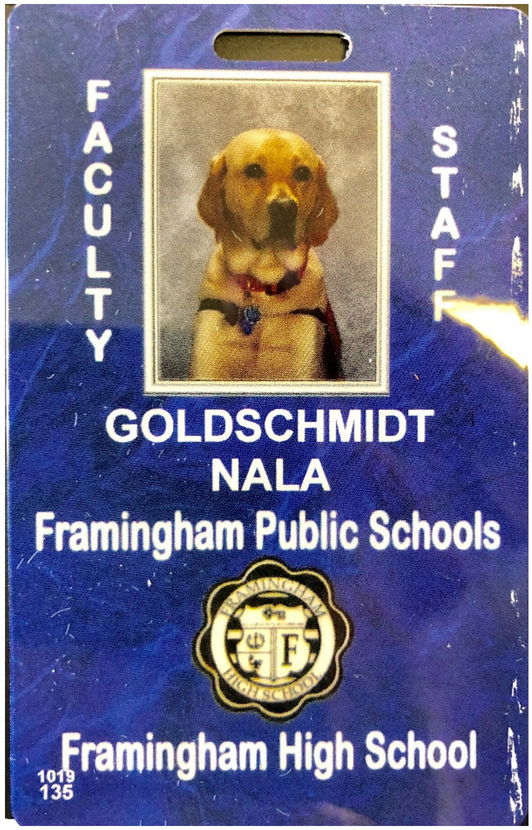
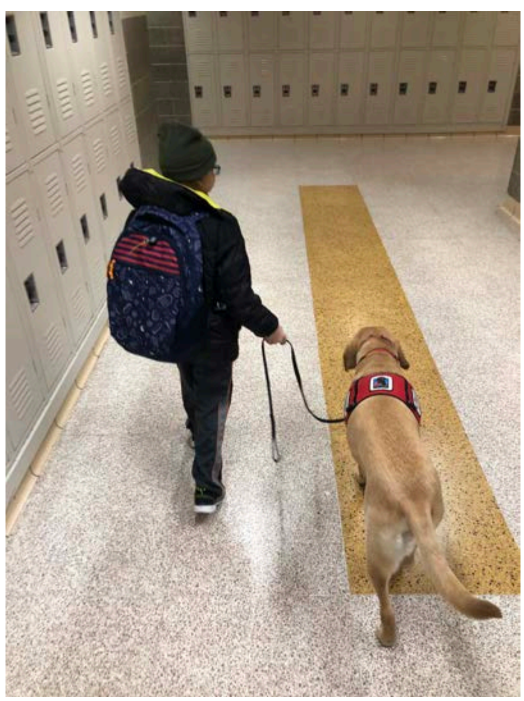


Resiliency for Life Newest Staff



CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The visible markers of the Community Development Department's impact emerged as the key theme of the fiscal year 2019 (FY19) 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. All of the activities funded for 2019 improved the socio-economic status of low and moderate-income Framingham residents. The signs of achievement dot local neighborhoods as sign and façade projects, the work performed by Downtown Framingham, Inc., the over 1,000 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 in the report are two charts depicting accomplishments by the numbers. They show tremendous gains at the four-year mark of the consolidated plan cycle in FY19.

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 the continuation of the contract for the rehab consultant, the department completed more housing rehabilitation projects than the previous year. 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 facades 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 FY19 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, 2018, to June 30, 2019. 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. 91.520(g)

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.

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	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%	0.00%
Economic Development	Non-Housing Community Development	Facade treatment/business building rehabilitation	Business	15	5	33.33%	66.67%
Economic Development	Non-Housing Community Development	Businesses assisted	Businesses Assisted	650	451	69.38%	251.43%
Housing Rehabilitation	Affordable Housing Non-Housing Community Development	Homeowner Housing Rehabilitated	Household Housing Unit	5	17	340.00%	75.00%
Housing Rehabilitation	Affordable Housing Non-Housing Community Development	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	2500	1690	67.60%	99.11%
Public Facilities	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40000	64381	160.95%	108.27%
Public Facilities	Non-Housing Community Development	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		
Public Services	Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	400	3324	831.00%	222.20%
Public Services	Non-Housing Community Development	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2000	0	0.00%	

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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 program rehabilitated three houses during the fiscal year. Two projects began in FY18 but were not completed until FY19. As such, they were credited for FY19. One project consisted of replacing damaged gutters. The second project was an emergency project and consisted of repairing waste service and cold water service lines. This project also required roof, cabinetry, and drywall work. Finally, a long-time resident had her water boiler replaced.

<u>Public Improvements</u>

The department used CDBG funds to contribute to significant upgrades at Butterworth Park in addition to previous CDBG funded projects at the park. Framingham Parks and Recreation department maintained its focus on Butterworth Park with CDBG funds. This year, Parks and Rec excavated the old full-court basket court and replaced it with green space. The half-court was elongated to create a full-court basketball court. An accessibly pathway was built leading to the new court from the existing interior park pathway.

<u>Public Services</u>

Eleven social service agencies delivered services to 1,111 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, 27% to area youths, 18% to mental health and health services, and 9% 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-three 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. Agencies reached clients of varying ethnic and racial backgrounds and provided services to new immigrants.

<u>Economic Development</u>

Two businesses received sign and façade assistance during the program year. Because of CDBG funds, the Power Mobile created a completely new storefront by demolishing the existing storefront and doing a complete rebuild of the existing entranceway. The second project at Pho Dakao entailed replacing small windows on the Concord St facade with larger, modern sliding windows that open up the restaurant on nice days and provide better views of the interior. Both projects boosted important areas of the commercial district. In addition, CDBG funds continue to subsidize Downtown Framingham, Inc., which amplify departmental economic development efforts by providing technical assistance to local merchants on sign and façade projects and other needs. It commissioned a business climate survey in Burkis Square to see how to improve the retail climate in the area. Additionally, they collaborated with

DPW on promoting the cultural offerings in the area by commissioning photo wraps of utility boxes to provide the descriptions of current and historical landmarks in downtown Framingham.

Downtown Framingham Inc. Utility Wrap

Butterworth Park

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	479
Black or African American	198
Asian	34
American Indian or American Native	2
Native Hawaiian or Other Pacific Islander	1
Total	**714**
Hispanic	541
Not Hispanic	570

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

Narrative

This table substantially undercounts the number of residents assisted by the public service agencies. In FY19, CDBG funded public service agencies submitted 1,111 self-reporting income verification forms for Framingham residents to the Community Development Department (CDD). The communities not represented in the count were:

- 4 Asian & White,
- 15 Black/African American & White,
- 2 American Indian/Alaskan Native & Black/African American
- 376 Other multi-racial

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 other multi-racial, black or African-American followed by Asians. Among those beneficiaries, 49% self- identified as Hispanic.

For non-public service projects, the location determines eligibility like public improvement and economic development related projects. 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. When the analysis shows that 51% or more of beneficiaries will likely be of low and moderate incomes, the city has the discretion to fund projects that follow application guidelines and meet pre-defined community needs. 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).

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 FY19, only 1.6% of beneficiaries across all programs was not low or moderate income. CDBG housing rehab services are available to all homeowners whose households do not earn more than 80% of area median income.

BRACE

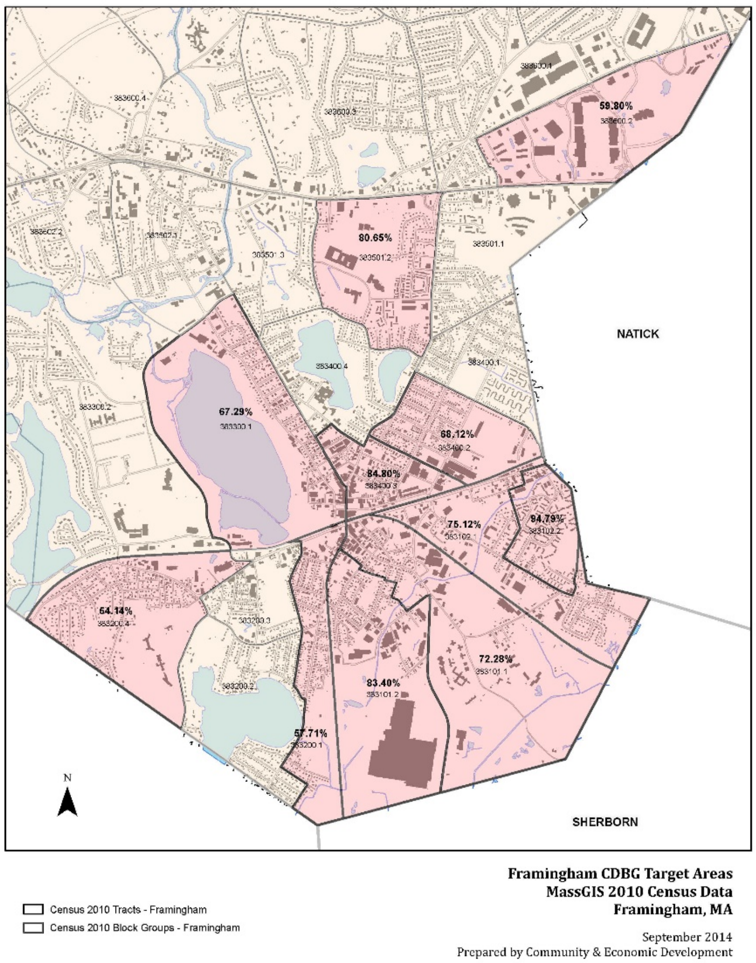
Adult ESL Plus

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	884,143	565,708

Table 3 - Resources Made Available



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

Narrative

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 streetscape, improved pedestrian/bicycle access, access to public assets, preservation of historic buildings, access to financial, medical pharmacies and fresh and healthy foods, access to public transportation, employment opportunities, improved wayfinding signage, public services, improved streets and sidewalks, accessible sidewalks, storefront improvements, affordable housing. (Area meets US Environmental Protection Agency's definition of an EJ – environmental justice neighborhood.)

Major Assets: Mary Dennison Park, Beaver Dam Brook, Woodrow Wilson Elementary School, Merchant Fields, Edward Kennedy Community Health Center

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

CDBG Projects: Public Services, Neighborhood Stabilization/Code Enforcement, Sign & 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 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, better wayfinding signage, workforce development, improved access for people with disabilities

Major Assets: Access to public transportation (MBTA & MWRTA), MetroWest Medical Center, Memorial Building, Public Library, Boys and Girls Club, Police Station, multi-cultural businesses.

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

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

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 eleven 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 respond to request for proposals issued by the department that outline their goals and objectives. In addition, the department holds monitoring site visits early in the program year to 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, including 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 is working to remediate these sites. In addition, the Community and Economic Development (CED) Division is the recipient of a brownfields grant from the US Environmental Protection Agency. CED uses the grant to update a brownfields database, conduct Phase I and Phase II environmental site assessments, encourage 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 redeveloped lots. CDBG funds and other external funding sources by public service agencies and other city agencies enhance the socio-economic status of low and moderate-income residents of these neighborhoods.

Code Enforcement Before

Code Enforcement After

Framingham Coalition

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 $843,419.586 in non-CDBG sources in the most recent concluded fiscal year. The leveraged funding sources included donations by corporate and individual contributors, organizational fundraising, and more. For example, leveraged funds assisted public service agencies to assist over 1,000 clients and the Parks and Recreation Department to rehabilitate the Butterworth Park.

Hoops and Homework

HOPE Program

CR-20 - Affordable Housing 91.520(b)

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.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	4	5
Number of Non-Homeless households to be provided affordable housing units	25	9
Number of Special-Needs households to be provided affordable housing units	3	15
Total	**32**	**29**

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	40	25
Number of households supported through The Production of New Units	20	0
Number of households supported through Rehab of Existing Units	4	3
Number of households supported through Acquisition of Existing Units	0	0
Total	**64**	**28**

Table 6 – Number of Households Supported

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 the continuous nature of this work. Housing rehab projects not being completed in time to be credited for FY19. Two projects started at the end of FY19 but were not completed in time to be credited for FY19. Twenty HOME-funded units that were supposed to be credited for this CAPER were not completed in time to be credited this fiscal year. Since the projects are nearing completion, we hope to have these units credited for the next CAPER. Due to the high cost of housing in the Framingham community and HOME consortium area there were not many residents who were able to use Tenant Based Rental Assistance (TBRA) funds. Many of the residents who were able to use the assistance moved into a subsidized unit. Finally, due to a new lead inspection policy guidance implemented at the end of the fiscal year, the city had to delay processing new TBRA projects. Some TBRA clients were counted as being homeless and with special-needs thereby causing the number of households being higher in the first table.

Discuss how these outcomes will impact future annual action plans.

In order to maintain compliance with HUD's visual inspection rule, for units built prior to 1978 with a child under 6 present, the Community Development office is working with the WestMetro Consortium and the city's health department to create a better process to do the inspections. This new process will allow us to rectify any issues that might come prior to an inspection at the unit. In addition, projects completed in the first half of FY20 will ensure that the city meets its production and rehab goals in time for the next CAPER.

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.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1	0
Low-income	2	0
Moderate-income	0	0
Total	**3**	**0**

Table 7 – Number of Households Served

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.

Literacy Unlimited

Pearl St Cupboard and Cafe

Pearl St Cupboard and Cafe

Downtown Framingham Inc., Café Crawl

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

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

FY19 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.

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 no more than 60% of area median income. HUD regulations allow ten percent of beneficiaries earning up to 80% of area median income to rent HOME-assisted units. 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

FY19, 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, veteran's 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

With the state defunding a critical homeless consortium administered by SMOC, the city was instrumental in repurposing this consortium to focus solely on Framingham. The consortium is focusing on strategies and programs to better serve the homeless. Monthly workshops have been held at city hall discussing different topics related to better serve this community. Members included housing professionals and advocates, school social workers, representatives of state legislators, housing authorities, as well as family and youth service providers servicing Framingham residents. 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.

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 25 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 grateful for the relief provided by the program.
In some instances, potential clients come to the office looking for assistance that the department cannot 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. In addition to SMOC, the department collaborated with a number of other institutions, including Framingham Department of Veterans Services, Wayside Community Program, Framingham Housing Authority, and Family Promise of Metrowest.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Framingham and the Framingham Housing Authority frequently collaborate on numerous projects. While FHA has no HOME projects in the pipeline, the city has provided funds to assist Framingham Housing Development Corporate, the development arm of FHA, on over 100 units on past projects. 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 creates a yearly marketing plan with the purpose of generating outreach to all community members. It also publishes a newsletter disseminated to all current and past clients, including 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 FY19, the city operated a first time homebuyer program until October. Due to the lack of eligible projects after underwriting, the department repurposed these funds to assist more homeless households in our TBRA program. However, the city does refer clients to the first time homebuyer classes operated by SMOC. The city also refers residents to the MassHousing and Massachusetts Housing Partnership who both operate a downpayment assistance program.

Actions taken to provide assistance to troubled PHAs

The Framingham Housing Authority is considered a Standard Performer Public Housing Authority. In a 2017 performance evaluation by HUD, FHA earned a score of 79 out of a possible 100 points in HUD's Public Housing Assessment System for the management and condition of its housing units.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

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. 91.220 (j); 91.320 (i)

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 are built. Its best characteristic is that building the units 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 Community and Economic Development Division, the city implemented the urban center TIF zone that encourage developer investment in the downtown, targeting obsolete properties for new affordable or mixed-income housing. This complements new Downtown zoning passed in 2015. Zoning changes 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.

Within the next 3 years, 944 total units and 94 affordable units will be developed because of these policies.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Marketing and outreach continue to be a challenge because the department employs only two full-time staff members. Since the staff is quite small, it is difficult to get out to all of the events and generate new ones to attract eligible clients. Even though the staff is small, the department has tried to conduct one outreach event a month to promote departmental programs. Given operational limits on promoting programming through events, satisfaction 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.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The city of Framingham conducted lead hazards assessments on all of the units funded by CDBG funds. All of the units were found to be free of lead hazards; therefore, no lead remediation needed to occur on any of the units. The CD department adheres to state and federal lead laws during projects. The city follows these steps to remediate 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.

If remediation plus rehab costs exceed allowable cap for the rehabilitation program, the department works with the homeowner to apply to MassHousing's Get the Lead Out Funds.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

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 FY19, it was through the work of the CD department public service organizations, economic development services and improved facades of downtown businesses, housing rehabilitation and tenant based rental assistance that shelter the most vulnerable, that the entire target area improved.

The programs implemented in FY19 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. 91.220(k); 91.320(j)

Throughout the program year, the department continued efforts that strengthened institutional structures. The department hosted monthly homeless workshops to learn about housing needs from a regional perspective.

CD also is active in the Framingham Community Partners Consortium. This group is dedicated to strengthening families and community systems through collaboration. The Framingham Public Schools' Office of Community Resource Development convenes bi-monthly meetings for education, health, social service and human service providers to exchange information and share resources. This committee includes representatives from the Massachusetts Public Health Association, Callahan Center, the YMCA, Framingham Housing Authority, US Senator Markey's office, US Department of Health and Human Services, Wayside Youth & Family, Advocates 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. 91.220(k); 91.320(j)

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 four homes, the department concluded the year completing three projects.

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 Housing Quality Standards (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.

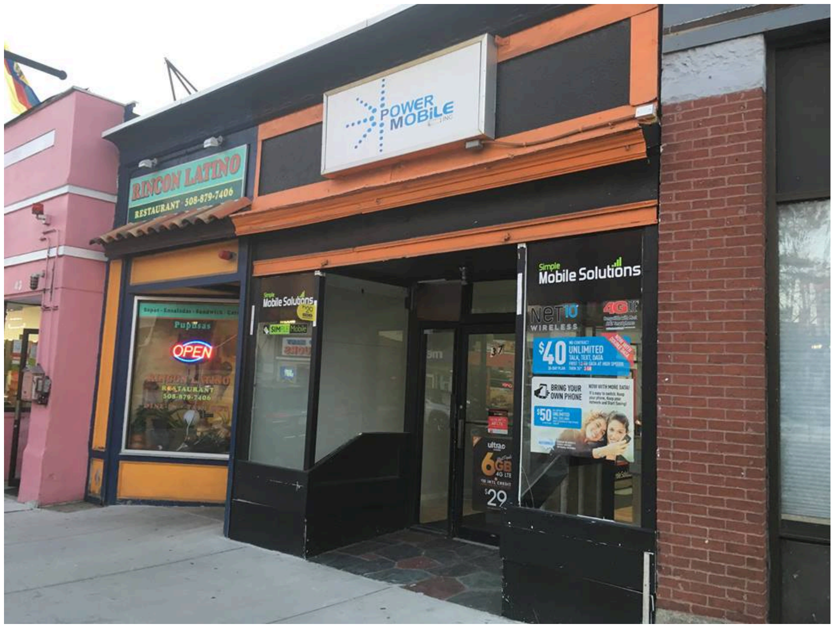
Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

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.

The Fair Housing Committee has been meeting on a regular basis to talk to residents who are having difficulty sustaining units or finding affordable units. The department staff asks residents complete forms stating what their issue is and then they are invited to talk to the committee. The chair of the committee used to be head of the Housing Consumer Education Center at SMOC. As such, the department as well as committee members provide case management service to assist the residents.

Pho Dakao Before

Pho Dakao After



Power Mobile Before

Power Mobile After

CR-40 - Monitoring 91.220 and 91.230

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 monitoring site visits 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

- 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.

- 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.
- Take pictures to document installation for the record after project conclusion.

Citizen Participation Plan 91.105(d); 91.115(d)

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, which include access to interpretative services, are in City Hall, with the city clerk and at the public library for meetings held in City 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 multiple languages and special assistive adaptations.

CR-45 - CDBG 91.520(c)

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.

Unspent funds from a prior year for the Skate Park project were reallocated to the Butterworth project.

The city reallocated HOME funds for the downpayment assistance to the TBRA and development costs. While most clients were income eligible for the downpayment assistance program, they became ineligible after the underwriting process since HUD requires that families spend no more than 30% of the income on the mortgage even after HOME funds were applied.

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

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Attachment PR-26

PART I: SUMMARY OF CDBG RESOURCES	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	339,682.57
02 ENTITLEMENT GRANT	542,862.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	59,692.80
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)	942,237.37
PART II: SUMMARY OF CDBG EXPENDITURES	
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	523,420.62
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	523,420.62
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	77,409.85
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)	600,830.47
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	341,406.90
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	471,820.62
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	471,820.62
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	90.14%
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	82,661.45
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)	82,661.45
32 ENTITLEMENT GRANT	542,862.00
33 PRIOR YEAR PROGRAM INCOME	26,292.80
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	569,154.80
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	14.52%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	77,409.85
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)	77,409.85
42 ENTITLEMENT GRANT	542,862.00
43 CURRENT YEAR PROGRAM INCOME	59,692.80
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	602,554.80
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	12.85%

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

Plan Year	IDIS Project	IDIS Activity	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	3	768	20180918DL	14B	LMH	$31,600.00
				14B	Matrix Code	$31,600.00
Total						$31,600.00

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
2018	5	766	6275458	Butterworth Park Basketball Court Relocation - Q193A	03F	LMA	$61,920.00
					03F	Matrix Code	$61,920.00
2018	1	745	6207091	H.O.P.E.-Q194E	05D	LMC	$1,932.00
2018	1	745	6231032	H.O.P.E.-Q194E	05D	LMC	$787.50
2018	1	745	6250347	H.O.P.E.-Q194E	05D	LMC	$2,205.00
2018	1	745	6268359	H.O.P.E.-Q194E	05D	LMC	$2,707.50
2018	1	746	6200446	Hoops and Homework-Q194F	05D	LMC	$4,769.98
2018	1	762	6200419	Community Connections Summer Works- Q194C	05D	LMC	$4,676.00
2018	1	762	6200423	Community Connections Summer Works- Q194C	05D	LMC	$3,977.50
2018	1	762	6200425	Community Connections Summer Works- Q194C	05D	LMC	$3,092.00
2018	1	762	6200445	Community Connections Summer Works- Q194C	05D	LMC	$3,950.00
2018	1	762	6200451	Community Connections Summer Works- Q194C	05D	LMC	$3,356.00
2018	1	762	6214954	Community Connections Summer Works- Q194C	05D	LMC	$39.90
2018	1	762	6219540	Community Connections Summer Works- Q194C	05D	LMC	$58.74
2018	1	762	6264126	Community Connections Summer Works- Q194C	05D	LMC	$2,384.00
2018	1	762	6270462	Community Connections Summer Works- Q194C	05D	LMC	$8.19
					05D	Matrix Code	$33,944.31
2018	1	747	6231027	Brazilian American Center Adult ESL Program--Q194G	05H	LMC	$3,179.98
2018	1	748	6229109	SMOC Financial Services-Q194H	05H	LMC	$1,303.96
2018	1	748	6278169	SMOC Financial Services-Q194H	05H	LMC	$1,303.96
2018	1	752	6219543	Massachusetts Alliance of Portguese Speakers- Q194L	05H	LMC	$464.29
2018	1	752	6229105	Massachusetts Alliance of Portguese Speakers- Q194L	05H	LMC	$464.29
2018	1	752	6252443	Massachusetts Alliance of Portguese Speakers- Q194L	05H	LMC	$464.29
2018	1	752	6282667	Massachusetts Alliance of Portguese Speakers- Q194L	05H	LMC	$464.29
2018	1	760	6202790	Literacy Unlimited- Q194A	05H	LMC	$9,019.68
2018	1	760	6242943	Literacy Unlimited- Q194A	05H	LMC	$2,009.86
2018	1	761	6208391	Framingham Adult ESL Plus- Q194B	05H	LMC	$5,553.50
2018	1	761	6221466	Framingham Adult ESL Plus- Q194B	05H	LMC	$3,581.50
2018	1	761	6242965	Framingham Adult ESL Plus- Q194B	05H	LMC	$3,291.50
2018	1	761	6262442	Framingham Adult ESL Plus- Q194B	05H	LMC	$4,219.50
2018	1	761	6272715	Framingham Adult ESL Plus- Q194B	05H	LMC	$2,678.10
					05H	Matrix Code	$37,998.70
2018	1	750	6205291	Latino Health Insurance Program-Q194J	05M	LMC	$1,044.41
2018	1	750	6229106	Latino Health Insurance Program-Q194J	05M	LMC	$917.25
2018	1	750	6257561	Latino Health Insurance Program-Q194J	05M	LMC	$1,500.03
					05M	Matrix Code	$3,461.69
2018	1	749	6200861	Resiliency for Life- Q194I	05O	LMC	$3,440.78
					05O	Matrix Code	$3,440.78
2018	1	744	6207092	Pearl Street Cupboard and Cafe-Q194D	05W	LMC	$1,390.39
2018	1	744	6236346	Pearl Street Cupboard and Cafe-Q194D	05W	LMC	$2,425.58
					05W	Matrix Code	$3,815.97
2017	4	739	6211747	HRAP 20180613NM	14A	LMH	$31,900.00

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	4	739	6211749	HRAP 20180613NM	14A	LMH	$175.00
2017	4	740	6202653	HRAP 20171005MM	14A	LMH	$14,975.00
2017	4	740	6207089	HRAP 20171005MM	14A	LMH	$1,500.00
2017	4	740	6211560	HRAP 20171005MM	14A	LMH	$400.00
2017	4	740	6237895	HRAP 20171005MM	14A	LMH	$8,250.00
2017	4	740	6266484	HRAP 20171005MM	14A	LMH	$16,550.00
2017	4	755	6236331	20170815DLM	14A	LMH	$2,905.00
2018	3	765	6201095	20171211BP - Q192B	14A	LMH	$440.00
2018	3	765	6219536	20171211BP - Q192B	14A	LMH	$400.00
2018	3	765	6219537	20171211BP - Q192B	14A	LMH	$18,000.00
2018	3	765	6219538	20171211BP - Q192B	14A	LMH	$3,000.00
2018	3	767	6264119	20180912KFK	14A	LMH	$10,000.00
2018	3	770	6298007	20190411JBB	14A	LMH	$11,480.00
					14A	Matrix Code	$119,975.00
2017	4	736	6201111	Housing Rehabilitation Support Q182A	14H	LMH	$505.00
2017	4	736	6201112	Housing Rehabilitation Support Q182A	14H	LMH	$1,300.00
2018	3	759	6200428	Housing Rehabilitation Support - Q192A	14H	LMH	$13.27
2018	3	759	6200439	Housing Rehabilitation Support - Q192A	14H	LMH	$406.16
2018	3	759	6200441	Housing Rehabilitation Support - Q192A	14H	LMH	$489.84
2018	3	759	6200442	Housing Rehabilitation Support - Q192A	14H	LMH	$65.44
2018	3	759	6200848	Housing Rehabilitation Support - Q192A	14H	LMH	$24.02
2018	3	759	6200849	Housing Rehabilitation Support - Q192A	14H	LMH	$507.70
2018	3	759	6200850	Housing Rehabilitation Support - Q192A	14H	LMH	$489.84
2018	3	759	6200851	Housing Rehabilitation Support - Q192A	14H	LMH	$81.79
2018	3	759	6200866	Housing Rehabilitation Support - Q192A	14H	LMH	$14.24
2018	3	759	6200873	Housing Rehabilitation Support - Q192A	14H	LMH	$411.82
2018	3	759	6200878	Housing Rehabilitation Support - Q192A	14H	LMH	$489.84
2018	3	759	6200881	Housing Rehabilitation Support - Q192A	14H	LMH	$66.36
2018	3	759	6200894	Housing Rehabilitation Support - Q192A	14H	LMH	$17,141.26
2018	3	759	6207087	Housing Rehabilitation Support - Q192A	14H	LMH	$412.12
2018	3	759	6207280	Housing Rehabilitation Support - Q192A	14H	LMH	$66.41
2018	3	759	6207282	Housing Rehabilitation Support - Q192A	14H	LMH	$489.84
2018	3	759	6208394	Housing Rehabilitation Support - Q192A	14H	LMH	$4,578.96
2018	3	759	6211587	Housing Rehabilitation Support - Q192A	14H	LMH	$10.19
2018	3	759	6214959	Housing Rehabilitation Support - Q192A	14H	LMH	$84.13
2018	3	759	6214961	Housing Rehabilitation Support - Q192A	14H	LMH	$522.20
2018	3	759	6214966	Housing Rehabilitation Support - Q192A	14H	LMH	$489.84
2018	3	759	6219535	Housing Rehabilitation Support - Q192A	14H	LMH	$4.99
2018	3	759	6219547	Housing Rehabilitation Support - Q192A	14H	LMH	$4,709.85
2018	3	759	6221469	Housing Rehabilitation Support - Q192A	14H	LMH	$175.00
2018	3	759	6222731	Housing Rehabilitation Support - Q192A	14H	LMH	$67.31
2018	3	759	6222732	Housing Rehabilitation Support - Q192A	14H	LMH	$417.76
2018	3	759	6222734	Housing Rehabilitation Support - Q192A	14H	LMH	$489.84
2018	3	759	6224886	Housing Rehabilitation Support - Q192A	14H	LMH	$12.71
2018	3	759	6227087	Housing Rehabilitation Support - Q192A	14H	LMH	$925.00
2018	3	759	6229102	Housing Rehabilitation Support - Q192A	14H	LMH	$510.00
2018	3	759	6229112	Housing Rehabilitation Support - Q192A	14H	LMH	$6,932.16
2018	3	759	6233731	Housing Rehabilitation Support - Q192A	14H	LMH	$67.31
2018	3	759	6233734	Housing Rehabilitation Support - Q192A	14H	LMH	$417.76
2018	3	759	6233736	Housing Rehabilitation Support - Q192A	14H	LMH	$489.84
2018	3	759	6233738	Housing Rehabilitation Support - Q192A	14H	LMH	$9.69
2018	3	759	6236348	Housing Rehabilitation Support - Q192A	14H	LMH	$175.00
2018	3	759	6240150	Housing Rehabilitation Support - Q192A	14H	LMH	$5,776.80
2018	3	759	6242948	Housing Rehabilitation Support - Q192A	14H	LMH	$67.31
2018	3	759	6242951	Housing Rehabilitation Support - Q192A	14H	LMH	$417.76
2018	3	759	6242962	Housing Rehabilitation Support - Q192A	14H	LMH	$489.84
2018	3	759	6245269	Housing Rehabilitation Support - Q192A	14H	LMH	$4.70

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	3	759	6250352	Housing Rehabilitation Support - Q192A	14H	LMH	$4,871.35
2018	3	759	6252440	Housing Rehabilitation Support - Q192A	14H	LMH	$84.13
2018	3	759	6252441	Housing Rehabilitation Support - Q192A	14H	LMH	$522.20
2018	3	759	6252442	Housing Rehabilitation Support - Q192A	14H	LMH	$489.84
2018	3	759	6259229	Housing Rehabilitation Support - Q192A	14H	LMH	$3.65
2018	3	759	6262436	Housing Rehabilitation Support - Q192A	14H	LMH	$67.31
2018	3	759	6262437	Housing Rehabilitation Support - Q192A	14H	LMH	$417.76
2018	3	759	6262439	Housing Rehabilitation Support - Q192A	14H	LMH	$489.84
2018	3	759	6262441	Housing Rehabilitation Support - Q192A	14H	LMH	$5,838.20
2018	3	759	6264122	Housing Rehabilitation Support - Q192A	14H	LMH	$2.70
2018	3	759	6264130	Housing Rehabilitation Support - Q192A	14H	LMH	$175.00
2018	3	759	6266500	Housing Rehabilitation Support - Q192A	14H	LMH	$175.00
2018	3	759	6268368	Housing Rehabilitation Support - Q192A	14H	LMH	$410.00
2018	3	759	6268369	Housing Rehabilitation Support - Q192A	14H	LMH	$590.00
2018	3	759	6270465	Housing Rehabilitation Support - Q192A	14H	LMH	$67.31
2018	3	759	6270467	Housing Rehabilitation Support - Q192A	14H	LMH	$417.76
2018	3	759	6270468	Housing Rehabilitation Support - Q192A	14H	LMH	$489.84
2018	3	759	6272713	Housing Rehabilitation Support - Q192A	14H	LMH	$19.84
2018	3	759	6275471	Housing Rehabilitation Support - Q192A	14H	LMH	$7,005.84
2018	3	759	6278172	Housing Rehabilitation Support - Q192A	14H	LMH	$1,450.00
2018	3	759	6282671	Housing Rehabilitation Support - Q192A	14H	LMH	$84.13
2018	3	759	6282672	Housing Rehabilitation Support - Q192A	14H	LMH	$571.45
2018	3	759	6282675	Housing Rehabilitation Support - Q192A	14H	LMH	$3,502.92
2018	3	759	6284837	Housing Rehabilitation Support - Q192A	14H	LMH	$522.20
2018	3	759	6298033	Housing Rehabilitation Support - Q192A	14H	LMH	$175.00
					14H	Matrix Code	$79,264.17
2018	3	754	6200444	Code Enforcement- Q192C	15	LMA	$5,250.00
2018	3	754	6200855	Code Enforcement- Q192C	15	LMA	$7,500.00
2018	3	754	6200887	Code Enforcement- Q192C	15	LMA	$4,800.00
2018	3	754	6211588	Code Enforcement- Q192C	15	LMA	$8,250.00
2018	3	754	6219542	Code Enforcement- Q192C	15	LMA	$4,800.00
2018	3	754	6227089	Code Enforcement- Q192C	15	LMA	$4,500.00
2018	3	754	6259431	Code Enforcement- Q192C	15	LMA	$5,400.00
2018	3	754	6259433	Code Enforcement- Q192C	15	LMA	$6,150.00
2018	3	754	6259435	Code Enforcement- Q192C	15	LMA	$4,500.00
2018	3	754	6264326	Code Enforcement- Q192C	15	LMA	$7,950.00
2018	3	754	6275460	Code Enforcement- Q192C	15	LMA	$7,800.00
2018	3	754	6284848	Code Enforcement- Q192C	15	LMA	$3,100.00
					15	Matrix Code	$70,000.00
2018	6	763	6200415	Downtown Framingham Inc. - Q195A	18B	LMA	$2,200.00
2018	6	763	6200424	Downtown Framingham Inc. - Q195A	18B	LMA	$2,200.00
2018	6	763	6200450	Downtown Framingham Inc. - Q195A	18B	LMA	$2,200.00
2018	6	763	6200767	Downtown Framingham Inc. - Q195A	18B	LMA	$2,200.00
2018	6	763	6200853	Downtown Framingham Inc. - Q195A	18B	LMA	$2,200.00
2018	6	763	6200856	Downtown Framingham Inc. - Q195A	18B	LMA	$2,200.00
2018	6	763	6200886	Downtown Framingham Inc. - Q195A	18B	LMA	$2,200.00
2018	6	763	6202659	Downtown Framingham Inc. - Q195A	18B	LMA	$2,200.00
2018	6	763	6207084	Downtown Framingham Inc. - Q195A	18B	LMA	$2,200.00
2018	6	763	6211558	Downtown Framingham Inc. - Q195A	18B	LMA	$2,200.00
2018	6	763	6214956	Downtown Framingham Inc. - Q195A	18B	LMA	$2,200.00
2018	6	763	6219544	Downtown Framingham Inc. - Q195A	18B	LMA	$2,200.00
2018	6	763	6224881	Downtown Framingham Inc. - Q195A	18B	LMA	$2,200.00
2018	6	763	6227091	Downtown Framingham Inc. - Q195A	18B	LMA	$2,200.00
2018	6	763	6231036	Downtown Framingham Inc. - Q195A	18B	LMA	$2,200.00
2018	6	763	6237896	Downtown Framingham Inc. - Q195A	18B	LMA	$2,200.00
2018	6	763	6240148	Downtown Framingham Inc. - Q195A	18B	LMA	$2,200.00

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	6	763	6245275	Downtown Framingham Inc. - Q195A	18B	LMA	$2,200.00
2018	6	763	6250330	Downtown Framingham Inc. - Q195A	18B	LMA	$2,300.00
2018	6	763	6254796	Downtown Framingham Inc. - Q195A	18B	LMA	$2,300.00
2018	6	763	6259239	Downtown Framingham Inc. - Q195A	18B	LMA	$2,300.00
2018	6	763	6264128	Downtown Framingham Inc. - Q195A	18B	LMA	$2,300.00
2018	6	763	6268355	Downtown Framingham Inc. - Q195A	18B	LMA	$2,300.00
2018	6	763	6272711	Downtown Framingham Inc. - Q195A	18B	LMA	$2,300.00
2018	6	763	6278173	Downtown Framingham Inc. - Q195A	18B	LMA	$2,300.00
2018	6	763	6282669	Downtown Framingham Inc. - Q195A	18B	LMA	$2,300.00
					18B	Matrix Code	$58,000.00
Total							$471,820.62

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**
2018	1	745	6207091	H.O.P.E.-Q194E	05D	LMC	$1,932.00
2018	1	745	6231032	H.O.P.E.-Q194E	05D	LMC	$787.50
2018	1	745	6250347	H.O.P.E.-Q194E	05D	LMC	$2,205.00
2018	1	745	6268359	H.O.P.E.-Q194E	05D	LMC	$2,707.50
2018	1	746	6200446	Hoops and Homework-Q194F	05D	LMC	$4,769.98
2018	1	762	6200419	Community Connections Summer Works- Q194C	05D	LMC	$4,676.00
2018	1	762	6200423	Community Connections Summer Works- Q194C	05D	LMC	$3,977.50
2018	1	762	6200425	Community Connections Summer Works- Q194C	05D	LMC	$3,092.00
2018	1	762	6200445	Community Connections Summer Works- Q194C	05D	LMC	$3,950.00
2018	1	762	6200451	Community Connections Summer Works- Q194C	05D	LMC	$3,356.00
2018	1	762	6214954	Community Connections Summer Works- Q194C	05D	LMC	$39.90
2018	1	762	6219540	Community Connections Summer Works- Q194C	05D	LMC	$58.74
2018	1	762	6264126	Community Connections Summer Works- Q194C	05D	LMC	$2,384.00
2018	1	762	6270462	Community Connections Summer Works- Q194C	05D	LMC	$8.19
					05D	Matrix Code	$33,944.31
2018	1	747	6231027	Brazilian American Center Adult ESL Program--Q194G	05H	LMC	$3,179.98
2018	1	748	6229109	SMOC Financial Services-Q194H	05H	LMC	$1,303.96
2018	1	748	6278169	SMOC Financial Services-Q194H	05H	LMC	$1,303.96
2018	1	752	6219543	Massachusetts Alliance of Portguese Speakers- Q194L	05H	LMC	$464.29
2018	1	752	6229105	Massachusetts Alliance of Portguese Speakers- Q194L	05H	LMC	$464.29
2018	1	752	6252443	Massachusetts Alliance of Portguese Speakers- Q194L	05H	LMC	$464.29
2018	1	752	6282667	Massachusetts Alliance of Portguese Speakers- Q194L	05H	LMC	$464.29
2018	1	760	6202790	Literacy Unlimited- Q194A	05H	LMC	$9,019.68
2018	1	760	6242943	Literacy Unlimited- Q194A	05H	LMC	$2,009.86
2018	1	761	6208391	Framingham Adult ESL Plus- Q194B	05H	LMC	$5,553.50
2018	1	761	6221466	Framingham Adult ESL Plus- Q194B	05H	LMC	$3,581.50
2018	1	761	6242965	Framingham Adult ESL Plus- Q194B	05H	LMC	$3,291.50
2018	1	761	6262442	Framingham Adult ESL Plus- Q194B	05H	LMC	$4,219.50
2018	1	761	6272715	Framingham Adult ESL Plus- Q194B	05H	LMC	$2,678.10
					05H	Matrix Code	$37,998.70
2018	1	750	6205291	Latino Health Insurance Program-Q194J	05M	LMC	$1,044.41
2018	1	750	6229106	Latino Health Insurance Program-Q194J	05M	LMC	$917.25
2018	1	750	6257561	Latino Health Insurance Program-Q194J	05M	LMC	$1,500.03
					05M	Matrix Code	$3,461.69
2018	1	749	6200861	Resiliency for Life- Q194I	05O	LMC	$3,440.78
					05O	Matrix Code	$3,440.78
2018	1	744	6207092	Pearl Street Cupboard and Cafe-Q194D	05W	LMC	$1,390.39
2018	1	744	6236346	Pearl Street Cupboard and Cafe-Q194D	05W	LMC	$2,425.58
					05W	Matrix Code	$3,815.97
Total							$82,661.45

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**
2018	2	758	6200411	CDBG Program Administration- Q191A	21A		$940.00
2018	2	758	6200420	CDBG Program Administration- Q191A	21A		$77.74
2018	2	758	6200421	CDBG Program Administration- Q191A	21A		$27.03
2018	2	758	6200422	CDBG Program Administration- Q191A	21A		$14.65
2018	2	758	6200426	CDBG Program Administration- Q191A	21A		$13.03
2018	2	758	6200432	CDBG Program Administration- Q191A	21A		$349.92
2018	2	758	6200439	CDBG Program Administration- Q191A	21A		$349.92
2018	2	758	6200441	CDBG Program Administration- Q191A	21A		$413.52
2018	2	758	6200442	CDBG Program Administration- Q191A	21A		$56.38
2018	2	758	6200443	CDBG Program Administration- Q191A	21A		$72.00
2018	2	758	6200447	CDBG Program Administration- Q191A	21A		$27.56
2018	2	758	6200841	CDBG Program Administration- Q191A	21A		$13.58
2018	2	758	6200849	CDBG Program Administration- Q191A	21A		$437.40
2018	2	758	6200850	CDBG Program Administration- Q191A	21A		$413.52
2018	2	758	6200851	CDBG Program Administration- Q191A	21A		$70.47
2018	2	758	6200854	CDBG Program Administration- Q191A	21A		$18.08
2018	2	758	6200863	CDBG Program Administration- Q191A	21A		$21.68
2018	2	758	6200865	CDBG Program Administration- Q191A	21A		$11.71
2018	2	758	6200878	CDBG Program Administration- Q191A	21A		$413.52
2018	2	758	6200881	CDBG Program Administration- Q191A	21A		$57.02
2018	2	758	6200883	CDBG Program Administration- Q191A	21A		$110.16
2018	2	758	6200888	CDBG Program Administration- Q191A	21A		$99.30
2018	2	758	6200889	CDBG Program Administration- Q191A	21A		$29.22
2018	2	758	6200893	CDBG Program Administration- Q191A	21A		$14,750.71
2018	2	758	6201841	CDBG Program Administration- Q191A	21A		$352.88
2018	2	758	6205288	CDBG Program Administration- Q191A	21A		$1.00
2018	2	758	6207087	CDBG Program Administration- Q191A	21A		$354.18
2018	2	758	6207280	CDBG Program Administration- Q191A	21A		$57.07
2018	2	758	6207282	CDBG Program Administration- Q191A	21A		$413.52
2018	2	758	6208392	CDBG Program Administration- Q191A	21A		$3,941.48
2018	2	758	6211583	CDBG Program Administration- Q191A	21A		$450.00
2018	2	758	6212893	CDBG Program Administration- Q191A	21A		$3,150.00
2018	2	758	6214959	CDBG Program Administration- Q191A	21A		$72.47
2018	2	758	6214961	CDBG Program Administration- Q191A	21A		$449.78
2018	2	758	6214966	CDBG Program Administration- Q191A	21A		$413.52
2018	2	758	6219531	CDBG Program Administration- Q191A	21A		$450.00
2018	2	758	6219532	CDBG Program Administration- Q191A	21A		$6.08
2018	2	758	6219534	CDBG Program Administration- Q191A	21A		$10.04
2018	2	758	6219545	CDBG Program Administration- Q191A	21A		$4,033.12
2018	2	758	6222731	CDBG Program Administration- Q191A	21A		$57.97
2018	2	758	6222732	CDBG Program Administration- Q191A	21A		$359.82
2018	2	758	6222734	CDBG Program Administration- Q191A	21A		$413.52
2018	2	758	6224882	CDBG Program Administration- Q191A	21A		$48.96
2018	2	758	6227090	CDBG Program Administration- Q191A	21A		$39.40
2018	2	758	6227092	CDBG Program Administration- Q191A	21A		$8.72
2018	2	758	6229111	CDBG Program Administration- Q191A	21A		$5,956.86
2018	2	758	6231025	CDBG Program Administration- Q191A	21A		$14.84
2018	2	758	6231033	CDBG Program Administration- Q191A	21A		$2.66
2018	2	758	6231035	CDBG Program Administration- Q191A	21A		$17.89
2018	2	758	6233705	CDBG Program Administration- Q191A	21A		$36.33
2018	2	758	6233710	CDBG Program Administration- Q191A	21A		$63.65
2018	2	758	6233726	CDBG Program Administration- Q191A	21A		$14.47
2018	2	758	6233731	CDBG Program Administration- Q191A	21A		$57.97

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	**Drawn Amount**
2018	2	758	6233734	CDBG Program Administration- Q191A	21A		$359.82
2018	2	758	6233736	CDBG Program Administration- Q191A	21A		$413.52
2018	2	758	6236336	CDBG Program Administration- Q191A	21A		$7.90
2018	2	758	6236337	CDBG Program Administration- Q191A	21A		$21.06
2018	2	758	6236342	CDBG Program Administration- Q191A	21A		$39.78
2018	2	758	6240149	CDBG Program Administration- Q191A	21A		$4,964.05
2018	2	758	6242939	CDBG Program Administration- Q191A	21A		$3,900.00
2018	2	758	6242945	CDBG Program Administration- Q191A	21A		$9.34
2018	2	758	6242948	CDBG Program Administration- Q191A	21A		$57.97
2018	2	758	6242951	CDBG Program Administration- Q191A	21A		$359.82
2018	2	758	6242962	CDBG Program Administration- Q191A	21A		$413.52
2018	2	758	6245273	CDBG Program Administration- Q191A	21A		$6.25
2018	2	758	6250351	CDBG Program Administration- Q191A	21A		$4,221.15
2018	2	758	6252440	CDBG Program Administration- Q191A	21A		$72.47
2018	2	758	6252441	CDBG Program Administration- Q191A	21A		$449.78
2018	2	758	6252442	CDBG Program Administration- Q191A	21A		$413.52
2018	2	758	6257557	CDBG Program Administration- Q191A	21A		$40.93
2018	2	758	6259237	CDBG Program Administration- Q191A	21A		$6.86
2018	2	758	6262436	CDBG Program Administration- Q191A	21A		$57.97
2018	2	758	6262437	CDBG Program Administration- Q191A	21A		$359.82
2018	2	758	6262439	CDBG Program Administration- Q191A	21A		$413.52
2018	2	758	6262440	CDBG Program Administration- Q191A	21A		$5,025.45
2018	2	758	6266492	CDBG Program Administration- Q191A	21A		$9.35
2018	2	758	6266499	CDBG Program Administration- Q191A	21A		$75.00
2018	2	758	6268362	CDBG Program Administration- Q191A	21A		$197.37
2018	2	758	6270465	CDBG Program Administration- Q191A	21A		$57.97
2018	2	758	6270467	CDBG Program Administration- Q191A	21A		$359.82
2018	2	758	6270468	CDBG Program Administration- Q191A	21A		$413.52
2018	2	758	6272713	CDBG Program Administration- Q191A	21A		$16.66
2018	2	758	6275467	CDBG Program Administration- Q191A	21A		$6,030.54
2018	2	758	6278171	CDBG Program Administration- Q191A	21A		$2,950.00
2018	2	758	6282671	CDBG Program Administration- Q191A	21A		$72.47
2018	2	758	6282672	CDBG Program Administration- Q191A	21A		$486.86
2018	2	758	6282674	CDBG Program Administration- Q191A	21A		$3,015.27
2018	2	758	6284837	CDBG Program Administration- Q191A	21A		$99.86
2018	2	758	6284838	CDBG Program Administration- Q191A	21A		$8.04
2018	2	758	6284841	CDBG Program Administration- Q191A	21A		$13.20
2018	2	758	6284842	CDBG Program Administration- Q191A	21A		$45.90
2018	2	758	6289642	CDBG Program Administration- Q191A	21A		$8.95
2018	2	758	6289645	CDBG Program Administration- Q191A	21A		$30.33
2018	2	758	6298015	CDBG Program Administration- Q191A	21A		$1,850.00
2018	2	758	6298018	CDBG Program Administration- Q191A	21A		$17.92
					21A	Matrix Code	$77,409.85
Total							$77,409.85