

This substantial amendment is being applied to CARES Act(CDBG-CV1) funding for immediate use as of July 2020. The public hearing for the amendment was held by the City on June 4, 2020. The funding will be used by the City of Framingham for Emergency Tenant Based Rental Assistance (TBRA) that includes utility assistance, and an Emergency Micro-Enterprise Business Grant program that includes LMI Job Retention/Creation. The Emergency TBRA program is allocated \$95,762 and expected to assist 25 households. The Emergency Micro-Enterprise Business Grant program is allocated \$223,444 and is expected to assist 24 businesses.

## Executive Summary

### AP-05 Executive Summary - 91.200(c), 91.220(b)

#### 1. Introduction

The city of Framingham's Community Development Department (CD), an arm of the Community and Economic Development Division, administers the municipality's Community Development Block Grant (CDBG) program. CD developed this action plan to detail the proposed uses of Community Development Block Grant (CDBG) funds in Framingham from July 1, 2019, to June 30, 2020. The plan outlines the community's plans for using \$536,287 and \$20,000 in projected program income. CD will use funds for activities in the areas of housing rehabilitation, economic development, code enforcement, public facility improvements and public services.

#### 2. Summarize the objectives and outcomes identified in the Plan

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

Based on objectives and outcomes described in the FY16-20 consolidated plan, the city of Framingham continues to deliver services in housing rehabilitation, public services, economic development and public improvements. The FY20 action plan outlines how the department fulfills these goals through a number of projects and activities undertaken in accordance with Community Development Block Grant (CDBG) regulations and community needs. The city selected its activities in order to achieve the following goals:

1. Arrest deterioration in the existing housing stock and stabilize neighborhoods through ongoing financial and technical housing rehabilitation assistance to property owners
2. Develop innovative measures to promote affordable housing for low- and moderate-income households

3. Improve infrastructure that will prolong the useful life of public facilities
4. Eliminate architectural barriers, which prevent access by persons with disabilities to public and private facilities
5. Enhance the quality of life for low- and moderate-income residents through the provision of public services
6. Administer the CDBG program effectively and equitably and to ensure that all members of the community can participate in or benefit from program activities

### **3. Evaluation of past performance**

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

The City of Framingham used its history of successfully funding CDBG projects to select the activities described in this plan. Below is an example of the approach for housing rehabilitation that entail institutional partnerships to demonstrate how the department uses a meticulous process for the projects it implements. Staff operates housing rehabilitation assistance activities, selecting projects through an application process, evaluated by an established set of criteria. Application review criteria includes

- Compliance with CDBG statutory objectives and eligibility guidelines;
- Strength of overall concept;
- Strength of development team (experience and/or capability of proponent in respect to projects of similar nature);
- Evidence of administrative capacity to assist Town in tracking long-term outcomes and ensuring on-going eligibility of beneficiaries of project;
- Demonstrated need for the project;
- Benefit to the community;
- Appropriateness of scope of assistance, rehabilitation, or construction;
- Appropriateness of total development costs of properties in question;
- Financial viability of project;
- Extent of matching funds (25% or more sought) and other funds leveraged;
- Degree of community support for project;
- Evidence of readiness to proceed

Community Development Department staff diligently reviews all applications and expressly examine the nature and scope of proposed activities, the target population, and the capacity of the proposing agency. Proponents will be encouraged to provide activities that serve target populations consistent with program priorities. The municipality will not support any application that fails to address the needs of priority target groups through appropriate activities is proposed by an entity that does not demonstrate the capacity to undertake projects, and/or proposes a project that may be unduly

disruptive of neighborhood character. Staff then reviews for statutory and regulatory eligibility, feasibility, and capacity of proponents to implement services. Beyond a thorough review, these are the general characteristics of selected projects. Housing rehabilitation, which involves lead paint remediation, tends to cluster in older areas of the community where the housing stock is the oldest and, thus, more likely to exhibit aging and decay.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The Community Development Department held a needs assessment meeting in the fall of 2018 hosted by the Community Development Committee. Other meetings followed that incorporated resident input into the selection of activities and projects that resulted in the FY20 action plan. Outreach included notices to residents and institutional stakeholders and ads in the local newspaper and announcements on the city's website.

#### **5. Summary of public comments**

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

The department received no remarks from the public during the comment period.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

The department has a policy of accepting all comments.

#### **7. Summary**

**PR-05 Lead & Responsible Agencies - 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

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

**Table 1 – Responsible Agencies**

**Narrative**

The city of Framingham’s Community Development Department administers the municipality's CDBG funds, including the process of developing and implementing the annual action plan.

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

To develop the action plan, the city of Framingham consulted with residents, local agencies and city departments. The city gathered information from the community through public meetings and collected data from numerous resources, municipal studies and more.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The Community Development Coordinator continues to sit on the steering committee of Framingham Community Partners, a group dedicated to strengthening families and community systems through collaboration. It meets bi-monthly for local providers to share resources. The group hosts information sessions, networking events and circulates notifications on opportunities in the community. Among its offerings has been events to introduce services to members through a speed-networking event, themed discussions on local resources and a listserv comprising of 200 members to whom to announce community opportunities ranging from jobs to trainings.

In addition to its work with Community Partners, the department studies the practical ways in which municipal resources can be used to impact low- and moderate-income residents. It raises consciousness among municipal leadership about needs, analyzing areas of potential policy change and devising deliberate, long-term campaigns and work plans to encourage policy changes that enhance coordination. CD also works with key boards and constituents to connect all of its ongoing work to achieving this end.

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

The city of Framingham, in collaboration with DHCD and other local partner, has established regional net-works to coordinate provision of immediate, comprehensive and effective services to transition clients in need from emergency shelter to permanent housing. In Framingham, the formulation and pursuit of multi-faceted strategies to address the housing and supportive service needs of homeless people is managed through the Balance of State Continuum of Care (CoC) process. Locally, an outlet was in the ongoing focus on homelessness forum that went on throughout the year to discuss and strategize about the issue. There were discussions and solutions for accessing DHCD emergency shelter services by DHCD staff. In addition, assessment of local homeless needs and development of programs to address homelessness needs is carried out by neighborhood organizations working with DHCD, using platforms provided by the agency.

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

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

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

	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SMOC was consulted regarding its various areas of expertise.
4	<b>Agency/Group/Organization</b>	FRAMINGHAM COALITION COMMUNITY CONNECTIONS
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Connections was consulted regarding youths' and related areas of expertise.

5	<b>Agency/Group/Organization</b>	Framingham Office of Veterans' Affairs
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-homeless Services-Health Services-Employment Service-Fair Housing Publicly Funded Institution/System of Care Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Needs - Veterans Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Framingham Office of Veterans' Affairs was consulted regarding veterans' needs.
6	<b>Agency/Group/Organization</b>	Framingham Council on Aging
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	COA was consulted regarding matters concerning elders.

7	<b>Agency/Group/Organization</b>	MA - DHCD
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Balance of State Continuum of Care was consulted directly.
8	<b>Agency/Group/Organization</b>	West Metro HOME Consortium
	<b>Agency/Group/Organization Type</b>	Housing Planning organization Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Consortium was consulted regarding HOME coordination and program implementation.
9	<b>Agency/Group/Organization</b>	Framingham Health Department
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CD consulted directly with staff regarding housing rehabilitation projects that receive citations from the code enforcement task force and lead based paint. The Health Department does not collect the addresses of housing units in which children have been identified as lead poisoned because HIPAA laws prohibit pediatricians from sharing positive results with the city.
10	<b>Agency/Group/Organization</b>	Framingham Parks and Recreation Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Department of Parks and Recreation was consulted regarding public facility's needs.
11	<b>Agency/Group/Organization</b>	Pelham II Corp.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services- youth
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted regarding public service needs, youth and workforce development.
12	<b>Agency/Group/Organization</b>	FRAMINGHAM ADULT ESL PROGRAM
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CD consulted with staff, specifically director, regarding the language needs of the community.
13	<b>Agency/Group/Organization</b>	Brazilian American Center
	<b>Agency/Group/Organization Type</b>	Services-Education Youth
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The executive Director was consulted about the different needs within the Framingham Brazilian community.
14	<b>Agency/Group/Organization</b>	A Place to Turn
	<b>Agency/Group/Organization Type</b>	Services-Health

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A Place to Turn was consulted regarding issues of hunger within the community.
15	<b>Agency/Group/Organization</b>	Latino Health Insurance Program
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The executive director was consulted regarding the various health needs within the community.
16	<b>Agency/Group/Organization</b>	MASS ALLIANCE FOR PORTUGUESE SPEAKERS
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted regarding issues of domestic violence, housing and other needs facing the Portuguese speaking population.

17	<b>Agency/Group/Organization</b>	United Way of Tri-County
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	United Way of Tri-County was consulted regarding issues of hunger within the community.
18	<b>Agency/Group/Organization</b>	FRAMINGHA LITERACY UNLIMITED PROGRAM
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CD consulted with staff regarding the language needs of the community.
19	<b>Agency/Group/Organization</b>	MetroWest Center for Independent Living
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	MWCIL was contacted regarding matters concerning individuals with disabilities.
20	<b>Agency/Group/Organization</b>	FRAMINGHAM PUBLIC HIGH SCHOOL RESILIENCY FOR LIFE PROGRAM
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CD consulted staff regarding matters concerning at-risk youth.
21	<b>Agency/Group/Organization</b>	WAYSIDE YOUTH AND FAMILY CENTER
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Education Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CD contacted Wayside to determine the needs of at-risk youth and families of children with disabilities.

22	<b>Agency/Group/Organization</b>	Metrowest Legal Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	MWLS was contacted regarding issues of homelessness and fair housing.
23	<b>Agency/Group/Organization</b>	Metrowest chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted regarding economic development matters.
24	<b>Agency/Group/Organization</b>	495/ Metrowest Partnership
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted regarding economic development matters.
25	<b>Agency/Group/Organization</b>	MetroWest Economic Research Center
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted regarding economic development matters.
26	<b>Agency/Group/Organization</b>	MetroWest/ 495 TMA
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted regarding matters regarding transportation issues.

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

The department reached out to as many agencies as possible.

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

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

**Table 3 - Other local / regional / federal planning efforts**

**Narrative**

The city is a member of the WestMetro HOME Consortium that includes 12 other cities and towns. It is also in the Balance of State Continuum of Care for homelessness with 75 other municipalities. CD consulted with its WestMetro Home Consortium, CoC partners, city committees, boards and commissions, as well as housing and other public service providers.

**AP-12 Participation - 91.401, 91.105, 91.200(c)**

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

Community Development Department staff published legal ads in the *Metrowest Daily News* as a means of notifying the community about public hearings. The notices were also placed on the City's website with the draft plan. Also, the city council approved submission of the Annual Action Plan in late April during a regular meeting, which was open to the public allowing for public comment. See below for a listing of all concerted outreach efforts. Outreach outlets that encouraged citizen participation included social media, newspapers, newsletters, emails and other forums. Details of efforts are below. Please also note that the 30-day comment period began on June 6.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community	Residents and representatives of public service agencies attended the CAPER meeting	Residents were appreciative of the explanations about the usage of funds and the funding differences between HOME and CDBG	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community	CAPER presentation meeting was hosted by the Community Development Committee	Comments were positive about the highlights	All comments were accepted	
3	Public Hearing	Non-targeted/broad community	Community residents listened as nine public service agencies pitched their funding proposal to the Community Development committee	The committee asked follow-up questions to the presenters regarding their proposal	All comments were accepted	
4	Newspaper Ad	Non-targeted/broad community	The Community Development Department advertises all public hearings in the local newspaper	Not applicable	Not applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	Non-targeted/broad community	General public was informed of the annual hearing to determine FY20 allocation amounts	Not applicable	Not applicable	
6	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish &amp; Portuguese</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Community residents and public service agencies attended the FY20 annual action plan presentation	Community Development Committee voted to recommend acceptance of CDBG budget	All responses were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
7	Newspaper Ad	Non-targeted/broad community	The general public was notified of city's presentation of the FY20 Annual Action Plan	Not applicable	Not Applicable	
8	Public Meeting	Non-targeted/broad community	Community Development Committee met to standardize scoring process for awarding FY20 funds	All comments were by CDC members on scoring approach	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Hearing	Non-targeted/broad community	The Community Development Committee met on June 4, 2020 to approve the City of Framingham's CARES Act (CDBG-CV1) distribution of \$319,026. The allocation will be distributed between an Emergency Tenant Based Rental Assistance Program and an Emergency Micro-Enterprise Business Grant program.	All comments were by CDC members.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

CD plans to expend funds in the areas of economic development, public facilities, administration, public services, and housing rehabilitation -- including code enforcement.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	536,287	20,000	417,039	973,326	0	
Other	public - federal	Other	319,206	0	0	319,206	0	CDBG-CV funds will be used to prevent, prepare for, and respond to coronavirus

Table 5 - Expected Resources – Priority Table

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

Framingham uses its CDBG allocation to address identified needs leveraging private, state and local funds. In operating the Housing Rehabilitation Assistance Program, CD encourages leveraging of MassHousing Get the Lead Out funds when there is lead remediation required in a project. The Community Development Department also leverages staff administrative and activity delivery costs against municipal general pool funding to support service delivery. On April 21, 2020, the city of Framingham amended its action plan for COVID-19 rapid response to add economic development and public service activities that amount to \$417,039 of prior year funds. New projects were added to reflect this update, and they were labeled accordingly with the words CV and prior year.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The city has no plans to use publicly-owned land or property to implement projects.

**Discussion**

The action plan was amended to use \$417,039 of prior year funds for COVID-19 pandemic response activities.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Economic Development	2015	2019	Non-Housing Community Development		Economic Development	CDBG: \$407,130	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1600 Persons Assisted Facade treatment/business building rehabilitation: 3 Business Jobs created/retained: 12 Jobs Businesses assisted: 150 Businesses Assisted
2	Public Facilities	2015	2019	Non-Housing Community Development			CDBG: \$40,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1742 Persons Assisted
3	Administration	2015	2019	Administration			CDBG: \$111,257	
4	Public Services	2015	2019	Non-Housing Community Development			CDBG: \$184,429	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Housing Rehabilitation	2015	2019	Affordable Housing Non-Housing Community Development			CDBG: \$230,143	Homeowner Housing Rehabilitated: 4 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 450 Household Housing Unit

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	CD will address the economic conditions for small businesses in the downtown commercial target areas that serve low- and moderate-income residents. On April 21, 2020, the City of Framingham approved a substantial amendment for the reprogramming of prior and current year CDBG funds for COVID-19 pandemic rapid response. This amendment includes \$200,000 for a Micro-Enterprise Business Grant program expected to assist approximately 20 businesses and \$117,039 for a Job Retention/Creation Small Business Grant program to assist approximately 12 businesses.
2	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	The Community Development Department will rehabilitate city infrastructure to remove accessibility barriers for disabled residents.
3	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	The Community Development Department will equitably administer the CDBG program to the benefit of all eligible residents.

4	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	The City of Framingham uses CDBG funds to assist families and improve their quality of life through the provision of public services. On April 21, 2020, the City of Framingham approved a substantial amendment for the reprogramming of prior and current year CDBG funds for COVID-19 pandemic rapid response. This amendment includes \$100,000 for an Emergency Income Payment program expected to assist approximately 20 households.
5	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	CDBG funding will be expended to improve, preserve, and develop dwellings for low- and moderate- income homeowners and renters; support programs that develop and maintain affordable units; and provide decent, affordable housing for residents in South Framingham. This includes code enforcement.

## **AP-35 Projects - 91.420, 91.220(d)**

### **Introduction**

Projects reflect goals and priorities outlined in the 2016-2020 consolidated for Housing Rehabilitation, Public Infrastructure Improvements, Public Services Downtown Improvements/Economic Development and Code Enforcement.

### **Public Services**

**Brazilian American Center Adult ESL Program** provides a low-cost ESL program according to the needs of beneficiaries.

**Circle of Hope – Support for Homeless Families in Framingham** maintains a partnership with the Clinton House Family Shelter and Pearl Street Family Shelter to provide homeless individuals clothing and necessities in order to preserve and enhance overall health and personal dignity.

**Community Connections/Framingham Coalition** delivers a summer work program that employs 30 teens (ages 14 to 17) who are from low- to moderate-income Framingham households.

**Fresh Start Furniture Bank** offers free furniture and home goods to people in need.

**Framingham Adult ESL Plus** has free English-as-a-Second Language classes, training, and development for adults (ages 18 - 85) limited-English speakers to facilitate their integration into the community.

**HOPE (Healthy Options for Progress Through Education)** is an on-site community-based program geared towards 14-21 year-old youths residing at the Pelham Apartments and surrounding neighborhoods.

**Hoops and Homework** operates two supervised sites for after school, educational and recreational programs for children, who live at Cochituate Homes (Interfaith Terrace) and the Carlson/Pusan Public Housing complexes.

**Literacy Unlimited** teaches basic reading, writing, and computational skills to illiterate and learning disabled adults on a one-to-one basis and in groups.

**Massachusetts Alliance of Portuguese Speakers** serves mostly low-income residents transitioning Portuguese speakers so they become more self-sufficient.

**Pearl Street Cupboard and Café at Park** improves quality of life and connects families and individuals in

need of essential services and resources through hunger relief.

### **Public Improvements**

**Wauhakum Beach Bathhouse Design** project reviews the site’s current conditions, building code deficiencies and provides redesigned site plans, construction budget estimates, and bid documents to undertake ADA improvements that will make the facility accessible to the disabled.

### **Housing Rehabilitation**

**Housing Rehabilitation Assistance Program (HRAP)** provides deferred, no-interest loans to repair code violations, improve energy efficiency and enhance ADA-accessibility in owner-occupied homes.

**Neighborhood Stabilization/Code Enforcement** uses CDBG funds to pay for housing inspections in targeted low/moderate-income (LMI) neighborhoods.

### **Economic Development**

**Downtown Commercial Sign and Facade Program** provides capital for partial rebates to help small businesses located in the Framingham Commercial District to install new signage and improve building facades.

**Downtown Framingham, Inc. Technical Assistance Program** targets the business district and surrounding residential neighborhoods, where 66% of residents have low or moderate-incomes.

#	Project Name
1	Public Services
2	Program Administration
3	Housing Rehabilitation
4	Code Enforcement
5	Public Improvements
6	Economic Development/Downtown Improvements
7	Public Services: CV Prior Year Funds
8	Economic Development: CV Prior Year Funds
9	CV-Administration
10	CV- Emergency Housing Assistance Program
11	CV- Small Business Assistance Program

**Table 7 – Project Information**

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

## **needs**

CD staff prioritized allocations to address underserved needs by analyzing the goals set in the consolidated plan, the data collected to compile the document, census information, needs assessments, public meetings as well as resident and stakeholder input.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$184,387
	<b>Description</b>	<p>Improve the quality of life for low and moderate-income people by subsidizing with CDBG funding the provision of public services.1. Brazilian American Center (BRACE): provides a low-cost English-as-a-Second Language program according to the needs of beneficiaries. 2. Framingham Adult ESL Program: Framingham Adult ESL Plus has free English-as-a-Second Language classes, training, and development for adults (ages 18 - 85) who are limited English speakers. The program is to facilitate their integration into the community. 3. Circle of Hope Support for Homeless Families in Framingham: maintains a partnership with the Clinton House Family Shelter and Pearl Street Family Shelter to provide homeless individuals clothing and necessities in order to preserve and enhance overall health and personal dignity. 4. Community Connections/Framingham Coalition summer Work Program: delivers a summer work program that employs 30 teens (ages 14 to 17) who are from low- to moderate-income Framingham households. 5. Fresh Start Furniture Bank: offers free furniture and home goods to people in need.6. HOPE (Healthy Options for Progress Through Education): is an on-site community-based program geared towards 14-21 year-old youths residing at the Pelham Apartments and surrounding neighborhoods. 7. Hoops and Homework: operates two supervised sites for after school, educational and recreational programs for children who live at Cochituate Homes (Interfaith Terrace) and the Carlson/Pusan Public Housing complexes. 8. Literacy Unlimited: teaches basic reading, writing, and computational skills to illiterate and learning-disabled adults on a one-to-one basis and in groups. 9. Massachusetts Alliance of Portuguese Speakers: serves mostly low-income residents transitioning Portuguese speakers so they become more self-sufficient. 10. Pearl Street Cupboard and Cafe at Park: improves quality of life and connects families and individuals in need of essential services and resources through hunger relief.</p>
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public services will provide assistance to approximately 500 low- and moderate-income families residing in Framingham and rental assistance, utility and mortgage payments to local individuals and families
	<b>Location Description</b>	The target area is South Framingham and citywide for new program.
	<b>Planned Activities</b>	CDBG funds will be spent on services to address hunger after school programs, adult ESL and literacy, small business development, summer jobs for youth and essential services to homeless families.
<b>2</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services Economic Development Public Facilities Housing Rehabilitation Administration
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$111,257
	<b>Description</b>	To administer the CDBG program effectively and equitably and ensure that all members of the community can participate in or benefit from program activities
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CDBG funds will be spent on public services, public facilities, downtown improvements and code enforcement.
	<b>Location Description</b>	The City will expend funds to services that cater to low- and moderate-income households.
	<b>Planned Activities</b>	The funds are for the administration and planning costs of the CDBG program. No more than 20% of the grant allocation and program income earned can be allocated for administration.
<b>3</b>	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation

	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$165,143
	<b>Description</b>	In program year 2021, the Housing Rehabilitation Assistance Program (HRAP) will provide deferred, no interest loans to repair code violations, improve energy efficiency and enhance ADA accessibility in 4-7 households with lower-incomes. Both CDBG and HOME funds will be used for loan capital to eligible owners, in any area of the City address emergency repair needs, such as heating system and roofing problems. Rehabilitation funds will be loaned to eligible homeowners and multi-family residences in low-income target neighborhoods to fix code violations and improve exterior appearances. Housing Rehabilitation Assistance Program (HRAP): provides deferred, no-interest loans to repair code violations, improve energy efficiency and enhance ADA-accessibility in owner-occupied homes.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4-7 low- and moderate- income Framingham households will be assisted with CDBG HRAP funds.
	<b>Location Description</b>	HRAP will provide financial assistance to income eligible homeowners city-wide.
	<b>Planned Activities</b>	Activities will include, but not limited to roof replacements, emergency repairs, weatherization and ADA-accessibility.
<b>4</b>	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$65,000

	<b>Description</b>	The City will use CDBG funds to pay for housing inspections in targeted low/moderate-income (LMI) neighborhoods. Housing code violations will be required to be corrected by the property owners, in partnership with the HRAP. This program works in coordination with the Code Enforcement Task Force, an inter-departmental team, which conducts monthly neighborhood site visits of the neighborhoods to develop solutions and improvements from a holistic, interdisciplinary approach. Please note that \$70,000 is allocated for Inspectional Services and \$60,000 is allocated for Public Health Department Inspections. Code Enforcement: uses CDBG funds to pay for housing inspections in targeted low/moderate-income neighborhoods, conducted in conjunction with Inspectional Services and the Public Health Department. The City of Framingham’s Health Department is currently seeking a Public Health Inspector using FY2021 CDBG funds. More details on this position can be found in Appendix IX.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	450 LMI families will benefit from the activity.
	<b>Location Description</b>	The target area will be South Framingham.
	<b>Planned Activities</b>	A task force comprising of various city departments conduct walkthroughs within qualified census tracts in South Framingham to address code violations contributing to neighborhood blight.
5	<b>Project Name</b>	Public Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	CDBG funds will be used to rehabilitate and make public infrastructure improvements at local park.
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One public facility will be rehabilitated, serving 480 LMI households.
	<b>Location Description</b>	The project is located in South Framingham, an area that is primarily low- and moderate- income residents.
	<b>Planned Activities</b>	CDBG funds will be used to remove architectural barriers to make it ADA accessible at a local park serving low- and moderate-income residents in fulfillment of a low-mod clientele national objective.
<b>6</b>	<b>Project Name</b>	Economic Development/Downtown Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$407,130
	<b>Description</b>	Enhance the quality of life for low- and moderate-income people by improving economic conditions for small businesses in Downtown Framingham. Upgrade the business district, expand economic opportunities for residents and improve community appearance and livability. Economic Development/Downtown Improvements: 1. Downtown Commercial Sign and Facade Program: provides capital for partial rebates to help small businesses located in the Framingham Commercial District to install new signage and improve building facades. 2. Downtown Framingham, Inc.: the CDBG Technical Assistance Program targets the business district and surrounding residential neighborhoods, where 66 percent of residents have low or moderate incomes.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The impact of CDBG funds into downtown improvements and economic development activities will be to 5,000 low- and moderate- income residents frequenting the businesses assisted by the sign and facade program and the approximately 100 businesses assisted by Downtown Framingham Inc. and 40 plus businesses assisted with the COVID-19 response funds.
	<b>Location Description</b>	South Framingham is generally the target area and citywide for amendment funds.

	<b>Planned Activities</b>	CDBG funds will be used to assist Downtown Framingham, Inc. to provide technical assistance to small businesses located within the downtown commercial business district and South Framingham, sign and facade improvement to businesses located within this district. All of these businesses target low- and moderate- income residents. The funds will assist businesses with small business grants.
7	<b>Project Name</b>	Public Services: CV Prior Year Funds
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Tenant Based Assistance Public Services
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	This line item is for \$100,000 in prior year funds for COVID-19 pandemic response. The funds will be used to pay for rent, mortgage and utility payments.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that approximately 20 or thereabouts will benefit from these funds.
	<b>Location Description</b>	City wide since the funds will be expended on an urgent need basis.
<b>Planned Activities</b>	Use funds to pay for rent, mortgage and utilities for families and individuals in need.	
8	<b>Project Name</b>	Economic Development: CV Prior Year Funds
	<b>Target Area</b>	
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$317,039

	<b>Description</b>	On April 21, 2020, the City of Framingham approved a substantial amendment for the reprogramming of prior and current year CDBG funds for COVID-19 pandemic rapid response. This amendment includes \$200,000 for a Micro-Enterprise Business Grant program expected to assist approximately 20 businesses and \$117,039 for a Job Retention/Creation Small Business Grant program to assist approximately 12 businesses.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 30 businesses will benefit from the service.
	<b>Location Description</b>	Primarily South Framingham but city wide
	<b>Planned Activities</b>	This amendment includes \$200,000 for a Micro-Enterprise Business Grant program expected to assist approximately 20 businesses and \$117,039 for a Job Retention/Creation Small Business Grant program to assist approximately 12 businesses.
9	<b>Project Name</b>	CV-Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG-CV: \$31,706
	<b>Description</b>	CV Administration funds will be used to fund administrative costs to administer the CDBG-CV funds.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
10	<b>Project Name</b>	CV- Emergency Housing Assistance Program
	<b>Target Area</b>	

	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG-CV: \$86,186
	<b>Description</b>	CDBG CV funds will be used to assist families affected by pandemic with housing related expenses
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CDBG CV funds will be used to assist 24 households
	<b>Location Description</b>	
	<b>Planned Activities</b>	
11	<b>Project Name</b>	CV- Small Business Assistance Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG-CV: \$201,100
	<b>Description</b>	CDBG-CV will be used to assist 23 business with covid19 related expenses
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	23 business will be assisted using CDBG-CV funds.
	<b>Location Description</b>	
	<b>Planned Activities</b>	

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

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

The city expends most CDBG funds in areas with highest concentrations of low- and moderate-income residents. For the housing rehabilitation program, each client must be income eligible, earning 80% or less of area-median income.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 8 - Geographic Distribution**

### **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: Sherbon Line

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

Census Tracts & blocks: 383102.1, 383102.2, 382101.1

Approximate concentration of low and moderate income- 80%

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

Major Assets: Mary Dennison Park, Beaver Dam Brook

Housing: Location of three assisted housing projects -- Pelham Apts., Cochituate Cooperative homes 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, Facade 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, technical assistance for small businesses, employment opportunities, neighborhood stabilization and housing improvement, parking improvements, pedestrian bicycle access, public services, employment opportunities, affordable housing, lack of wayfinding signage, workforce development, improved access for people with disabilities

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

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

## **Discussion**



## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

Find below a summary of barriers to affordable housing and initiatives to overcome them:

*Barrier: Many homeowners (especially those on fixed incomes) lack funds to correct building code deficiencies, make necessary repairs and adequately take care of their homes.*

**Solution:** Housing rehabilitation assistance helps low-income homeowners pay for housing quality improvements that they cannot afford on their own from installing a new, energy-efficient heating system to replacing a deteriorated roof, upgrading old wiring and plumbing or removing lead-paint hazards. In addition, low-income homeowners often need help to reduce their monthly housing costs, such as a subsidized mortgage or income from an accessory apartment. In FY20, the Community Development Department's Housing Rehabilitation Assistance Program (HRAP) will assist eligible homeowners to repair their homes.

*Barrier: Architectural barriers limit housing opportunity for those with disabilities.*

**Solution:** CD shall encourage the creation of and compliance with a barrier free architectural environment through adaptive rehabilitation.

*Barrier: High land costs inhibit affordable housing development.*

**Solutions:** Consider incentives such as modest density bonuses to make it economically feasible to preserve historic buildings and convert them into housing:

- Reuse older, obsolete properties for new affordable or mixed-income housing;
- Allow multi-family housing in targeted overlay districts, such as along Route 9, in exchange for the provision of at least 25% affordable units;
- Consider adding a modest density bonus to the open space-residential development bylaw to encourage affordable units in small

developments;

- Allow artist live-work spaces in obsolete commercial or industrial buildings.

*Barrier: Some community groups live in oversized housing.*

**Solution:** Increase housing choices for “empty nesters” by investigating zoning changes to allow accessory apartments by special permit as appropriate.

**Solution:** Use zoning mitigation funds as a possible source of revenue for development.

*Barrier: Permitting process for pursuing affordable housing development is too formidable and confusing*

**Solution:** Provide a framework for a smooth application process including a clear description of the application review and decision-making process.

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

In 2016, the city of Framingham implemented an inclusionary zoning bylaw that required developers to create affordable units within their projects, nixing the past practice of allowing developers to make in lieu payments or building affordable housing within the same zoning district rather than their specific projects. With the goal of deconcentrating poverty, the bylaw required that units be built in the same projects with at least 10 units. Ten percent of the units in such developments must be designated as affordable housing. The regulation also provided an added incentive for developers with smaller planned projects by allowing the building of more units so long as one of every five received an affordable

designation.

**Discussion**

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

#### **Actions planned to address obstacles to meeting underserved needs**

Plans to address obstacles to meeting underserved needs include

- 1) Encourage local housing providers to cross-refer and enroll their clients in self-improvement programs (education, employment, training and economic empowerment/development initiatives) by
  - a. Formulating immediate policy regarding CDBG assisted activities, giving preference to the enrollment of housing program clients (rental assistance recipient, transitional housing residents, shelter residents) in CDBG supported educational /training/employment generating activities.
  - b. Study and devise an eventual policy and requirement that affordable housing developers cross-enroll clients in improvement activities and related supportive services as a condition of receiving consolidated plan consistency certification.
- 2) Analyze practical ways city services and resources can be directed to help reverse the effects of poverty through
  - a. Development of an inventory of municipal services that impact and improve the quality of life of poor people as well as chances for self-advancement and self-sufficiency
  - b. Convening of a task force of key leaders to examine the feasibility for policy change.
  - c. Creating a strategy, campaign, and timetable for bringing about practical, incremental change

#### **Actions planned to foster and maintain affordable housing**

The greatest obstacle to meeting Framingham's underserved housing needs is the extent of the challenge compared to the availability of vacant, developable land and money for developing housing for low- and moderate-income individuals. Framingham's ability to preserve and create housing to meet its needs depends on many factors, including available land and buildings, funding and financial resources, public awareness, political will, organizational resources, laws, regulations, policies, and programs. What works in the city's favor is how it has staff with expertise in housing. It also has a housing authority and a Community Housing Development Organization (CHDO) in the South Middlesex Opportunity Council with its broad range of services. The city also has a Housing Plan and a Fair Housing Committee. CD will use these resources to address barriers to affordable housing and create

partnerships.

### **Actions planned to reduce lead-based paint hazards**

The Framingham Community Development Department works with federal, state and local child welfare and other agencies to integrate lead-paint hazard reduction measures into housing policies and programs. The Department fully implements de-leading procedures and protocols as required and directed by HUD.

### **Actions planned to reduce the number of poverty-level families**

Framingham will continue pursuing a strategy to reduce the number of households with incomes below the poverty line through actions that includes the following:

- Formulation and implementation of policy regarding preference to housing clients in CDBG funded public service activities.
- Studying and devising policies contingent upon comprehensive service planning and maximal cross enrollment of housing clients.
- Initiating inventory of municipal services and policies affecting the poor including such activities as family self-sufficiency programs of Framingham Housing Authority and South Middlesex Opportunity Council (DHCD regional rental assistance contractor); Head Start (SMOC); and workforce development initiatives
- Renewing effort by the city to enforce provisions of Section 3 of the Community Development Act to foster opportunities from the
- Developing consciousness-raising programs targeted to municipal officials

### **Actions planned to develop institutional structure**

The city of Framingham leverages its civic infrastructure in using CDBG funds to deliver services that benefit low- and moderate-income residents and community areas. It does so because city hall alone cannot resolve all community concerns. As a result, CD staff relies on coalitions, partnerships, and networks for the exchange of information and ideas on how to improve community life. In pursuit of fulfilling its mission in collaboration with stakeholders to achieve greater community goals, the city supports improving institutional structure in Framingham through these efforts:

- Incorporate citizen participation into departmental planning processes.
- Continue the focus on homelessness forum to discuss solutions to displaced individuals and

families.

- Establish clear goals in contracts for public service agencies and review them closely at monitoring visits.
- Collaborate on public education campaigns that raise awareness about important community concerns.
- Continue all current programming and add new partnerships that enhance them.
- Partner with organizations focusing on housing for low- and moderate-income households.
- Maintain staff involvement on local committees and boards.
- Strengthen interagency initiatives that foster opportunities for housing and economic development.

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

The strategy for increased collaboration between private and public housing social service agencies will be through the identifying of openings in CDBG-funded educational programs such as English language, literacy training, job skills classes and economic development assistance. Devise a system of preferential enrollment in a portion of these slots, for clients of rental assistance, emergency shelters, transitional housing and other affordable housing programs, focusing on maximizing advancement through sustained enrollments.

Policy requiring Affordable Housing Developers to cross-refer and cross-enroll: Convene providers to compile information on educational, training, and advancement components in public and private institutions as well as supportive services, such as childcare and transportation. Circulate this information to providers. Devise policy and agreement (statement of assurances and certifications) that provider/developers, in return for consolidated plan consistency certification by the city, pledge to adopt a plan of service program for clients that will outline in a contractual form an array of options and sequence of services that a client might follow to achieve self-sufficiency.

Providers of Affordable Rental Housing Assistance programs in Framingham, the Framingham Housing Authority (FHA) and the South Middlesex Opportunity Council (SMOC) operate family Self-Sufficiency programs (FSS). The Community Development Department staff will encourage all providers of CDBG-supported services to inform their clients of available of FSS opportunities.

### **Discussion**

# Program Specific Requirements

## AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

### Introduction

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

The entire principal shall be forgiven on (determined date) unless one or more of the following shall have occurred:

1. Borrower is no longer the legal owner of the property; or
2. Borrower no longer lives at the property as her primary residence; or
3. Borrower has rented, leased or otherwise allowed other parties to reside at or use the property without the express written consent of the city through the Community Development Department; or
4. Borrower has refinanced underlying mortgages/liens and taken cash out of the property without the express written permission of city.

Upon the occurrence of any of the above events, the principal sum shall immediately become due and payable to the Community Development Department or such other place as the city may designate.

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

- |  |        |
|--|--------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed  | 92,576 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0      |
| 3. The amount of surplus funds from urban renewal settlements  | 0      |

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4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>92,576</b>

**Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

**Discussion**

