



**CITY OF ATTLEBORO,
MASSACHUSETT**

**COMMUNITY DEVELOPMENT BLOCK GRANT
PROGRAM**

PROGRAM YEAR 2023

Action Plan

Cathleen DeSimone, Mayor

Completed by:

Dorothy Brissette, Community Development Director

Annual Action Plan
2023

1

Executive Summary

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

1. Introduction

The City of Attleboro will continue to focus CDBG Funds on addressing the needs of low to moderate income residents. During Program Year 2023, CDBG funds will support the City's housing rehabilitation program, support various social service agencies, and the removal of barriers. The balance of CDBG-CV will continue to support individuals, families and businesses affected by the pandemic.

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.

It is expected that during Program Year 23, CDBG funds will support up to 500 individuals and families through the funding of social service agencies, remove barriers and continue to support the City's housing rehabilitation program.

3. Evaluation of past performance

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

Program 2022 faced a number of challenges throughout the year. As communities continue to recover from the pandemic, Attleboro experienced a delay in the start/completion of rehab activities. The city determined that it will continue its efforts to promote the housing rehab program in an effort to provide decent affordable housing. We will continue our efforts by advertising the availability of funds, targeting low-income neighborhood and soliciting contractors to participate in the program.

In addition, the City had expected to serve 15 families with emergency rental and mortgage assistance through the use of CDBG-CV funds. The program was launched late fall and 11 families have been served to date. The average amount assisted is less than the program had expended. As a result the City will have an excess of CDBG-CV funds available to reprogram. The OCD placed an ad in the local paper and on the City's website and social media page requesting proposals on the reprogramming of CDBG-CV funds. Proposals were reviewed and efforts will be shifted to providing additional funds to social service agencies.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

A notice was placed in the local paper, on the City's web site, and emailed to various interested parties requesting input on the use of CDBG funds. A public needs meeting was held in person on January 19th, 2023 and applications were made available with a submission deadline date of February 22, 2023. 4 applications were received for the support of social services and one application was received for the removal of a barrier. It was also expressed there should be continued support of the City's housing Rehab program. Applications were reviewed by a 3-person committee and the proposed budget was place in the local paper, on the city's social media platform and emailed. A public City Council meeting was held on April 4, 2023 and said budget was presented during a televised public meeting. The city accepted comments on the proposed budget through May 8, 2023. No comments were received. City council voted to approve the budget and the submission of the plan as presented on April 18, 2023.

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.

During the public needs meeting, the overall consensus is that Attleboro is lacking decent affordable housing and economic opportunity. There was an importance emphasized on the continued support of social service agencies, and the continued need of improvements in some of the City's lowest income census tracts.

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

There were no comments received during the comment period that were not accepted

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		Office of Community Development

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Dorothy Brissette Community Development Director
Office of Planning & Community Development
77 Park Street
Attleboro, MA 02703

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

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 Office maintains a long-standing relationship with many agencies and organizations within the City that have knowledge of the housing needs, of the City’s population and clients they serve. They also have knowledge of the City’s economic development needs. Additionally, agencies have demonstrated particular concern for the human service needs of the City’s low-income population. The CD Director attends various social service meetings and is a member of a number of non-profits boards as a method of having a direct pulse on the community's needs and how block grant funds can be used to address those needs. Regular communication is imperative with City departments including but not limited to the Veteran's Office, the City's Social Service Agent, the Council on Aging Director, and the Attleboro Housing Authority in successfully addressing the needs of some of the City's most vulnerable residents.

In addition to its own efforts to gather information for the City of Attleboro’s Action Plan, the Office of Community Development is fortunate to be able to access information compiled by the Greater Attleboro Taunton Home Consortium (GATHC) Five-Year Plan, and the City's Capital Improvements Plan. Throughout this document the reader will find data and recommendations based upon the results of these efforts.

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 CoC identified individuals and families (both sheltered and unsheltered), who were chronically homeless, using a one night census of both sheltered and unsheltered homeless people, along with documentation from administrative records. The City also underwent a Point In Time Count of unaccompanied youth. This is the first time in the history of the data collection in which The Continuum of Care process identified 222 individuals (208 sheltered and 14 unsheltered), who were chronically homeless at a single point in time based on the one-night census of both sheltered and unsheltered homeless conducted in 2014, with further documentation from administrative records. Of the data collected, approximately 85 children under the age of 18 are documented as living in a shelter. The Continuum uses the following definitions for emergency and transitional housing:

Emergency Shelter: “A supervised public or private facility designed to provide temporary living accommodations to persons (individuals and families) who lack a fixed, regular and adequate nighttime residence, for which they pay no rent or fees”. Given HUD’s definition, families placed by the state in

motels are being counted as in emergency shelter. However, the Continuum deems this a completely inappropriate response to family homelessness and these families are a top priority for relocation to more appropriate settings

Transitional Housing: “A longer-term residence (up to 24 months) for individuals or families coming from emergency shelters, or having no fixed, regular nighttime residence”. These programs are designed to offer appropriate case management and supportive services to prepare residents for transition to permanent housing and independence in the community. Residents may pay program fees.

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

The City of Attleboro is not a direct recipient of ESG funds.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	ATTLEBORO COUNCIL ON AGING
	Agency/Group/Organization Type	Services-Elderly Persons Agency - Management of Public Land or Water Resources Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The CD director conducted a phone conversation with the director of council and aging in reference to some of the challenges Attleboro's low-income seniors are facing. It was indicated that one area of concern was the availability of affordable housing. With Attleboro expecting to see a 60% increase in their senior population by 2030, the availability of affordable housing is becoming more and more demanding. Seniors are finding too hard to maintain their single-family homes both mechanically and financially therefor seeking a more comfortable affordable alternative.
2	Agency/Group/Organization	City of Attleboro- Veteran Services
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	After a brief discussion with the Director of Veterans Services, it was determined that homelessness among veterans is a continued issue. The Office of Community Development will continue to provide incentives to developers and owner investors through the Housing rehab program in an effort to encourage said owners/developers to enter in to an affordable housing restriction specific to persons of 50% of AMI or less.

3	Agency/Group/Organization	City of Attleboro
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The OCD attended various social service meetings during the development of the plan to obtain input from various agencies in attendance to determine the needs of our most vulnerable residents. the main area of concern consistently among the agencies was the lack of affordable housing and much needed social services. As mentioned throughout this plan, the City will to funding its housing rehabilitation initiative in an effort to not only provide decent housing for low income persons, but to increase the number of affordable housing units by including an affordable housing restriction on the rehabilitation of multi unit projects. The City will also so it's ongoing supp port of social services agencies by providing CDBG funds at its maximum capacity.
4	Agency/Group/Organization	City of Taunton
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Broadband Internet access

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Taunton Consulted with several companies in the region including Xfinity and Verizon/FIOS to provide information regarding programs for low income residents via their web sites.
5	Agency/Group/Organization	City of Attleboro- Conservation Commission
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Environmental impact
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The OCD has direct access to the City's Conservation Agent and access to local flood plain data. The Conservation Commission works diligently to ensure that the City's water resources are protected. During the review of each potential project, the OCD will continue to complete an environmental assessment, require flood insurance on projects located near a flood zone and continue to seek guidance from the local commission on the treatment of projects in near flood prone areas.

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

There were no agencies that were not consulted.

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	CCBC	The main objective of the City's 5 year Consolidate Plan is the rehabilitate and increase the availability of affordable housing. one of the biggest areas of concern the CoC has identified is the lack of affordable housing especially to those who are extremely low income.

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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

During the preparation of the PY 2023 Annual Action Plan, the City held two public meetings and advertised a public comment period. The first public needs meeting was held in person on January 19, 2023, inviting the public to provide comment on the use of block grant funds. Various social service agencies and city departments, State and local officials were notified of said meeting through email, direct phone call and an ad placed in the local paper and a notice posted on the city's web site. During said needs meeting, various comments were received for the continued support of social services agencies that provide services in areas that are not limited to, elderly counseling, the support of local food pantries, continues support of agencies that provide credit counseling and English language training. Through conversations with various city departments including the Department of Veteran Services, the Department of Public Works and the Office of Inspectional Services, the general consensus was the same; Attleboro has a shortage of decent affordable housing and is in need of continued public improvements including the removal of barriers to some of the City's lowest income neighborhoods. The Office of Community Development developed the draft plan based on the comments received at the needs meeting and in consultation with various City departments, local non-profit agencies and the Attleboro Housing Authority.

The Second public meeting was a televised City Council meeting on April 4, 2023. A budget including the use of block grant funds and the on going use of CDBG-CV funds was presented to the public during said meeting. Various questions were asked by the council on the general use of funds. A public notice was placed on the City's web site, emailed to interested parties and placed in the Sun Chronicle on March 29, 2023 notifying the public of the mandatory 30-day comment period. The comment period expired on May 8 and no comments were received during the comment period.

Expected Resources

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

Introduction

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	377,482	20,000	0	397,482	0.00	The City of Attleboro will enter program year 2023 with entitlement funds in the amount of \$397,482 available to commit to said initiatives identified in this year's plan. Funds include the City's annual entitlement and projected program income. The City will continue to administer CDBG-CV funds through out the program year assisting those most affected by the virus

Table 3 - 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

By committing \$150,000 to the removal of barriers, the City will be able to expand the use of Chapter 90 funds for street improvements.

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

It is not anticipated that any publicly owned land or property will be used to identify any of the needs identified in the plan.

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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	Affordable Housing	2019	2023	Affordable Housing	City Wide	Affordable Housing Rehabilitation- Single Family	CDBG: \$114,822	Homeowner Housing Rehabilitated: 2 Household Housing Unit
2	Social Service	2019	2023	Social Service	City Wide	Social Service	CDBG: \$57,164	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
3	Public Facility Improvements	2019	2023	Non-Homeless Special Needs	City Wide	Public Facility Improvements	CDBG: \$150,000	Removal of barriers on Orange, Parker and Sixth Street
4	Administration	2019	2023	Administration	City Wide	Administration	CDBG: \$75,496	Other: 1 Other

Table 4 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	The city will continue its efforts to provide decent housing for low-income residents by supporting its housing rehabilitation program. Funds will be provided for not only the administrative support of the program, but most importantly to address any code violations and emergency housing repairs. CDBG funds will be provided to single and multi-family owners in the form for both grant and loan. In addition the City will continue to administer prior years funds committed to this initiative.
2	Goal Name	Social Service
	Goal Description	Funding provided to support various social service agencies including; \$12,000-Literacy Unlimited \$16,694-Council on Aging \$13,200-Recreation Department \$15,000- SouthCoastal Legal Service
3	Goal Name	Public Facility Improvements
	Goal Description	Funding will be provided for the removal of barriers to sidewalks on Orange, Parker and Sixth Street. These Streets are centrally located in the downtown that houses a variety of social service agencies, public entities, public transportation and the Attleboro Senior Center.
4	Goal Name	Administration
	Goal Description	Funding will be provided to support the administration of the block grant

AP-35 Projects - 91.420, 91.220(d)

Introduction

Within the City's fiscal parameters, resources will be prioritized to meet the needs within the geographical areas identified. Given the limits of the CDBG program the City views its overall investment as follows:

- 29% Affordable Housing
- 19% Administration
- 14% Public Services
- 38% Public Facility Improvement

Given the City's total FY'23 allocation of \$377,482 and \$20,000 in anticipated program income for a total available budget of \$397,482 breakdown in terms of actual dollars is as follows:

- \$114,822 for Affordable Housing Incentive & Project Delivery
- \$75,496 for Administrative Support
- \$150,000 for Public Facility Improvements
- \$57,164 for Public Service

The City will continue to commit prior year CDBG funds set forth in prior year plans. In addition, CDBG-CV funds will continued to be committed to those who have been affected by the pandemic

#	Project Name
1	Administration
2	Affordable Housing
3	Social Service
4	Street Improvements- Removal of a Barrier

Table 5 – Project Information

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

During the various meetings with public entities, social service agencies, data collected from an on line survey, a public needs meeting held on January 19th, and information collected from the City's Capital Improvement Plan, it was determined that the specific areas identified in the Consolidated Plan were some of the top areas of concerns expressed. The City's lowest income residents need ongoing services, the availability of affordable housing and access to improved facilities to be successful active members of society.

AP-38 Project Summary

Project Summary Information

1	Project Name	Administration
	Target Area	City Wide
	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	CDBG: \$75,496
	Description	Funding provided for the administrative support of the block grant
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	n/a
	Planned Activities	Funds are provided of the administrative support of the block grant program

2	Project Name	Affordable Housing
	Target Area	City Wide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$114,822
	Description	Funding will be provided for housing rehabilitation of up to 2 activities. Funding will also be used for program delivery support. The City will continue to support the emergency housing rehab program with prior years funds
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is expected that up to 2 single family homes will be assisted with an average cost of approximately \$50,000 per activity. Emergency rehab assistance will be provided to address issues of code where households would be in immediate danger. Its expected 2 to 3 emergency cases will be assisted with prior year funds
	Location Description	Funds will be distributed and available to any single-family household that meets the income criteria based on family composition.
	Planned Activities	CDBG funds are made available in the grant and loan form to be determined by the amount of funds needed to address violations of code, energy efficient matters and emergency activities. Additional funds will be provided for project delivery. Said positions including the contracted housing rehab specialist, housing administrator and a portion of the CD director will provide direct support to each individual activity funded through this initiative

3	Project Name	Social Service
	Target Area	City Wide
	Goals Supported	Social Service
	Needs Addressed	Social Service
	Funding	CDBG: \$57,164
	Description	Funding will be provided to support 4 social service agencies addressing the needs of some of the City's lowest income residents.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 400 low-income Attleboro residents will be provided with services including but not limited to, prescription health care plan support, career council specific to non-English speaking residents, support of a teen drop-in center in one of the City's lowest income block group, and legal representation for those facing housing issues
	Location Description	Though funds will be distributed City wide, most agencies are located within the downtown housing some of the City's lowest income census tracts and block groups.
	Planned Activities	As the social service incentive it capped at 15% of the City's PY 23 Allocation of \$377,482, plus 15% of the prior year's program income collected, \$57,164 will be distributed to the following agencies; \$12,000- The Literacy Center \$16,940 Attleboro Council and Aging \$13,200- Attleboro Recreation Center \$15,000- Southcoastal Legal Services

4	Project Name	Street Improvements- Removal of a Barrier
	Target Area	City Wide
	Goals Supported	Public Facility Improvements
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$150,000
	Description	Funding will be provided for the removal of a barrier to sidewalks located on Orange, Parker and Sixth Street.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Said sidewalks are located near the downtown where a variety of social services agencies, public buildings and the senior center is located
	Location Description	Barriers will be removed from Orange, Parker and Sixth Street
	Planned Activities	Barriers will be removed and made accessible to Orange, Parker and Sixth Street

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

While the City will continue to serve all its residents, priority will be given to its low- and moderate-income census tracts, blocks, and neighborhoods. The city has defined a Neighborhood as: A geographic sub-area within a city that may be defined by tradition, period development, or sub-division patterns. Neighborhood boundaries may include major streets or other physical features. Neighborhoods may be: established and stable, established and redeveloping, developing, or new. Neighborhoods that use to be self-contained, where folks lived, worked, and played in the neighborhood have become less defined.

Boundary Lines: East Side

Characteristics: Multifamily dwellings - have developed over the years from Family owner occupied to absent landlords, revolving back to owner occupied, however more short term.

Major Assets: Briggs Pool and Playground, Recreation Center, Peter Thatcher, Sturdy Hospital Auditorium & Fields at Peter Thatcher School,

Needs: More programs & longer hours at recreation center, Briggs pool repair, more resources allocated to the East Side, sidewalks need repairing, and litter is a problem.

Boundary Lines: Downtown

Characteristics:

Needs: Vision for the future; Encourage Redevelopment; employment, housing, and food, place where people can live, work and play, Streetscape program needs to continue. Additional Parking: Signage on existing parking areas

Major Assets: City Hall, the Police Station, Fire Station, Sturdy Hospital, YMCA Art/Industrial/Women at Work Museums, DAR House, Blackinton Inn, and Balfour River walk, Jewelry Outlet, Churches.

Geographic Distribution

Target Area	Percentage of Funds
City Wide	70

Table 6 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Though funds are allocated and will assist low to moderate income residents as a whole, low income residents are concentrated in the downtown neighborhoods and two primary census tracts within the boundaries described above. Investing in the rehabilitation of housing, creating of affordable housing, providing services and providing economic opportunities with primary focus on businesses in the downtown will enrich the lives of said residents.

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

Introduction

Through various consultations with agencies throughout the City, which specifically work with low income persons/families, and through consultation with the City's own Veteran Services Department and the Attleboro Housing Authority, the one common expression of concern is the lack of affordable housing especially to the City's fast growing elderly population and the availability of family housing. Low-income tenants are paying more than forty percent (40%) of their gross income in housing costs. It is expected that with the recent pandemic, that tenants and homeowners will be at risk of eviction and foreclosure. Not only has the city sent aside CDBG-CV funds to support rental and mortgage assistance to those affected by the virus, The City will provide funding to South Costal Legal Services to provide legal counsel to those facing eviction or foreclosure. A continues effort will be made to increase the number of available affordable housing units by requiring multi-family homeowners who utilize the rehab funds for rental units to enter in to a rent regulatory agreement. Units are set aside for a minimum of fifteen (15) years for tenants whose income in below eighty percent (80%) of AMI.

The Analysis of Impediment to Further Fair Housing was completed on February 22, 2019 for the consortium. The below describes how the City will attempt to development decent affordable housing.

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

The City will continue to provide funding for the Housing Rehabilitation Program offering attractive grants and low interest loans options to owner investor's in an effort to increase the number of affordable units. In program year 2023, the Office of Community Development will continue to advertise the availability of CDBG funds through the use of lawn signs when working on a project, notices placed in the resident's water bills, continue its ongoing relationship with the Senior Center addressing the need for larger rehab projects the senior repair program cannot manage, continue to reach out to multi-family property owners of dilapidated properties in exchange for rent regulated affordable units for a period of fifteen (15) years and work closely with the City's Health Department and Inspection Services in informing residents with code violations of the availability of CDBG funds. In addition to our efforts, the OCD will continue to include fliers advertng the availability of funds with resident water bills. In addition the OCD will survey the city's low income block groups to asses the quality of housing.

The Greater Attleboro/Taunton HOME Consortium, uses HOME funds through various Community Housing Development Organizations (CHDO) to develop affordable housing HOME funds are also used to provide closing cost and down payment assistance to first time homebuyers. On average 2 families

per year utilize HOME funds for the assistance of purchasing their first home.

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

Actions planned to address obstacles to meeting underserved needs

The City will continue to fund social service non-profit agencies at the maximum fifteen percent (15%) of entitled funds, and fifteen percent (15%) of any program income collected in previous years. As a recipient of CDBG-CV funds, the City has set aside emergency housing assistance funds for those financially affected by the pandemic. Funds will support up to 6 consecutive months of rental or mortgage payments to low-income Attleboro households. Said assistance is an effort to present homelessness as a result of the pandemic.

In an effort to address housing issues of persons who are fifty percent (50%) of AMI or less, the City, through its housing rehabilitation program will continue to offer a higher percentage of grant versus loan to owner investors who are willing to enter into an affordable housing restriction specifically for persons of this income level.

Actions planned to foster and maintain affordable housing

Through the Housing Rehabilitation program, the City will continue to offer attractive incentives to owner investor's in an effort to increase our affordable housing inventory. Affordable rent regulatory restrictions are placed on rehab assisted projects for a minimum term of fifteen (15) years. Income recertification and minimum housing quality inspections will be completed on an annual bases to confirm not only that tenants are not paying more than thirty percent (30%) of their income or no more than the maximum rent amount, whichever is less, but to also confirm that low income residents are residing in decent affordable housing that meets minimum housing standards.

In Program Year 2023, funds are set aside to address emergency code violations to 3 single family properties. Funds under \$5000 distributed will be offered as a grant. The distribution of funds for activates over \$5,000 will be assessed based on the household's income composition.

Actions planned to reduce lead-based paint hazards

During the inspection of housing units Eligible through the Rehab Program, the Rehab Consultant will do a visual inspection for chipping paint. If the proposed rehabilitation work will, disturbed painted surfaces and the property was built prior to 1978, a lead inspection will be ordered. If it is determined that the property has lead, the Housing Program will offer additional funding for the abatement of lead.

MassHousing's *Get the Lead Out* program provides financial assistance with lead based paint abatement. First-time home buyers, low and moderate-income homeowners and investors are all eligible to apply. However due to insufficient funds, the State has recently limited the eligibility to properties which have an occupant who has been diagnosed with lead-poisoning and who is enrolled in

the case management system of the Department of Public Health. Consequently, lead abatement efforts are limited in scope and insufficient to meet the identified needs of the City. Therefore, the Office of Community Development has modified its policy to include lead abatement for homes with children under the age of six, as a priority under its rehabilitation program. Prior to this change the Office of Community Development would only undertake a lead abatement project as part of a larger rehabilitation project on any home where lead existed. Below are additional actions that will be taken to reduce lead-based paint hazards in the Attleboro area:

- Encourage the Attleboro Department of Health to provide local information booklets and outreach programs to make residents aware of lead based paint hazards and to generate referrals for lead based paint identification and abatement.
- Increase awareness of the MassHousing *Get the Lead Out* program.
- Encourage code enforcement which can lead to homes being de-lead.
- Continue to address lead contamination during the course of the Attleboro Office of Community Development's rehabilitation activities.
- Create a special pool of funds to address lead abatement through the HOME Consortium.

Actions planned to reduce the number of poverty-level families

The City will also continue to provide financial support to various social services agencies that provide services to residents in need of economic growth. Some services provided include and are not limited to career counseling services, and English classes to non-English speaking residents. By providing said services, we are ensuring that some of our most vulnerable residents receive the essential tools needed to successfully support themselves and/or their families.

Through the support of social service agencies, low income non- English speaking residents have the opportunity to take advantage of free literacy and English classes, computer, conversation English, citizenship and career counseling classes which in return will open up more job opportunities.

Actions planned to develop institutional structure

Under the current institutional structure, the Office of Community Development develops the PY'23 Annual Action Plan and it is reviewed by a three person committee including the Community Development Director, Planning and Development Director and the Mayor. The final plan including the distribution of funds is presented during a public Municipal Council meeting. The Municipal Council then votes on the approval of the plan and authorizes the Mayor to submit the plan to the Department of Housing and Urban Development of behalf of the City. The Block grant program is then administered under the direct supervision of the Community Development Director with technical support provided by a Rehabilitation Consultant and a Community Development Administrator. Additionally, the Office of Community Development works with various City departments to administer its programs. Payment to

subrecipients and reimbursement of payments with CDBG funds are processed and monitored in collaboration with the City Auditor and the City Treasurer.

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

The Attleboro Housing Authority has been operating the Family Self Sufficiency Program for almost ten (10) years. The program has grown from a single-authority program with five (5) participants into a partnership between Attleboro, Mansfield, Dedham, Norwood and Milford housing authorities and has eighty (80) participant families in FY2021. Attleboro manages the program and employs one (1) fulltime Case Manager to oversee the workload of the collaborative. The four (4) other participating authorities have contact personnel on board to help assist families in the program. The purpose of the Family Self Sufficiency Program is to promote local strategies to coordinate the rental subsidies program, provide training and services that will enable participant families to obtain employment that leads to economic independence. The program also strives to reduce a low-income family's dependency on welfare assistance, Section 8, public, or any Federal, State or local rent and/or home ownership subsidy. A portion of the HUD subsidy attached to each family participant is allowed to build in the form of family assets through the use of a Family Self Sufficiency escrow account. Upon graduation from the program and completion of the family's program contract, the funds in the escrow can be released to the family and used for purposes related to continuing to achieve economic independence by obtaining employment that pays a living wage. It is imperative that we obtain public and private supportive services to accomplish our program goals. Our Case Manager ensures that families are linked to training and services that will enable them to develop skills needed to achieve economic self-sufficiency. The program attempts to ensure that Family Self Sufficiency escrow accounts are established and properly managed for families. The goals of this program are in concert with the Affirmatively Furthering Fair Housing requirements of HUD. The Case Manager builds partnerships with employers and service providers in the community to help participants obtain jobs and services. The manager also works with the Program Coordinating Committee to secure commitments of public and private resources for program participants. Participants' progress is monitored and evaluated. All attempts are made to leverage shared resources, avoid duplication of services and improve access and service delivery for Family Self Sufficiency participants. The Attleboro Housing Authority (AHA) will continue to pursue initiatives that will allow it to partner with the City and other supportive organizations in order to reach its tenant support and development program goals. Plans by the Board of Commissioners to form a Community Housing Development Organization, or CHDO, to attract HOME and CDBG funding to development opportunities in the area has been delayed. During the coming year, the AHA is expected to refocus on the development of housing for low- and moderate-income families. The AHA is looking to engage the services of a consultant and developer to help formulate plans for funding Federal Section 202 projects. These funds may be used to rehabilitate existing elderly and handicapped units, and the potential conversion of existing family public housing into larger, rehabilitated properties containing additional family units.

Program Specific Requirements

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

Introduction

It is expected that the City will continue to support CDBG eligible activities with the of unprogrammed program income funds.

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

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.	80.00%

Discussion

Even with challenging times related to the pandemic, the City was able to not only meet its expenditure timeliness test.