

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

U.S. DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT

PROGRAM YEAR 2015 CAPER

JULY 1, 2015 – JUNE 30, 2016

CITY OF ATTLEBORO, MASSACHUSETTS



The Honorable

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MAYOR

Prepared By

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CR-05 - Goals and Outcomes

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

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

The Goals outlined in Program Year 2015 were as followed:

1. To improve the physical condition of the housing stock occupied by low and moderate income households through the rehabilitation of 2–3 single families;
2. Increase the availability of affordable housing by creating 6–8 affordable rental units;
3. Create jobs through the provision of loans and grants to 2 businesses;
4. Promote self–sufficiency for families and individuals by providing funding to 6 organizations that provide public services;
5. Increase the accessibility of public facilities with the removal or barriers.

Please see attachment A for activity details and accomplishments

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Non-Housing Community Development	CDBG: \$	Other	Other	5	2	40.00%	1	1	100.00%
Economic Development	Economic Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	0				
Economic Development	Economic Development	CDBG: \$	Jobs created/retained	Jobs	20	0	0.00%			
Economic Development	Economic Development	CDBG: \$	Businesses assisted	Businesses Assisted	10	0	0.00%			
Housing Rehabilitation	Affordable Housing	CDBG: \$	Rental units constructed	Household Housing Unit	0	0				
Housing Rehabilitation	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	40	33	82.50%	6	31	516.67%
Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	15	15	100.00%	3	3	100.00%
Housing Rehabilitation	Affordable Housing	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Housing Rehabilitation	Affordable Housing	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	

Public Facilities Improvement	Public Facilities Improvement	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4700	5272	112.17%	4700	5272	112.17%
Public Services	Non-Housing Community Development Public Service	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	600	785	130.83%	600	785	130.83%
Public Services	Non-Housing Community Development Public Service	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted						

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

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

Though is program year was focused on increasing the number of affordable housing units by imposing an affordable housing restriction through the City’s housing rehabilitation program, the OCD assessed that funds would best be used in the continued construction of accessible sidewalks abutting a newly renovated park in one of the City’s lowest income census tract. a public notice was placed in the local paper on March 8, 2016 transferring \$200,000 from unobligated Housing Rehabilitation funds to the construction of handicapped accessible sidewalks to Parker Street, Pearl Street and School Street.

The housing rehabilitation program exceeded it’s set goal of assisting 2 to 3 single family units with emergency rehab work including by not limiting to the replacement of dilapidated roof, the replacement if heating and installation of wired smoke and carbon detectors. Funding was also provided for the rehabilitation of one multi-family project capturing an affordable housing unit for the term of 25 years. In addition to the newly rehabilitation affordable housing unit, program year 2015 funds were also set aside for the installation of energy efficient windows to 30 elderly and disabled state housing units. Partnering with the Housing Authority in said project allowed for the housing authority to leverage

additional state funds in the current program year that would otherwise only be made available in the next program years.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	5520
Black or African American	227
Asian	243
American Indian or American Native	5
Other/Multi	97
Total	6092
Hispanic	544
Not Hispanic	5548

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

Narrative

The City has seen an increase in diversity in our community. Though over 81% of demographics reported show the primary race to be white, the percentage of Black, Asian and Hispanic, a linguistic minority has increase from 10% to 20% since the completion of the Program Year 2014 CAPER. The other 4% is a composition of multi, other and American Indian. Of the over 6,000 Attleboro residents served through the use of block grant funds. In the funding of various social service activities, it is reported that 33 countries are represented by Attleboro residents. The City has also increased its efforts in assisting persons with disabilities. Approximately 4700 residents with mobility and or sensory impairments received improved access to public facilities including access to newly installed handicapped accessible sidewalks.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		891,822.61	570,984
Other	Public Housing Capital Funds	4259507.00	
Other	State Public		
Other	State Public Admin	0	

Table 3 – Resources Made Available

Narrative

The Attleboro Housing Authority will continue with the modernization of affordable units as part of its 5 year plan. The OCD will continue to work closely with the housing authority in the rehabilitation of housing in an effort to leverage additional state funding.

The City continues to apply for and receive various grants in an effort to prevent teen violence, clean up contaminated sites in an effort to develop housing or public transit, restore and construct public walkways, and the continue support of various senior services, including but not limited to offering real estate tax and waste removal exemptions. During program year 2016, the City received and expended over \$3,650,000.00 in grant funds offered over approximately \$62,000 in tax exemptions.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City Wide	60	20	funds targeted to all low income residents of the City
Downtown	40	80	

Table 4 – Identify the geographic distribution and location of investments

Narrative

During program year 2015 80% of block grant funds expended were used for the construction of sidewalks, rehabilitation of homes, creation of affordable housing and funding of public services activities located in the downtown. Though block grant funds will continue to support low/moderate income, persons/families and initiatives through out the city, the 2010 census data reflects a high concentration of low/moderate income residents in the downtown, therefore the OCD anticipates a continued increase of block grant support in the downtown.

Leveraging

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

Being an entitled community, the Office of Planning and Development (OPD) was able to obtain additional state and federal funds for the continued development of some of the City's lowest income neighborhoods. Through the Department of Planning and Development, the City used \$100,000 in committed block grant funds to leverage a \$1,134,000.00 in state grant funds through the Commonwealth's Gateway Cities Programs Program for the construction of a fully accessible walking path along the City's 10 mile river.

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units		
Number of non-homeless households to be provided affordable housing units	36	31
Number of special-needs households to be provided affordable housing units		
Total		

Table 5- Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	30	30
Number of households supported through the production of new units	2 to 3	1
Number of households supported through the rehab of existing units	3	3
Number of households supported through the acquisition of existing units		
Total	34-36	34

Table 6 - Number of Households Supported

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

Through the use of block grant funds, the City was able to create one (1) new affordable housing rental unit, assist in the rehabilitation of thirty (30) existing affordable rental units, and the rehabilitation of three (3) existing single family units. Most units served include individuals who are elderly or disabled. The OCD met its goals of creating and rehabilitating affordable housing units as well as the rehabilitation of single family units. The City is in line to exceed its projected outcomes and outputs goals for the term of the strategic plan.

Discuss how these outcomes will impact future annual action plans.

Due to the rehabilitation of 30 units through the Attleboro Housing Authority, the City has meant it's affordable housing units goals by more than 100%. It was projected that during program years 2014 through 2018, the OCD would assist 6 to 8 units per year for a total of approximately 30-48 units. In program year 2014, 1 multi-family unit was assisted with block grant funds yielding in 1 new affordable housing unit. By assisting the Attleboro Housing Authority, the City has secured 30 existing affordable state housing units for the term of 15 years meeting our goal for the 5 year plan period.

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

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	1	0
Moderate-income	3	0
Total	4	0

Table 7 – Number of Persons Served

Narrative Information

The OCD is still waiting on income information for the 30 Housing Authority units rehabilitated, but tenants of said units are elderly and disabled and presumed income eligible.

Of the units assisted through the single and multi-family rehabilitation activities, 4 of the 5 units were occupied by persons of 80% of AMI or less, one unit being below 50% AMI. 3 units occupied by persons who were white, 1 black and 1 Hispanic. 2 units were occupied by disabled persons and 1 the rental unit occupied by a female head of household.

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

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

When addressing the needs of chronically homeless people, the City's approach includes outreach, assessment, prevention, case management, and housing is needed. The City of Attleboro is part of the Greater Attleboro Taunton Coalition for Homelessness (GATCH), a regional network of homeless providers who address the challenges of chronic homelessness including those of families with children. Consortium members share regional information and cooperate to implement innovative strategies that help reduce homelessness. During PY'15, the consortium worked to provide an array of services, including a Family Resource Center that provided temporary residential housing and placement services for homeless families. While housing linked to stabilization efforts and community-based services helps to ensure successful tenancies, permanent supportive housing remained a high priority for the chronically homeless population.

Addressing the emergency shelter and transitional housing needs of homeless persons

During program year 2015 the City approved an increase in emergency shelter beds from 10 beds to 12. Emergency Shelter is provided for the chronically homeless during the cold months of November through April at Stain Alliance church.

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

As part of the City's efforts to address the need for housing specifically to individuals and families of 50% or AMI or less, the OCD developed new program guidelines for its Housing Rehabilitation Program. An increase in program funds to multi-family rehab projects in exchange for affordable housing units, for the term of 15 years or greater, specifically designated to individuals and families of 50% AMI or less will provide much needed housing for this severely underserved population. Through the use of Neighborhood Stabilization Program funds, the City was able to create 11 new affordable housing units of which 6 units are designated to individuals and families of 50% of AMI or less. The OCD will continue to encourage owner investors to participate in the housing rehabilitation program in an effort to increase the number of affordable housing units.

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

Increasing the affordable housing stock is the most direct way to address affordability. More affordable homes, means more competition and lower housing prices. The OCD's housing rehabilitation program works with multi-family homeowners to renovate properties and create affordable rental units by:

1. Preserving privately owned housing stock currently occupied by low and moderate income households;
2. Prioritizing CDBG resources for residents paying more than 35% of their income for housing;
3. Working with public and private developers to renovate multi-family properties that will yield affordable rental units.

Eligible Attleboro residents may access funds for rehabilitation of existing homes through the CDBG program or the construction of new homes through the HOME program. The OCD supports affordable housing and advocates for the integration of affordable housing into all neighborhoods to avoid concentrations of low income households into specific areas within Attleboro.

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

Actions taken to address the needs of public housing

During Program year 2015, the OCD provide the Attleboro Housing Authority with grant assistance for the replacement of windows with new energy efficient windows at 4 Hodgest Street. Hodges Street houses more than 60 Elderly and disabled persons. Through this assistance, the City is able to secure 30 affordable units for the term of 15 years.

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

Public meetings are held at the housing authority main office. Tenants are notified in multiple language of said public meetings and the main office is handicapped accessible. Residents are encouraged to participate and provide comments or concerns.

The Housing Authority's board is complied of representative of low income programs and housing including a resident of affordable housing.

Actions taken to provide assistance to troubled PHAs

No actions are necessary at this time as the housing authority is not facing any issues.

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City of Attleboro has a very liberal approach to affordable housing and the construction of affordable housing, with no limits set on land use or freezes of building permits specific to the development of housing. The City allows for the development of duplex units in general residence zones and also provides developers with a density bonus in the creation of affordable housing through its open space residential ordinance.

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

The City has two forms of incentives:

1. One is through the utilization of the HDIP program through the Gateway Cities Program; this is an oversimplification of the program, but in any event, the City may participate on a case-by-case basis in the Gateway Cities Program's Housing Development Incentive Program (HDIP) which is in essence tantamount to the Commonwealth's EDIP, which is the Economic Development Incentive Program; the HDIP allows a Gateway Cities community to give a tax incentive to a developer who develops affordable housing;
2. A second is the Open Space Residential Development – Affordable Housing; this is the City's zoning ordinance that offers a density bonus to a developer who proposes to create affordable housing in a subdivision; for example, if a development site yields 25 single-family houses in a traditional subdivision layout, the OSRD-Affordable Housing provisions offers a density bonus such that it give a developer five more houses (for a total of 30) provided that three of the 30 units are set-aside perpetually as affordable; so ultimately, in this mock example, a developer would get to construct two more market rate houses for a total of 27 (instead of just 25) and gets to build and profit off three additional affordable houses – for a total of 30 instead of just 25.

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

Visual inspections are completed during the housing quality standard inspection performed by the Rehab Specialist. During this time, if it is noted that if painted surfaces will be disturbed during proposed rehabilitation work, or if there is any visual chipping paint, a lead inspection is completed by a licensed lead inspector. If lead is found, funding is provided through the rehab program for the abatement of said lead. During program year 2015, one multi family property received funding for the abatement of lead.

Continued efforts on the City's part is being made to become a lead agency for the MassHousing's *Get the Lead Out* program. The Get the lead Out program provides financial assistance with lead based paint abatement to families whose income exceeded 80% of AMI. First-time home buyers, low and moderate-income homeowners and investors are all eligible to apply.

The OCD's lead abatement policy prioritizes lead abatement for homes with children under the age of six (6) and on rehabilitation projects in which painted surfaces will be disturbed. Below are actions that have been taken to reduce lead-based paint hazards in the Attleboro area:

1. Encouraged the Attleboro Department of Health to provide local information booklets to make residents aware of lead based paint hazards and to generate referrals for lead based paint identification and abatement;
2. Increased awareness of the MassHousing *Get the Lead Out* program;
3. Encouraged code enforcement which has lead to homes being delead
4. Continued to abate lead contamination when it is discovered during the course of the OCD's rehabilitation activities;
5. Encouraged property owners to make affordable housing available for low and moderate income households by assisting with lead contaminant removal.

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

The City will continue to fund various public service agencies in areas not limited to providing funding for childcare vouchers enabling families to work, continued support for English as a second language classes and one on one tutoring sessions to immigrant new comers, and assistance in areas of financial management through credit counseling services.

The City will also continue to provide financial assistance to small businesses in an effort to create jobs. During program year 2015, the OCD approved two(2) new micro-business activities. One business decided to locate in a less expensive abutting neighborhood and the other will create 3 part time of 1 full time and 1 part time position prior to the close of calendar year 2016.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

During program year 2015, block grant funds were used to rehabilitate the Literacy Center. Rehabilitation work includes the removal and replacement of existing roof and the replacement of some windows. Said center assists over 500 persons from over 30 countries with adult ESL classes, one on one tutoring and computer classes.

Funding was also provided for the construction of handicapped accessible sidewalks on Parker Street, Pearl Street and School Street. based on the 2010 census data, there are over 4700 persons with a mobility or sensory impairment. Said improvements will allow access to the downtown neighborhoods which include a newly constructed accessible playground and accessible community pool

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

In an effort to encourage coordination between the various housing agencies and social service agencies, the City continues to employ an Social Service Counselor. Said position works as an advocate for city residents facing distress in areas of housing, medical care, and food. Said Counselor attends and coordinates various needs meetings with the Housing Authority, various housing agencies, shelters, food pantries, task forces and social service agencies. The counselor works closely with the clients she serves in not only referral, but the completion of applications, finding temporary shelter and maintaining housing data.

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

The City's through the use of block grant funds has imposed an affordable housing restriction on multi unit rehab projects. There is a significant need for housing for persons of very low income specifically those of 50% of AMI or less and more specific a need for elderly housing. The OCD will offer owner investors looking to take advantage of the rehab program a special financial incentive for those who are will to create affordable units specifically to those of 50% of AMI or less. During the program year, OCD provided funding to one multi-family project in which 1 unit will be made affordable for the term of 25 years. If or when the unit becomes vacant, the OCD will work with the landlord to ensure that proper advertisement meets the fair housing guidelines and every effort is made to ensure impediments are removed.

The OCD will also continue its efforts to create additional family housing through the rehabilitation of multi family homes with 2 or more bedrooms. According to the 2010 census data, approximately 35% of Attleboro's housing stock is of 2 apartments or more. The OCD will continue to reach out to multi-family owners with properties in need of rehabilitation in an effort to capture additional family affordable housing units.

Through the use of Neighborhood Stabilization Funds, the city was able to capture 7 affordable housing units of 2 bedrooms or more.

CR-40 - Monitoring 91.220 and 91.230

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

The OCD's monitoring policy ensures that all of its programs comply with CDBG program requirements. Below is an overview of the monitoring efforts used by the OCD for each of its programs:

Rehabilitation Program Monitoring:

Rehabilitation activities were monitored from the point of application through the completion of an activity. The application process was monitored to ensure all required documentation was collected, proper underwriting occurred, and the applicant, contractor, and activity met all eligibility guidelines and national objectives.

The Rehabilitation Specialist completes an onsite inspection, prepares estimates prior to issuing requests for quotes. OCD staff meet and discuss required rehabilitation to ensure that all work proposed is a violation of code and indeed needs to be addressed. The Rehabilitation Specialist and Program Administrator attend all pre-quote walk thurs, confirming through sign in sheets that all contractors receive the same information as others. Addendums are emails to all contractors present with a read receipt attachment. Quotes are due by a certain date and time and not opened until said time has passed. all opening of quotes are witnessed by a thrid party. Any quotes received after the deadline are disqualified. Since the contract is between the homeowner and contractor with the City as the finance agent and most rehab projects are under \$100,000, neither a sealed bid nor a public bid opening is required.

Once construction was underway, the Rehabilitation Specialist monitors construction to ensure that it meets the specifications outlined in the scope of work. During construction, the Rehabilitation Specialist follows the procedures outlined below:

1. Periodic site visits are conducted to evaluate progress on construction projects;
2. On the job meetings are held with the homeowner as necessary to provide technical assistance;
3. Monitoring of labor requirements pertaining to Davis Bacon and or State prevailing wages are reviewed when applicable.
4. If compliance issues are discovered, a written letter is forwarded to the contractor expressing the concerns. The contractor is then required to address those concerns within 30 days of the date the notice was sent.

5. With each request for payment, a progress report is required that provides details of the status of the project to ensure that contractors are in compliance with HUD regulations and that the work is being performed according to the scope of work outlined in their contract.
6. The Rehabilitation Specialist reviewed all requests for payment and conducted onsite reviews to ensure that source documentation supported the construction activities undertaken to date. After completing his review the Rehabilitation Specialist forwards a recommendation regarding payment to the Community Development Director. The homeowner is required to sign not only the inspection form agreeing that work completed has been accepted, but is also required to sign the requisition request form agreeing to pay said contractor for work completed. As a third method approval, the checks are made payable to both the contractor and owner requiring the owners signature as a final release of payment.
7. The OCD verifies that all proper building code permits are pulled by the contractor. Once the project is complete, the OCD requires a copy of the building permit signed by the City's building inspectors ensuring that work completed meets code.

Affordable Housing Monitoring:

If an affordable housing restriction is imposed through the use of block grant funds through the housing rehabilitation program, the OCD works closely with the homeowner to ensure proper advertisement of the units at a minimum meet the Fair Housing guidelines and intentionally target the city's low income population. tenant applications are reviewed by the OCD and determined eligible. The owner is required to enter in to a one year lease agreement with said tenant and rents are limited to 30% of the tenants income or to the maximum rent limits determined by HUD.

Annual recertification of tenants income is completed during the term of the affordable period.

Public Facility Monitoring:

Public facility activities will typically be procured through the City's procurement office in an effort to comply with state procurement laws. Bid packages always include Federal language including but not limited to Section 3, Section 504, and Davis Bacon Prevailing wage. Once a bid has been accepted and awarded, preconstruction meetings are held outlining the expectation of the block grant program. routine monitoring of certified payroll documents are completed, and prevailing wage interviews are conducted during the project progress. all payments requests are not only approved by the project manager, but by the Community Development Director.

Social Service Monitoring:

All social service agencies receiving block grant funds are monitored annually for the timeliness of expenditure and the compliance goals and objectives outlined in the contract. Financial documents are also reviewed ensure that CDBG funds are only expended on activity outlined in contract as well as a method of ensuring that the agency isn't request reimbursement for the same expenses from various sources of funding.

If it's determined that during the monitoring process, there are further corrective actions that need to be taken, said agency is noticed of said monitoring results and able time is given to address said actions. The agency is then again monitored on a separate occasion during the program year o ensure compliance.

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

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

On September 14, 2016 the OCD placed an ad in the Sun Chronicle, a local paper notifying the availability to comment on the CAPER. A draft CAPER was made available on the City's web site, at the Office of Community Development and at the Attleboro Public Library. No comments were received hindering the submission of the CAPER. An effort was also made to contact various social service agencies, city departments, and notices placed in the public library, notifying them of the availability of said plan. Again no comments were received.

CR-45 - CDBG 91.520(c)

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

During Program Year 2015, the majority of previous year's funds were set aside for the purpose of rehabilitating and creating affordable housing units. It was determined in the late winter of 2016 that unobligated funds would be best suited in the construction of handicapped accessible sidewalks on some of the city's lowest income and heavily populated streets such as Parker Street, School Street and Pearl Street. Said construction of said sidewalks is a continuation of neighborhood renovation which includes a newly constructed and accessible park. A legal notice was placed in The Sun Chronicle on Tuesday, March 8, 2016 starting the 30 day comment period for the transfer of \$200,000 from the unobligated rehabilitation funds to public facility improvements more specific the construction of handicapped sidewalks on Parker, School and Pearl Street. Various social service agencies, departments and city counsel members were notified of said transfer of funds. No comments were received and funds were transferred to said project. During the five year strategic plan, it was indicated that 1 public facility improvement project would be completed during each year

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

Yes

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

During PY15, ES&M operated the kerosene recovery system to remove as much kerosene as possible from the water table. In March and April 2016, we collected >40 soil samples to characterize soil that will be removed during redevelopment so that cost-effective disposal alternatives could be evaluated. Soil samples were also collected to characterize impacted soil for disposal during excavation work in August 2016 (PY16).

\$122,641.65 was spent during FY15 All fees were paid under the MassDevelopment grant.

American MetalCraft During PY15, a soil remediation system was installed to begin the process of remediating shallow soil in the courtyard area. ES&M also completed one chemical injection event to address solvents in groundwater. Since the EPA cleanup grant amount is insufficient to complete the cleanup process, the City has elected to sell the property in "as is" condition.

\$44,653.75 was spent during PY15. All fees were paid under the EPA Brownfield grant.

SwankProject During PY15, ES&M assisted the ARA and City with an insurance claim related to indoor air contamination within the Swank building. We conducted a study that supported our claim that eventually led to a favorable settlement.

\$19,738.55 was spent during PY15, paid for by the ARA under their \$25,000 deductible to XL insurance.

Reynolds & Markman During PY15, the ARA was awarded three cleanup grants by EPA. ES&M completed the required administrative and public involvement tasks, and prepared the necessary reports to MassDEP to start the cleanup process. The cleanup of Area 1 will commence in October 2016.

\$32,583.64 was spent during PY15. All fees were paid under the EPA Brownfield grant.

Attachment A

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

Rehabilitation Activities:

The OCD achieved its rehabilitation activities goals during PY'15:

Housing Rehabilitation Single Family- the OCD served three (3) new single family properties during program year 2015. The OCD provided funding for the rehabilitation of three (3) single family homes of which all three (3) received emergency grant assistance. The rehabilitation of said units provided decent suitable living environments by addressing emergency repairs such as the removal and replacement of existing roofs, repairs to existing doors, repairs to existing porches, installation of hand rails, and updating of smoke detectors and electrical. \$32,315.00 in financial assistance was provided in the form of grant. Lead safe practice was used in all cases and painted surfaces were not disturbed. Of the three (3) units served, 2 were occupied by persons of below 50% of AMI with all units being below 80% of AMI, one (1) unit was occupied by a female head of household and of the three (3) units, two (2) units were occupied by persons with disabilities.

During the program year the OCD reviewed 2 additional single family applications. Said applicants were deemed income eligible based on the current AMI threshold. Both unit underwent the housing quality standard inspection and work was deemed necessary to both units. Quote walk thru were completed and contractors selected. The OCD entered into agreement with said applicants in the early July of 2016 and projects will be completed addressing rehabilitation work not limited to roof repair, installation of gutters, and the removal of existing rotted siding by early fall of 2016. Said projects will be funded with Program Year 2015 and prior program year funds.

Housing Rehabilitation Multi Family- The OCD planned on assisting approximately six (6) units through the multi-family rehabilitation program. Three (3) multi-family unit applications were reviewed and two (2) were deemed income eligible. The OCD, completed rehabilitation work including but not limited to the removal of lead, the removal and replacement of existing exterior stairs and landing, renovation work to the bathrooms and some electrical work to two (2) units. Of the two (2) units, one (1) unit is owner-occupied and the second unit occupied by a family whose income is less than fifty percent (50%) of AMI. The owner has entered into a twenty-five (25) year affordable housing restriction with the City. The second approved project underwent the housing quality inspection process, the work write-up was completed, and the contractor's walk thru occurred. Quotes were reviewed and accepted by the Rehabilitation Specialist as well as the Owner. The OCD will enter into contract with the owner for one hundred percent (100%) of the rehab costs including a new roof, hardwiring of smoke detectors and the installation of smoke detectors to two (2) units. Said funds are made available to the owner investor at zero percent (0%) interest in exchange for one (1) affordable housing unit for the term of fifteen (15) years. In addition to the City's rehabilitation project, the OCD funded rehabilitation work to thirty (30) units owned by The Attleboro Housing Authority. All thirty (30) units are occupied by Elderly or disabled Attleboro residents. Rehabilitation work includes the installation of energy efficient windows. In total, \$132,400.00 were expended on said projects.

Housing Rehabilitation Support- Funding was provided to support the administration of the City's housing rehabilitation program and project management of the economic development and public facilities initiative. Expenditures include partial salary of the Community Development Director, partial salary for the Community Development Administrator and to cover the cost of a contracted Rehabilitation Specialist. \$53,020.91 was expended during PY'15.

Economic Development Activities:

There were several inquiries related to the City's Economic Development assistance program, The OCD achieved its goal of providing a loan/grant to one (1) new business. Said project will generate three (3) part time positions for three (3) low income Attleboro residents. Fifty thousand dollars (\$50,000) has been set aside for said project. Said business will be open in the early winter of 2016, with funds fully expended and jobs created by June of 2017. The OCD also funded activity #396 in IDIS in the sum of \$10,000. This activity would have created one full time

position for the low income owner. It was later determined by the applicant that the City's Building code restrictions would result in a significant expense

Furthermore, activity # 391 was offered as a form of remediation to HUD in an effort to transfer expenses from activity #243 and activity #263 which did not meet a national objective. The remediation plan was approved by HUD in March of 2015 and \$183,119.35 in city expenses for the installation of new handicapped accessible sidewalks abutting the newly renovated Briggs Playground were reassigned from activities 243 and 263 to activity 391. Once all expenses were reassigned, activities 243 and 263 were marked as cancelled and activity 391 was closed.

Public Facilities Improvements:

The City continues its efforts to improvement public facilities through the removal of architectural barriers and rehabilitation to public facilities that houses agencies whose primary use is to serve some of the city's lowest income residents. The following activities were funded with program year 2014 and program year 2015 funds;

Activity # 392- Literacy Center Rehabilitation- during program year 2015, \$65,550.00 in 2014 & 2015 funds were expended for the replacement of existing roof, and windows. The Literacy Center provides ESL classes, one on one tutoring and computer classes to over 500 illiterate adults. This activity was formally procured in February 2016; work began in March of 2016.

Activity # 395- Pearl, Parker and School Street Accessible Sidewalks. Though Program Year 2014 funds were initially set aside for housing rehabilitation activities, the OCD saw minimal rehabilitation projects that required substantial rehabilitation work. The program funded one major rehabilitation activity with the other activities receiving funds for emergency work. It was determined through the evaluation of need that funds would be best suited in the construction of handicapped accessible sidewalks along some of the City's highly used neighborhoods. On March 8, 2016, a legal notice was placed in the local paper starting a 30-day comment period and in an effort to notifying the public that \$200,000 originally set aside in rehabilitation funds would be transferred to a public facility improvement activity. No comments or concerns were received from the public and the OCD entered into a contract with a contractor formerly procured through the City in June 2015. \$173,317.75 in program year 2014 funds were used for the installation of accessible sidewalks and the purchase of materials. Certified payroll documentation was received and Federal prevailing wage rates were verified. Based on the 2010 Census data, there are over 4700 Attleboro residents with a disability.

Public Services Activities:

The OCD promoted self-sufficiency for low and moderate income families and individuals by providing funding to six (6) non-profit social service organizations providing services to Attleboro residents. During Program Year 2015, services were provided in areas of literacy, daycare vouchers, credit counseling, outreach services for seniors, outreach services to kids of low income neighborhoods and protein products for seniors at a local food pantry. \$55,917.33 was expended during PY'15. Funds expended are approximately 14% of the PY'15 entitlement amount of \$374,286 plus program income collected in the amount of \$29,488.62 collected during PY'13. 785 clients were served through the support of said agencies. Of the clients served, 65% were white, 9% black, 15% of Hispanic descent, 7% Asian, 1% of other race, 1.5% of multi race, 1% African American and White and .50% Native American Indian. Overall 88% of those served had income at or below 80% of AMI, with 30% being female head of household, 70% elderly, and 6% reported being disabled. Activity will be completed in early winter of 2016. Of the 500 plus persons benefitting from this renovation the racial composition is as follows; 48% white, 31% of Hispanic descent, 11% Asian and 10% black.