



**City of Attleboro, Massachusetts**

**Community Development Block Grant**

**Program Year 2015 Annual Action Plan**



## **Executive Summary**

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The City of Attleboro through the Office of Community Development will primarily concentrate its use of Community Development Block Grant funds to increase the number of affordable housing units, address dilapidated public facilities who's primary use is the assist low income persons, continue to provide economic opportunity through the development of jobs, and address dilapidated store fronts in the removal of slum and blight.

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

While the City will continue to serve all its residents, priority and CDBG funds 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.

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

The City has had much success with the use of block grant funds in areas of the development of affordable housing through the City's Community Development Housing Rehabilitation Program and the use of Neighborhood Stabilization Funds, and by providing down payment assistance through the use of HOME funds. Other areas of success include the funding of public service agencies in which outcome and output goals not only have been met, but were exceeded and in recent years the creation of jobs by providing financial assistance to new businesses locating in the downtown. In December of 2013, the City underwent an OMG audit which determined the national objective for two (2) outstanding economic development activities were not met, therefore CDBG funds were recaptured. The City has since revised their economic development program imposing more stringent qualification requirements. This will help reduce the amount of funds available to each activity and limit the requirements necessary to meet national objectives.



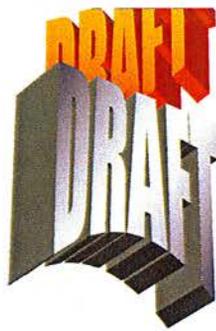
#### **4. Summary of Citizen Participation Process and consultation process**

A legal notice notifying the public of a needs meeting and to solicit proposals was placed on the City's web site, emailed to various departments, and agencies, and placed in the Sun Chronicle, a local newspaper on December 26, 2014. The public needs meeting was held on January 14, 2015 requesting comments from the public on issues related to the development of affordable housing, economic development, infrastructure improvements and social service needs. The public was encouraged to offer input on how the City through the use of block grant funds could address these issues in the upcoming program year 2015 Action Plan. Also, during the public needs meeting, various non profit and city agencies expressed interest in applying for CDBG funds. Applications were made available that evening with an application submission deadline date was February 17, 2015.

As part of the citizen participation process, staff appeared before city council on April 7, 2015 informing the council of the availability of the Program Year 2015 Annual Action Plan. An ad was placed in the Sun Chronicle on Said meeting was televised and a notice was placed in the paper. A draft copy of the Action Plan was made available through the Office of Community Development, the City's web site, the City's public library and at the Senior Center from April 7, 2015 through May 8, 2015. During the weeks proceeding the community development staff met with various City departments and non-profit agencies to obtain further comment on the needs to the community and how block grant funds can be used to address those needs.

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

During the needs meeting held on January 14, 2015 various agencies and city departments expressed the importance of the City's continued support of public service nonprofit groups including areas of legal service. It was also expressed that an issue of concern is that lack of affordable housing especially to individuals within the 50% of median income, transitional housing for the homeless and senior housing for the city's fast growing senior population.



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

No comments were received that were not accepted.

## **7. Summary**

Though the City of Attleboro has made great strides in addressing the needs of its low income population through the development of affordable housing, continued support of micro business, and continued funding of nonprofit social service agencies, the needs of the target population (those below 80% of median income) remain great. The following areas of concern have been identified as priorities;

- Preserve the current housing stock being occupied by low and moderate income households by not only bringing the properties up to meet minimum housing quality standards, but to also address issues of lead contamination, and include energy efficient repairs and appliances when necessary;
- Increase the availability of affordable housing by imposing affordable housing restrictions to multi-family owner investor properties;
- Encourage the use of HOME down-payment funds to increase home ownership.
- Promote self-sufficiency for families and individuals through the creation of jobs and the provision of public services;
- Encourage continued development of the downtown by offering incentives to business owners through the City's Sign and Façade Program.

Considering the relatively small amount of CDBG funds available to the City of Attleboro, it was determined that its resources should be focused in three categories: Neighborhood Revitalization including the creation of Affordable Housing, increasing access to Public Facilities, and Façade Improvements, Economic Development for the purpose of job creation and the provision of goods and services to low and moderate income residents, and Public Services to support individual and family needs.



Given the limits of the CDBG program the City views its overall investment as follows:

- 40% Housing
- 25% Economic Development/Public Facilities Improvement
- 20% Administration
  
- 15% Public Services

During Program Year 2015, the City will attempt to meet the following goals:

- Rehabilitate 2 to 3 single family units;
- Create up to 6 affordable rental units through an affordable housing restriction placed through the rehabilitation of multi-family units;
- Provide funding for public services at the maximum 15% of the City's CDBG allocation each year;

Though no new CDBG funds will be allocated, the City will attempt to meet the following goals using previous year's monies;

- Create 2 to 4 jobs for low and moderate income individuals;
- Implement 1 to 2 public facilities projects to improve access to services for the City's residents.
- 1 to 2 Sign or Façade Improvements to the downtown



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

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

Describe the agency/entity 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	Dorothy Brissette, Community Development Director	Office of Community Development

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The Department of Planning and Development, through its Office of Community Development took the lead in the development of Program Year 2015 Action Plan. In order to ensure that the Plan was a comprehensive document, staff consulted with the Attleboro Housing Authority, agencies that provide housing and related services such as the United Way, various City departments and personnel, including the City’s Social Worker, staff of the Police Department, Veteran’s Department, Council on Aging, Department of Public Works, organizations that provide other needs, such as job skills training, economic development, and child development.



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

### **1. Introduction**

**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.

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. 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 in receipt of ESG funds.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities**

The Community Development staff met with the Executive Director of the Attleboro Housing Authority (AHA) to discuss and share information with regard to the housing and service needs. The AHA prepared its PHA Plan Update and previously provided the Community Development Office with information regarding such plan. The Office of Community Development and the Attleboro Housing Authority are on the Boards of some of public service organizations, i.e., Attleboro Area Coalition for the Homeless, Attleboro Community Council, and the Greater Attleboro/Taunton Coalitions on Homelessness. As part of the consultation/citizen participation process, an ad was placed in the local paper notifying the public and various social service providers, non-profit organizations, CDBG subrecipients, City Departments, City mayor, City Councilmen, Director of Planning and Development and other parties and individuals interested in housing the homeless, and meeting community development needs of a public hearing held of January 14, 2015. Interested parties were encourages to provide comments on such matter. The Office of Community Development also met separately with various Social Service Agencies, such as the United Way and Herbon Food Pantry as an attempt of obtain additional comments and observations of housing and homelessness needs within the Community.



Table 2 – Agencies, groups, organizations who participated

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

N/A



**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?
Capital Improvements Program	City of Attleboro	The Office of Community Development uses the Capital Improvement Program Report to identify the City of Attleboro's goals and as a method of determining how the Block Grant can be used to support those goals. Improvements throughout the city in which CDBG funds can be utilized, include but are not limited to the development of economic growth, improvements of dilapidated public facility structures, who's primary use is to serve the City's low/ moderate income residents , the removal of architectural barriers, and to improve/increase the number of affordable housing units.
Attleboro Housing Authority Plan	Attleboro Housing Authority	The Attleboro Housing Authority completes an Annual plan identifying the affordable housing needs of the community. The Office of Community Development issues this plan to determine how block grant funds can be used to address such need
Greater Attleboro Taunton Home Consortium 5 year Consolidate Plan.	City of Taunton	Said plan is used to determine the need of the region as a whole and how CDBG funds can address those needs specific to Attleboro.
Continuum of Care	GATCH	This plan works in conjunction with the City's plan to address homelessness.

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



**Narrative (optional)**

The Office of Community Development also met separately with various City Departments such as the Department of Public Works, Police Department, Attleboro Council on Aging, Veterans Office, the Social Service Case Manager of the Board of Health, and Building Department. Information collected will be used in the development of the Consolidated Plan.



## **AP-12 Participation – 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**

A legal notice notifying the public of a needs meeting and to solicit proposals was placed on the City's web site, emailed to various departments, non-profit agencies, and placed in the Sun Chronicle, a local newspaper on December 26, 2014. The public needs meeting was held on January 14, 2015 requesting comments from the public on issues related to the development of affordable housing, economic development, infrastructure improvements and social service needs. The public was encouraged to offer input on how the City through the use of block grant funds could address these issues in the upcoming program year 2015 Action Plan. Also, during the public needs meeting, various nonprofit agencies and city departments expressed interest in applying for CDBG funds. Applications were made available that evening with an application submission deadline date was February 17, 2015.

As part of the citizen participation process, staff appeared before city council on April 7th, 2015 informing the council of the availability of the Program Year 2015 Annual Action Plan. Said meeting was televised on April 7<sup>th</sup>, 2015 and a notice was placed in the legal section of The Sun Chronicle on March 18, 2015. A draft copy of the Action Plan was made available through the Office of Community Development, the City's web site, the City's public library and at the Senior Center from April 07, 2015 through May 08, 2015. During the weeks preceding the public meetings, community development staff met with various City departments and non-profit agencies to obtain further comment on the needs to the

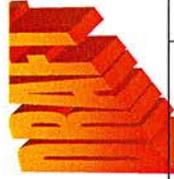


**Citizen Participation Outreach**

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	Public Hearing	General Public	<p>Various non profit, city departments and local the agencies were contacted via email notifying them of said public meeting dated January 14, 2015. A legal notice was also place in The Sun Chronicle, posted at the Attleboro Public Library and on the city's web site on December 26, 2014 notifying the general public of the January 14<sup>th</sup>, 2015 meeting. The application for request for proposals was also made available the night of the public hearing.</p>	<p>Various non- profit agencies expressed interest in applying for block grant funds. These agencies will service low mod Attleboro residents in areas of health care, credit counseling, one on one mentoring, provide</p>	<p>There weren't any comments that were no accepted.</p>	



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	Individualized meetings with various city departments and social service agencies	City departments and social service agencies whose primary objectives are to serve the City's low income residents.	Various departments and agencies were very eager to discuss issues City residents face	The overall response and ongoing issue identified in Attleboro is the lack of affordable housing. Though the City has made great strides in addressing this issue, affordable housing still remains a top concern and much needed especially a fast growing senior population.	There weren't any comments received that were not 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)
3	Attleboro Housing Authority	Affordable housing agency	Met with the director of the Attleboro Housing Authority	After meeting with the housing authority it was determined that there is still a substantial need for affordable housing. There are over 200 state subsidized affordable housing units available in Attleboro and still the need for affordable units is great	N/A	

Table 4 – Citizen Participation Outreach



## Expected Resources

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

#### Introduction

#### Priority Table

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: \$		
CDBG	public - federal	Admin and Planning Economic Development Housing Public Improvements Public Services	\$374,286	\$27,067	\$245,588	\$646,491	To provide decent and affordable housing create and economic opportunities through job creation and social service support that will increase economic self- sufficiency
Section 8	public - state	Housing	\$1,042,767	0	0	218,900	State Voucher Program
Other	public - federal	Housing	N/A	N/A	N/A	N/A	
Other	public - state	Admin and Planning	\$1,828,740	0	0	\$1,828,740	State Public Housing Operating Funds
Other	public - state	Other	\$330,000	0	0	\$330,000	State funded modernization Capital funds



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: \$		
Other	public - state	Other	\$900,000	0	0	\$900,000	State funded modernization Capital funds for the installation of an elevator	
Other	public - state	Other	\$100,000	0	0	\$100,000	State funds to address health and safety issues for 15 targeted projects at approximately 6 properties	
Other	public - state	Other	\$58,000	0	0	\$58,000	State funds for sustainability funds - 9 Ellis Street	

Table 5 - Expected Resources – Priority Table

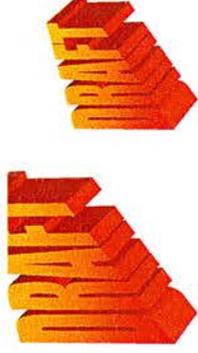
**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

All of the above programs all work with CDBG funds and CDBG programs. No matching is required in the use of CDBG funds.

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

Public land and use is not identified at this time.

**Discussion**



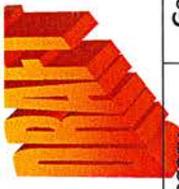
## Annual Goals and Objectives

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

#### Goals Summary Information

The Office of Community Development will concentrate Program Year 2015 CDBG funds to increase the number of affordable housing units, the assistance of public service agencies whose primary objective is the assist the low income residents of our community & funding will be set aside for the administration of the grant.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration	2015	2016	Non-Housing Community Development Administration	City Wide	Priority Needs	CDBG: \$75,000 Other: 1 Other	
2	Housing Rehabilitation	2015	2016	Affordable Housing	City Wide	Priority Needs	CDBG: \$411, 575	Funds have been set aside to address housing quality rehabilitation issues including but limited to the removal of lead, energy efficiency issues, addressing code violations, and emergency assistance and housing rehabilitation support for the rehab program. Along with addressing various single family and multi-family projects through the year, the City has set aside \$70,000 for the installation of energy efficient windows at 4 Hodges Ave owned by the Attleboro Housing Authority. This is a 59 unit elder and disabled complex in need of energy efficient upgrades.



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services	2015	2016	Non-Housing Community Development Public Service	City Wide	Priority Needs	CDBG: \$60,366	Public service activities other than low/moderate income housing benefit: 600 Persons Assisted
4	Public Facility Improvements	2015	2016	Public Facility Improvement	City Wide primarily located in downtown	Priority Needs	CDBG Funds: \$100,000	For the removal and replacement of existing roof of the Literacy Center. The Literacy Center has obtained a long term license with the City. The primary use of the building is to ESL and one on one literacy lessons, for non-English speaking low/moderate income Attleboro residents

Though no new Program Year 2015 funds will be set aside, the following goals are set using previous year's funds.

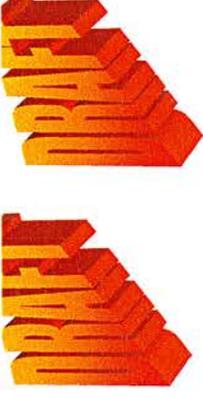
Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities Improvement	2014	2016	Public Facilities Improvements	City Wide	Priority Needs	CDBG: \$75,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4700 Persons Assisted
2	Economic Development	2014	2016	Economic Development	Downtown	Priority Needs	CDBG: \$100,000	Economic Development assistance including building rehabilitation: 1 Business Jobs created/retained: 2 Jobs
3	Façade and Sign Improvements	2014	2016	Slum and Blight	Downtown City Wide	Priority Needs	CDBG: \$50,000	Sign and Façade improvements to business located primarily in the City's downtown. Up to 5 business will be assisted with grant funds for said improvements



## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	To successfully administer the Community Development Block Grant funds. Funding will cover the salary and fringe of the Community Development Director, and necessary office supplies and consultant fees as needed.
<b>2</b>	<b>Goal Name</b>	Housing Rehabilitation and Support
	<b>Goal Description</b>	To provide decent housing by meeting minimum housing quality standards through rehabilitation not limited to, addressing issues of lead, addressing energy efficient issues, and emergency repairs. Funds will also be used in an effort to increase the number of affordable units by providing rehab assistance to multi-family properties. In doing so the City will impose affordable housing restrictions of up to 15 years. Funds for both single and multi-family renovations will be made available in the form of both grant and loans. Special loan terms are in place for owner investors who are interested in providing affordable housing to individuals/families of 50% of median income or less. Funds are provided as a grant in cases of emergency repairs. Some funds will also be set aside to support the administration of the rehabilitation program.
<b>3</b>	<b>Goal Name</b>	Public Service
	<b>Goal Description</b>	Public service activities other than low/moderate income housing benefit: 600 Persons Assisted
<b>4</b>	<b>Goal Name</b>	Public Facilities Improvements
	<b>Goal Description</b>	Public Facilities improvements including, handicap accessibility, removal of architectural barriers on public sidewalks and the rehabilitation of a dilapidated public building located primarily in a low income census tract or whose primary use is to assist low income residents. The City will accept proposals and projects through the program year. The City will remove and replace the existing roof at the Literacy Center. The buildings existing roof is severely dilapidated and in need of repair. The Literacy Center's primary use is to provide English classes and one on one literacy lessons to illiterate Attleboro newcomers

Table 6 – Goal Descriptions



**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

The City is working closely with various multi-family property owners offering rehabilitation assistance in an effort to increase the city's affordable housing inventory. Special loan terms are in place for owner investors who are willing to designate units specifically to individuals and families of 50% of median income or less.

For the upcoming program year, the City anticipates assisting approximately two to three single-family units and two to three multi-family units yielding in approximately 10 units in total. The City will also make an effort to work with the Attleboro Housing Authority in the rehabilitation of a fifteen unit complex in need of window repair. Contingent on State funds availability, the Housing Authority may also submit a proposal for window renovation of a fifty-nine unit complex designated to elderly and disabled adults.

In an effort to encourage more affordable first time homebuyer opportunities and the utilization of HOME first time homebuyer funds, the City will work with ProHome, the agency administering first time homebuyer funds for the Greater Attleboro Taunton Consortium, to host a first time homebuyers information session at City Hall or at the public library. The City will invite various local banks, agencies and inspectors to provide information related to homeownership counseling, mortgage products and what to expect during a home inspection.



# AP-35 Projects – 91.220(d)

## Introduction

Within the City’s fiscal parameters, resources will be prioritized to meet the needs within the geographical areas identified above. Given the relationship among these categories, the City’s investment in each is equally important; and, given the limits of the CDBG program the City views its overall investment as follows:

- 40% Housing
- 25% Public Facilities Improvements
- 20% Administration
- 15% Public Services

Given the City’s total FY’15 allocation of \$374,286, \$27,067 in anticipated program income and \$245,588 in reprogrammable funds the breakdown in terms of actual dollars is as follows:

- \$411,532 for Housing/Rehab Support
- \$100,000 for Public Facility Improvements
- \$75,000 for Administration
- \$60,366 for Public Service

## Projects

#	Project Name
1	Administration
2	Housing Rehabilitation/Rehab Support
3	Public Services
4	Public Facilities Improvements

Table 7 – Project Information



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

One obstacle the City continues to face is the lack of decent and affordable housing for low to moderate income Attleboro residents. This population, especially the City's rapidly growing elderly population, is paying more than 40% of their monthly income towards rent. The City will attempt to use its housing rehabilitation program as a method of increasing affordable units by imposing an affordable housing restriction to multi-family.

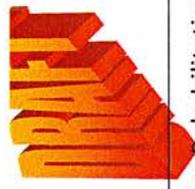
Another obstacle the City faces is lack of jobs for persons who low or moderate income. Through the use of block grant funds, the city will address such need by providing financial assistance in the form of loan and grant to micro businesses locating at or near the downtown. Some of the lowest income census tracts and block groups are located within a half a mile from the downtown with plenty of access to public transportation.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

<b>1</b>	<b>Project Name</b>	Administration
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	N/A
	<b>Needs Addressed</b>	N/A
	<b>Funding</b>	CDBG funds: \$75,000
	<b>Description</b>	
	<b>Target Date</b>	07/01/2015-06/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	The funds expended under this activity are those necessary for the administration and implementation of the Community Development Block Grant Program, including salaries of the Community Development Director and Community Development Coordinator, operational costs and related office expenses.



2	<b>Project Name</b>	Housing Rehabilitation and Support
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	To provide decent and affordable housing by meeting minimum housing quality standards through rehabilitation not limited to, addressing issues of lead, addressing energy efficient issues, and emergency repairs
	<b>Needs Addressed</b>	Priority Needs
	<b>Funding</b>	\$411,532.00
	<b>Description</b>	To provide decent housing by meeting minimum housing quality standards through rehabilitation not limited to, addressing issues of lead, addressing energy efficient issues, and emergency repairs. Funds will also be used in an effort to increase the number of affordable units by providing rehab assistance to multi-family properties. In doing so the City will impose affordable housing restrictions of up to 15 years. Funds for both single and multi-family renovations will be made available in the form of both grant and loans. Special loan terms are in place for owner investors who are interested in providing affordable housing to individuals/families of 50% of median income or less. Funds are provided as a grant in cases of emergency repairs. Some funds will also be set aside to support the administration of the rehabilitation program. Of said funds, the City has set aside \$70,000 for the replacement of energy efficient windows at 4 Hodges Street owned by the Attleboro Housing Authority. This renovation, along with state funding will replace approximately 240 windows in a 64 unit elderly and disabled complex.
	<b>Target Date</b>	07/01/2015-06/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that approximately 2 to 3 single families and 2 to 3 multi-families will be assisted through the use of block grant funds. A possible goal for the project is to work with the Attleboro Housing Authority in the renovation of existing state affordable housing designated for the elderly and handicapped. It is estimated that through the use of funds set aside for the Attleboro Housing Authority, an additional 64 units will be brought from a substandard living environment to a standard/suitable living environment.
	<b>Location Description</b>	City wide with a primary focus on multi-family properties in an effort



<b>Planned Activities</b>	Housing Rehabilitation-Single family Housing Rehabilitation- Multi-family 64 Unit Elderly/Disabled Housing Complex owned by the Attleboro Housing Authority Housing Rehabilitation Support
<b>3</b>	
<b>Project Name</b>	Public Services
<b>Target Area</b>	City Wide
<b>Goals Supported</b>	Public Services
<b>Needs Addressed</b>	Priority Needs
<b>Funding</b>	\$60,366
<b>Description</b>	Funding provided to address the social service needs of some of the City's lowest income residents.
<b>Target Date</b>	07/01/2015-06/30/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	approximately 600 individuals and families will be provided with services
<b>Location Description</b>	City Wide



<p><b>Planned Activities</b></p>	<p>Planned activities are as follows;</p> <p>Literacy Center-\$17,500.00 provides basic literacy skills to approximately 46 residents</p> <p>Markman Day Care- \$8,600.00 provides child day care voucher subsidy to 6 to 9 low income families</p> <p>Attleboro Council on Aging-\$13,375.00 provide outreach services to over 200 elderly residents</p> <p>American Credit Counseling Services-\$6,000.00 Credit counseling to 36 low income Attleboro Residents</p> <p>Hebron Food Pantry- \$3,750.00provides protein to approximately 175 frail and elderly Attleboro Residents.</p> <p>Attleboro Recreation Center-\$11,100.00 provides staff support of the drop in center for approximately 150 teens primarily residing in some of the City's lowest income census tracts</p>
<p>4</p>	<p>Public Facility Improvements</p>
<p><b>Target Area</b></p>	<p>Downtown City Wide</p>
<p><b>Goals Supported</b></p>	<p>Public Facilities Improvement</p>
<p><b>Needs Addressed</b></p>	<p>Priority Needs</p>
<p><b>Funding</b></p>	<p>\$100,000</p>
<p><b>Description</b></p>	<p>Public Facilities improvements including, handicap accessibility, removal of architectural barriers on public sidewalks and the rehabilitation of a dilapidated public building located primarily in a low income census track or whose primary use is to assist low income residents.</p>
<p><b>Target Date</b></p>	<p>6/30/2015</p>



<b>Estimate the number and type of families that will benefit from the proposed activities</b>	City Wide
<b>Location Description</b>	Located in the heart of the City's downtown
<b>Planned Activities</b>	The City will accept proposals and projects through the program year. The City will remove and replace the existing roof at the Literacy Center. The buildings existing roof is severely dilapidated and in need of repair. The Literacy Center's primary use is to provide English classes and one on one literacy lessons to illiterate Attleboro newcomers

Table 8 – Project Summary



## AP-50 Geographic Distribution – 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:** Multi- family 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 Thacher, Sturdy Hospital Auditorium & Fields at Peter Thacher 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
Census Tract 6314 & 6316	10%
City Wide	70%

Table 9 - Geographic Distribution



## **Rationale for the priorities for allocating investments geographically**

### **Discussion**

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.



## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City of Attleboro is currently in the process of developing an inclusionary zoning ordinance. When complete it could be combined with other programs, to reach into households who are at less than 80% median. Chapter 40B M.G.L. requires local governments to have at least 10% of its housing stock affordable to households below 80% of median in order, to retain full control over the zoning permit process when affordable units are proposed. The nature of that affordability is defined by the state and generally must be for at least 15 years for homeownership and 30 years for rental units. The law gives the state the power to override local decisions regarding affordable housing projects, whether those decisions are based on zoning by-laws, or other arguments such as impact on schools, environmental issues, infrastructure limitations etc. A local community can amend its by-laws and procedures for a specific project and gain exemption from this law under what is known as a “Local Initiative Plan” or LIP. The current status of Attleboro in terms of the Chapter 40B law is as follows:

#### State Housing Inventory [SHI] of Affordable Housing

In addition to these strategies, the City will use its rehabilitation program to work with property owners to rehabilitate multi-unit properties to create additional affordable rental units. Through the use of rehabilitation grants the City will secure up to 8 additional rental units during the next program year that will yield between 15-30 years of affordability per unit depending on the project. This equates to a total of 120-240 years of affordability for the projects.

One Year Goals for the Number of Households to be Supported
Homeless
Non-Homeless- approximately 10 units
Special-Needs/Elderly-64
Total:74

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through
Rental Assistance
The Production of New Units
Rehab of Existing Units
Acquisition of Existing Units
Total

Table 11 - One Year Goals for Affordable Housing by Support Type



## Discussion

The Community Development Office will continue to oversee the management of the City's Housing Rehabilitation Program. Through project delivery funds, the program will fund, on a per project bases, a Housing Rehabilitation Specialist to complete minimum housing quality standard inspections, provide project cost analysis, assist in the development of bid packages, be present during contract walk through, review and analyze bids, oversee the rehabilitation projects, provide onsite progress inspection reports, and approve work completed for payment. Project delivery funds will also cover the partial salary of the Community Development Director and the Housing Rehabilitation Coordinator.

Through the use of block grant funds, the city will attempt to create 6 to 8 new affordable housing units by adopting an affordable housing restriction previously used through the Neighborhood Stabilization Program. Imposing this restriction will enable the city to not only provide financial support through a grant and low interest loan (up to 2% ),paid over fifteen years to owner investors, but will also lock in much needed affordable housing units for a period of fifteen years. Units will be targeted to individuals of 80% of the area median income with a priority and additional financial incentive, of zero percent (0%) interest and a higher percentage of grant funds, offered to investors who will designate units to individuals and families of 50% of median income or less.

The City will continue to allocate funds to single family owner occupied units in the form of grants and zero percent (0%) interest loans made payable over a fifty year term.

Emergency grant assistance will be offered City wide, with a priority focused on the Elderly and Veteran residence of our community.

There is also an opportunity for the City to work with the Attleboro Housing Authority (AHA) in the renovation of an existing elderly and disabled housing development. The project will be completed in phases and the AHA will apply for funds as needed.



## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Given the limited availability of public housing resources emanating from the Department of Housing and Community Development alternatives must be sought out in order to provide additional housing. There is constant pressure on the legislature to limit the amount of resources made available to the Authority through operating funds and capital improvement (Bond Cap) money. The Authority is prevented from encumbering its existing stock of housing to leverage investment in additional housing stock in the community as a function of Massachusetts General Law. However, its affiliated nonprofit organization, Attleboro Housing Associates, Inc. is able to pursue investment alternatives in the community in partnership with other entities.

The Authority will try to use other available existing program options, such as the establishment of a Project-Based approach to utilization of our Housing Choice Voucher inventory. This will allow it to sign contracts with landlords/developers to attach Federal vouchers to specific units in a private development to assist these landlords/developers in ensuring long-term affordability of these units. The Authority will be looking to implement other such tools in the future.

### **Actions planned during the next year to address the needs to public housing**

The City has set aside a substantial amount of current year and previous year's block grant funds to rehabilitating and creating new affordable housing. The city will work with the Housing Authority ( if state funding permits) to address energy efficient issues by replacing windows in a fifteen unit complex designated to low income families and also if state funding permits, address some energy efficient issues at a fifty-nine complex designated for elderly and disabled adults.

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

Resident participation is encouraged primarily through conversation at monthly Board meetings, dissemination of notices and flyers, quarterly safety briefings, handbook publications and LTO correspondence and discussion.

Public meetings are held monthly, with special meetings scheduled for modernization projects and other special interest issues

Our Board of Commissioners is made up of five members. One member is a Governor's appointee with the other four appointed by the Mayor. Out of the Mayoral appointees, one member must represent labor interests and one must be a tenant of the Authority.

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If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

**Discussion**

N/A



## AP-65 Homeless and Other Special Needs Activities – 91.220(i)

### Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs Addressing the emergency shelter and transitional housing needs of homeless persons 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

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

### Discussion

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

The ratio of sheltered homeless to unsheltered homeless in the region is seven to one. The PIT count shows that one third of the unsheltered homeless are considered chronically homeless individuals. HUD considered an individual or family to be chronically homeless if that individual or family:

- is homeless and lives or resides in a place not meant for human habitation, a safe haven, or is in an emergency shelter;
- has been homeless and living or residing in a place not meant for human habitation, a safe haven, or an emergency shelter continuously for at least one year or on at least four separate occasions within the last three years; and
- has an adult head of household (or a minor head of household in no adult is present in the

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household) with a diagnosable substance use disorder, serious mental illness, developmental disability, post traumatic stress disorder, cognitive impairments resulting in brain injury, or a chronic physical illness or disability, including the occurrence of 2 or more of those conditions.

Individuals who are mentally ill or have chronic substance abuse problems are twice as likely to be unsheltered than they are sheltered. The data also shows that the homeless who are victims of domestic violence are two times as likely to be unsheltered as they are sheltered.



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

### **Introduction**

**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**

### **Discussion**

There are some common characteristics of low-income and extremely low-income individuals and families with children who are either homeless now or threatened with homelessness. The causes for homelessness almost always include one or more of the following factors: unemployment/job loss, mental illness, substance abuse, not enough money, family problems, domestic abuse, disability, eviction, and legal problems. These characteristics, while not unique to the Consortium's communities, are prevalent in the homeless (and near homeless) population throughout the region.

The Consortium recognizes that preventing homelessness, especially chronic homelessness, is the first step to solving a homeless problem. Supportive services are especially critical to assist people with mental illness, substance abuse problems, HIV/AIDs, victims of domestic violence, and former prisoners. Individuals (and families) with these issues are often among the chronically homeless and services are needed to help make a transition to permanent affordable housing. The Consortium also believes that a variety of housing types is an important factor in providing affordable, safe and decent housing that can meet the needs of individuals and families with children who are either homeless now or threatened with homelessness. Finally, education and employment are a critical component to assisting those homeless who are able to work.

Members of the Consortium, the Greater Attleboro Taunton Coalition on Homelessness (GATCH), service partners and others are continuing their coordinated efforts to combat homelessness in the region. "The Ten to End", a 10 year plan to end chronic homelessness in the Greater Attleboro and Taunton area, was prepared in 2011 as a regional effort to address and eliminate homelessness. The Plan identifies actions that must be taken to solve the homeless and chronic homeless problems in the Consortium region. The Consolidated Plan includes priority needs, goals and objectives that are consistent with the "Ten to End" Plan.



## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

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

The City will continue to fund, at the maximum 15% of current entitlement year, plus 15% of prior year program income funds collected to support public service agencies through the city.

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

Though the City's Housing Rehabilitation Program, the city will impose an affordable housing restriction on owner investor multi-family assisted projects that will enable the city to capture affordable housing units for the period of 15 years

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

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**



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

Block grant funds will be used to create new job opportunities through the support of new economic development projects. Funding will also provide public service agencies with the opportunity to teach non English speaking residents how to read, write, and properly speak English possibly enabling them to receive better paying jobs, and will provide funding to a social service agency that will offer credit counseling assistance.

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

### **Discussion**



## **Program Specific Requirements**

### **AP-90 Program Specific Requirements – 91.220(l)(1,2,4)**

#### **Introduction**

#### **Community Development Block Grant Program (CDBG)**

#### **Reference 24 CFR 91.220(l)(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
  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
  3. The amount of surplus funds from urban renewal settlements
  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.
  5. The amount of income from float-funded activities
- Total Program Income

#### **Other CDBG Requirements**

1. The amount of urgent need activities

#### **Discussion**