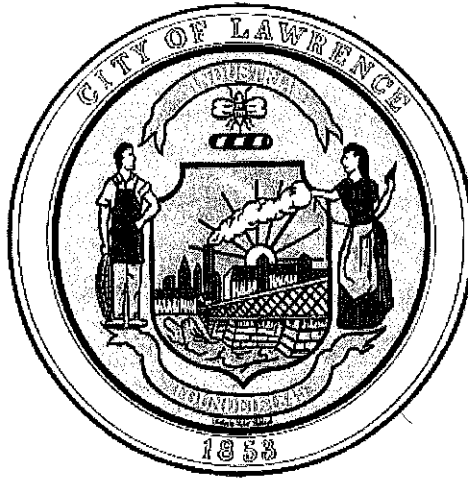


City of Lawrence FY2018 Proposed Action Plan

July 1, 2017 to June 30, 2018



Comments on the Plan must be submitted in writing to Community Development Department, 225 Essex Street 3rd floor, Lawrence, MA 01840 Attn: Susan Fink, Acting Community Development Director or by email at sfink@cityoflawrence.com. All comments must be received by 12:00 noon on May 12, 2017.

Susan Fink, Acting Director
Daniel Rivera, Mayor

Executive Summary

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

1. Introduction

Every five years, HUD requires Entitlement Communities to create a Consolidated Plan to assist in determining community needs and establishing affordable housing and community development priorities. The City of Lawrence is a direct recipient of Community Development Block Grant (CDBG) funds and federal HOME funds. The Consolidated Plan City Fiscal Years 2016-2020 is the strategic plan for allocating federal funds to maximize positive impact for low and moderate income persons.

This document is the 3rd yr Action Plan for the 5-yr plan. While the Action Plan focuses on CDBG and HOME assisted activities administered primarily by Community Development Dept (CDD) it is important to note that the City has successfully integrated CDD into a larger new organization, the Office of Planning and Development which also includes Inspectional Services Dept, Business and Economic Development Dept, and the Planning Dept.

2. Summarize the objectives and outcomes identified in the Plan

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

Through data gathered from the citizen participation process, existing community reports, and quantitative data, the City identified the following high-priority needs for the investment of federal funds:

- Expansion of economic opportunities through support for small businesses and the redevelopment and investment in commercial properties
- Maximize affordable homeownership opportunities through the redevelopment of vacant, blighting properties and through direct assistance to first-time homebuyers
- Improvement of housing conditions and reduction of lead-based paint exposure through the implementation of lead abatement programs and housing rehabilitation activities
- Strengthen neighborhoods through investments in public infrastructure, parks and open space, and public facilities
- Investment in public services and community facilities that provide new or improved access to programs that serve youth, seniors, and at-risk, vulnerable households

3. Evaluation of past performance

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

During the past year we have seen the following performance: completion of 72 units of affordable housing at Duck Mill and continued use of a distressed property tracking and decision-making system and the commitment of funds in support of housing development at 5 Franklin Street and the Van Brodie Mill. CDBG funds have been used to draft a Master Plan for O'Connell Park/South Common renovations which will help prioritize the much needed renovations into phases. Design work has begun on the Lawrence Manchester Rail Trail supported in part by CDBG funds along with State grant funds.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In addition to ongoing dialogue with key stakeholders we hold 4 public meetings. All the following are rebroadcast on public access cable. Spanish translation is available at the public meetings.

Wednesday November 30, 2016 Public Hearing/Report on Accomplishments - Public Library

Thursday January 5, 2017 CDBG Application Workshop – Public Library

Tuesday February 21, 2017 Applicant Presentation CDAB/Public Hearing - S. Lawrence East Middle School

Tuesday May 2, 2017 City Council Public Hearing – Council Chambers

5. Summary of public comments

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

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

7. Summary

The City of Lawrence has prioritized economic development, public parks and open spaces, affordable homeownership, public infrastructure improvements, and public services for low and moderate income persons.

The Action Plan and accompanying budget includes the following funded with CDBG: lead abatement grant matching and shared costs, match funds for State PARC grant, infrastructure improvements, 108 loan guarantee repayment, housing rehab support, and public services by non-profits. HOME funds will support multifamily development and home purchase.

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
Lead Agency	LAWRENCE	
CDBG Administrator	LAWRENCE	Community Development Department
HOPWA Administrator		
HOME Administrator	LAWRENCE	Community Development Department
ESG Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The Community Development Department (CDD) is the City Department charged with the administration of the federal Community Development Block Grant (CDBG) and Home Investment Partnership (HOME). CDD prepares all plans and reports, provides financial oversight, and monitors program compliance.

The Community Development Department operates direct assistance housing programs funded by CDBG and HOME. These programs provide rehabilitation and lead-based paint remediation funding.

The CDD additionally is the coordinating agent for Lawrence Homeless providers within the MA Balance of State Continuum of Care and assists with local coordinating meeting agendas, priority plans, and annual Point in Time count.

Other City departments and public-private partnerships, such as the Planning, Economic Development, Mayor's Health Task Force, the Lawrence Partnership, and several other non-profits assist in the development of performance-based strategies and implement specific programs or

projects identified in the Consolidated Plan. The administrative changes the City has made by creating Office of Planning and Development (OPD) have enhanced our ability to leverage resources.

CDD uses Subrecipient organizations, identified through an RFP process, to implement programs and projects identified in the Consolidated Plan. These Subrecipients are instrumental in the successful fulfillment of Consolidated Plan priorities and goals. CDD also makes funding available to non-profit and for-profit developers to undertake residential and commercial development projects to address the needs and priorities identified in the Consolidated Plan.

Consolidated Plan Public Contact Information

Questions concerning the Consolidated Plan may be directed to:

Susan Fink

Acting Community Development Director

225 Essex Street, Third Floor

Lawrence, MA 01840

Phone: (978) 620-3514 (Office)

Email: sfink@cityoflawrence.com

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

1. Introduction

Under the leadership of Mayor Daniel Rivera, the City of Lawrence has launched a number of exciting and highly participatory initiatives aimed at improving the quality of life for all residents. Partnership, consultation and cross sector collaborations are critical to the future of Lawrence. While the City confronts many challenges, some major initiatives include: expanding the Mayor's Health Task Force that addresses disparities in health outcomes; a Task Force to address Linguistic Isolation and coordinate the many agencies addressing this issue; and the completion of an urban renewal planning process. The Consolidated Plan and subsequent annual Action Plans seek to build on and incorporate these efforts, all of which have been launched since January 2014. The priorities and strategies identified within the Consolidated Plan are informed by these important initiatives

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))

For the Action Plan the City sought input and guidance from key representatives of the housing, health, economic development, and public service sectors. Much of the input comes from ongoing dialogues and regularly scheduled meetings with Groundwork Lawrence, Greater Lawrence Community Action Council, Lawrence Community Works, and members of the Mayor's Health Task Force.

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.

Since 2013, Lawrence has been part of the "Balance of State Continuum of Care," which it joined in the interest of efficiency as HUD requirements for individual continuums became increasingly challenging. Notwithstanding their participation in the Balance of State, the City of Lawrence continues to meet regularly with local homeless providers to develop, enhance and coordinate local strategies. At these regular monthly meetings, participating agencies discuss current needs and opportunities to coordinate an effective response. The City realized the importance of coordinating initiatives to serve homeless individuals and families and has recently hired a Homelessness Initiatives Coordinator who works out of the Community Development Department.

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

Not applicable.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	GroundWork Lawrence
	Agency/Group/Organization Type	Services-Children Services-Employment Open Space Development, Parks, Recreation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Parks and Recreation
2	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	One On one meeting with Executive Director Agency Description: Groundwork Lawrence is an official arm of the Community Development Department, via a MOA, that focuses on park stewardship and recreational facilities. Consultation Highlights: Need for additional open space, the need to tie existing open space together, need for ongoing maintenance of existing parks, education, job training, ESOL, and fresh food access. The consultations included Ferrous site dev, park stewardship tree planting projects, and future PARC apps, tree planting projects. Outcomes: Continued participation in Mayor's Task Force and programmatic, prep for updated open space plan and funding relationship with the Community Development Department.
	Agency/Group/Organization	GLCAC
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless Services-Employment Health Agency

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Lead-based Paint Strategy ESOL
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	One on one meeting with Executive Director Agency Description: Community Action Agency Consultation highlights: Agency sees at least one new case of family homelessness every week and need a method of helping families pay rent. Continued need for de-leading. New ESOL classes immediately oversubscribed. Inadequate supply of affordable child care. Job opportunities are limited because many clients do not have cars and it is difficult to access jobs using the public transportation system. Outcomes: Increased level of work with city on homelessness.
3	Agency/Group/Organization	Lawrence Council on Aging
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis ESOL
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	One on one meeting with Executive Director Agency Description: Area Agency on Aging Consultation Highlights: Majority of program participants are low-income Latinos, although a growing number of Vietnamese are using the Center. Need more affordable housing to avoid having seniors sleeping on relatives couches. Street safety and lighting are major concerns. Difficulty navigating new health insurance opportunities and requirements. Access to quality food a big issue. Have to overcome fear of government. Outcomes: Continued participation in and coordination through Mayor's Health Task Force, support for exercise program.

4	Agency/Group/Organization	Merrimack Valley Planning Commission
	Agency/Group/Organization Type	Other government - County Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Transportation Planning
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	One on one meetings with Transportation and GIS staffs, participation in MPO meetings Consultation Highlights: Discussion of major planning and transportation initiatives including redevelopment plans for area south of downtown, traffic studies to determine ways to improve the flow and accessibility of the downtown and certain neighborhood intersections Outcomes: DOT Funding for Merrimack St and Park and Lawrence intersection, traffic studies, implementation of MIMAPS GIS system
5	Agency/Group/Organization	Lawrence Partnership
	Agency/Group/Organization Type	Economic Development
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	One on one meetings with Ex Dir, and membership, discussion of economic needs and opportunities. The City Planning Director attends all Partnership monthly meetings, sharing city priorities and participating in the input and feedback from the private sector membership. Outcomes: CDBG funding loan guarantee for loans made by LP. CD Dir presented Housing Study to full meeting of LP

6	Agency/Group/Organization	Lawrence Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	One on one meeting with PHA Deputy Director Agency Description: Local Housing Authority Consultation Highlights: Stock is old, many developments 70 years old, but adequately maintained. Partnership with Boys and Girls Club provides after school activities. Outcomes: On Housing Study Steering Comm. Contributed funds to Housing Study
7	Agency/Group/Organization	YWCA of Greater Lawrence
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	One on one meeting Agency: YWCA in capacity as contractual organization to manage broad-based Mayor's Health Task Force Consultation Highlights: Mayor's Health Task Force has eight working groups that take a comprehensive approach to health issues. Of particular importance are issues impacting youth, food access, and walkability. Two recent community health needs assessments provide summaries of critical issues. Outcomes: Played lead role in RWJ Foundation Award
8	Agency/Group/Organization	LAWRENCE COMMUNITYWORKS INC
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	One on one meeting Agency: Lawrence CommunityWorks, Inc. Consultation Highlights: LCW identified the critical community needs as job/economic development, English for Speakers of Other Languages (ESOL) programs, affordable housing, and parks/open space. As a community-based member organization, LCW is an active participant in numerous collaborative City initiatives including the "Working Cities" plan and the Lawrence Partnership. Outcomes: Co-wrote with CD Director successful app for Center for Community Progress program at Harvard Law School, City funded Duck Mill with HOME

9	Agency/Group/Organization	Lawrence Continuum of Care
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless Services-Health Publicly Funded Institution/System of Care Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Continuum of Care (CoC) was consulted at a regularly scheduled meeting of the CoC. The Lawrence CoC while part of the larger Balance of State Continuum meets to discuss needs, services, and programming within the City. The participants continue to experience a high demand for supportive services for homeless and at-risk persons. The consultation was utilized to obtain status of existing homeless facilities and establish goals for the Consolidated Plan.
10	Agency/Group/Organization	LAZARUS HOUSE
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted during a stakeholder session. The issues identified related to provision of services to homeless and at-risk persons. The anticipated outcome is program focus on workforce development. Outcomes: Agency has played key role in Mayor meetings around Homeless Individuals living outside.
11	Agency/Group/Organization	Lawrence Veterans Services
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless Services-Health Services-Education Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Department was consulted during a stakeholder session. The Department identified the growing number of veterans and the number of homeless veterans as issues. The coordination of homeless response and linkages to Veterans benefits were seen as areas for improved coordination. Update: Based on recent outreach the one homeless individual self-identified as a veteran has been provided assistance.

12	Agency/Group/Organization	EMMAUS INC
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted during a stakeholder session. The agency identified workforce development and economic opportunities, homeless prevention, and stabilization service as priority needs. The anticipated outcome is a renewed focus on linking mainstream service to homeless programs but with additional support services.
13	Agency/Group/Organization	Mayor's Health Task Force
	Agency/Group/Organization Type	Services-Health Mental Health

What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The MHTF is a broad based collaborative of health care and social service providers with a mission to development healthy public policies and increase the community capacity to address health disparities. The CDD serves as the fiscal agent and the director sits on the executive committee. The CDD continuously engages with MHTF regarding health disparities and in that context receives guidance on homelessness, park development and stewardship, and complete streets infrastructure

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

The City of Lawrence's consultation process was comprehensive and included all types of agencies.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Commonwealth of Mass-Department of Housing and Community Development	The Commonwealth's Continuum of Care establishes at-risk prevention services, rapid re-housing, and linkages to affordable housing as its chief priorities. The Lawrence Consolidated Plan and Annual Action Plan share those goals.
Lawrence Housing Study	Community Development Department	The Lawrence Housing Study has been completed. The study provides in depth information about housing and market conditions. http://www.cityoflawrence.com/housing-study-2015.aspx

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Downtown West Study	Office of Planning and Development	This study, which was completed in January 2015, provides guidance on how to take advantage of the growth of the downtown campus of Northern Essex Community College (NECC). This study overlaps with the Strategic Plan emphasis on economic development. http://www.cityoflawrence.com/lawrence-downtown-west-planning-study.aspx
Coordinating Action in the North Canal District	Office of Planning and Development	The redevelopment of the mills, as outlined in this plan, will help support the City's economic development initiatives outlined in the Strategic Plan. North Canal Coalition meets regularly. GWL is the convener
Urban Renewal Plan	Lawrence Redevelopment Authority with staff support from Business & Economic Dev Dir.	The Plan will identify action steps that the LRA and other public and private partners can take to advance four key goals: Economic development, job creation, Improved quality of life, fiscal stability. Expands on discussion in Strategic Plan http://lawrencetbd.com/
South Canal District (Merrimack Street West) Land	Office of Planning and Development	To guide land use and redevelopment of Merrimack St between Union and Broadway. Enhances and continues economic development discussion in the Strategic Plan. http://www.southcanaldistrict.com/
OConnell South Common Planning	Community Development Dept	To identify park improvement needs and development a comprehensive improvement strategy leading to a PARC grant app. Will enhance and implement Strategic Plan

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

The City of Lawrence has been engaged in a number of initiatives to solicit citizen input that lead to a holistic and responsive set of services. From health needs assessments to focus group sessions to outreach in traditional media, the input from citizens influences the type and level of services provided by the City, as well as the way these services are being delivered. The breaking down of silos between City agencies as well as between public and private partners has resulted in a clearer articulation of priorities and paved the way for successful collaborations that have allowed the City of Lawrence to successfully compete for and receive millions of dollars in funding from private, state and federal funding sources for lead abatement, family services, and redevelopment projects. The City leadership stays close to the community by having a City staff person, traditionally the Neighborhood Planner, attend every meeting of each of the Neighborhood Associations in the City.

In the preparation of the Consolidated Plan and this third year Action Plan, CDD was able to capitalize on the citizen engagement initiatives and public-private partnerships. In addition to utilization of the data from the City's Housing Study, the Public Health Survey, and the North Canal, South Canal, and Downtown Studies, the CDD conducted a televised public hearing with Spanish translation available.

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	Minorities Non-targeted/broad community	On 11/30/16 the Community Development Department conducted a public hearing to discuss past performance, explain the Action Plan process and timeline, and to solicit input into community need. The Hearing was televised on a local cable access channel.	No comments were received	NA	

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)
				Unemployment impacts all other aspects of life, ranging from one's ability to address health issues to community cohesion and housing. 8.6% of Lawrence residents who responded to the survey were unemployed. Crime was also cited as a major stressor. Obesity, drugs, and alcohol abuse, and depression/mental		
2	Focus Group	Minorities Non-English Speaking - Specify other language: Spanish	The Lawrence Community Health Needs Assessment public survey was completed by 156 residents and 231 health or social service providers. The public survey solicited input		All comments were accepted.	http://www.lawrencegeneral.org/uploads/CHNA%20%20Assessment_Final.pdf
OMB Control No: 2506-0117 (exp. 07/31/2015)		Persons with disabilities				20

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	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	January 5, 2017 Workshop on CDBG applications About 6 citizens attended, most representing non-profits as potential applicants for funds.	Questions about City priorities, what kind of applications get funded, what is the timing for decisions, what kind of detail is expected in various sections of application	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Public Meeting	Non-targeted/broad community	The Community Development Advisory Board conducted a Public meeting on 2/21/2017 to hear presentations on resource allocations. During the meeting, project proponents had an opportunity to overview their project(s).	Participants discussed the need for continued focus on programs for youth and ESOL programs.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
6	Public Meeting	Non-targeted/broad community	The draft Annual Action Plan was presented by the Community Development Department to the City Council Budget and Finance Committee on April 12, 2017 public meeting which is televised on a local cable access channel.		All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
7	Public Meeting	Non-targeted/broad community	At Council Meeting of 5/5/2017, the City Council solicited input on the Plan.		All comments were accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City anticipates receipt of CDBG funds in the amount of approximately \$1,500,000 annually. To maximize the impact of the CDBG Entitlement funds, the City has aggressively and successfully secured significant grant funds, and encourages all partners and projects to leverage additional dollars.

As a HOME Investment Partnership program Entitlement Community, the City will receive approximately \$630,000 annually to support direct assistance to moderate income homebuyers and to subsidize the development cost of affordable housing projects. Currently the City expects to assist 2 redevelopments (the Stone Mill and the Van Brodie Mill) that are awaiting other funding including LIHTC.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,518,368	0	0	1,518,368	4,555,104	CDBG funds are anticipated to remain consistent over the 5 year period.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	683,039	10,000	0	693,039	2,038,038	HOME funds are estimated to remain consistently funded over the five year period.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	0	0	0	0	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	0	0	0	

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

The City of Lawrence anticipates CDBG funds will leverage additional resources. Non-Entitlement funds that will be used to further the goals of the Strategic Plan may include: state agencies and private foundations, organizations.. The following leveraged resources are anticipated during the second year Action Plan:

City General Funds: The annual City budget commits resources for the priority activities including Public Parks, Facilities, and Infrastructure, and the Health Department. The City anticipates some Chapter 90 funding will be used as leverage for additional DOT funding.

Affordable Housing Resources: Affordable Housing Developments are likely to utilize a variety of State Housing Resources including Housing Bond funds, Mass Rental Voucher program, and private mortgage financing, particularly for 4 homeownership units by Bread and Roses Housing. Low-Income Housing Tax Credits, Historic Tax Credits, and Federal Home Loan funds are anticipated to be part of financing for multi-family projects, including the Van Brodie Mill redevelopment of 101 units.

Philanthropy: Private funding from national, state, and local funders including the United Way and Private Foundations, and private donors support the non-profit community, and our CDGB resources are used by non-profits to leverage funding from these private sources.

State: The City will be utilizing State funding previously awarded under PARC, MassWorks, and various DPH awards to support park and roadway developments and public health initiatives.

Section 8 Funds: Section 8 is administered by the Lawrence Housing Authority and provides rental subsidies.

Continuum of Care Fund: Project funds awarded by the MA Balance of State Continuum of Care to non-profit human service providers to assist in housing and services to homeless persons. We anticipate benefiting from the Greater Lawrence CAP agency's (GLCAC) application for State Homeless funding as well as benefitting from the administration of State homeless funding by the Lowell CAP agency (CTI).

The City has no HOME match requirement.

The City receives no Emergency Solutions Grant funds from HUD and therefore has no ESG match requirement.

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

Publically owned land, including properties taken for back taxes, will be utilized in the furtherance of affordable housing development and in some instances where appropriate based on location and zoning to support the City's commercial and manufacturing development. When a lot is too small for development under current zoning we will give an abutting property owner the opportunity to buy it.

Discussion

The priorities identified within the Strategic Plan are the outcome of an extensive, comprehensive effort to identify community needs. The Strategic Plan assesses the available resources available to meet those needs. The City of Lawrence's investments will leverage public and private funds to address the economic development, affordable housing, community development, and special needs populations' needs.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Economic Development	2015	2020	Non-Housing Community Development		Economic Development	CDBG: \$100,000	Businesses assisted: 15 Businesses Assisted
2	Affordable Housing	2015	2020	Affordable Housing		Affordable Housing	CDBG: \$321,814 HOME: \$611,687	Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Added: 9 Household Housing Unit Homeowner Housing Rehabilitated: 12 Household Housing Unit Direct Financial Assistance to Homebuyers: 15 Households Assisted
3	Public Parks	2015	2020	Non-Housing Community Development		Public Parks, Facilities and Infrastructure	CDBG: \$210,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted
4	Public Infrastructure	2015	2020	Non-Housing Community Development		Public Parks, Facilities and Infrastructure	CDBG: \$116,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Services	2015	2020	Non-Homeless Special Needs Non-Housing Community Development		Public Services	CDBG: \$207,000	Public service activities other than Low/Moderate Income Housing Benefit: 224 Persons Assisted
6	Homeless Assistance	2015	2020	homeless		Homeless Services	CDBG: \$10,000	Homeless Person Overnight Shelter: 5 Persons Assisted Homelessness Prevention: 5 Persons Assisted
7	Planning and Administration	2015	2019	Planning and Administration		Economic Development Affordable Housing Public Parks, Facilities and Infrastructure Public Services Homeless Services	CDBG: \$303,674 HOME: \$668,303	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Economic Development
	Goal Description	Funding for Commercial Property Improvement program that addresses facade, signage, and curb appeal. Funding for existing Section 108 Loans. Support of Lawrence Partnership Loan Guarantee – small business lending

2	Goal Name	Affordable Housing
	Goal Description	Assistance to achieve this goal will be direct funding and program delivery costs for the operation of a Lead Hazard Abatement program; funding for housing rehabilitation, first time homebuyer assistance, and assistance to support the development of homeownership and rental projects.
3	Goal Name	Public Parks
	Goal Description	Matching funds for Bourgoin Square and Gagnon Parks.
4	Goal Name	Public Infrastructure
	Goal Description	Infrastructure improvements.
5	Goal Name	Public Services
	Goal Description	An array of public services, primarily ESOL and youth training and leadership programs to support low and moderate income households.
6	Goal Name	Homeless Assistance
	Goal Description	provision of shelter and services to homeless; homeless prevention
7	Goal Name	Planning and Administration
	Goal Description	Planning and Administration

Table 7 – 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 anticipates that HOME resources will result in the provision of affordable housing that benefits 44 moderate income households, 38 low income, and 38 extremely low income.

AP-35 Projects – 91.220(d)

Introduction

The five Consolidated Plan goals represent the high priority needs for the City of Lawrence and serve as the basis for the Year 2 Annual Action Plan. Those priorities are:

- Expansion of economic opportunities through support for small businesses and the redevelopment and investment in commercial properties
- Maximize affordable homeownership opportunities through the redevelopment of vacant, blighting properties and through direct assistance to first-time homebuyers
- Improvement of housing conditions and reduction of lead-based paint exposure through the implementation of lead abatement programs and housing rehabilitation activities
- Strengthen neighborhoods through investments in public infrastructure, parks and open space, and public facilities
- Investment in public services and community facilities that provide new or improved access to programs that serve youth, seniors, and at-risk, vulnerable households

The following year 3 projects are recommended based on the Needs Assessment, on-going project commitments, and the RFP process:

#	Project Name
1	Housing Rehabilitation
2	First Time Homebuyer
3	CHDO Operating
4	CHDO Set-Aside
5	Housing Development
6	HOME Administration
7	Park Improvements
8	2016 Lead Abatement Match
9	Infrastructure Improvements

Table 8 – Project Information

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

The primary objective of CDBG is to benefit low and moderate income residents, and as such the City focuses community development investments in neighborhoods with a high concentration of low and moderate income households. Census and HUD derived data support the basis for identifying eligible neighborhoods. Citizen participation and input from service providers also play a considerable role.

In Year 3 of the Consolidated Plan, the City has allocated funding that addresses unmet priority needs while honoring its obligations for prior year Section 108 loans. The Section 108 projects were essential Public Infrastructure and Public Facilities projects that made physical improvements to city systems and public facilities. CDBG funds are also pledged as matching funds to leverage significant additional resources. The Housing Rehabilitation/Lead Paint funding and Park funds are matching funds. Public Service Activity programs have been selected after an extensive RFP process including review and recommendations by a community-based panel.

HOME funds are allocated to further the City's primary housing goal of improving the quality of its housing stock.

Projects

AP-38 Projects Summary Project Summary Information

Table 9 – Project Summary

1	Project Name	Housing Rehabilitation
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$7,728,000
	Description	Rehabilitation for low-moderate income homeowner occupied 1-4 unit residential buildings.
	Target Date	6/30/2018
2	Estimate the number and type of families that will benefit from the proposed activities	3-4 units of housing
	Location Description	City-wide
	Planned Activities	Rehabilitation of housing units to meet HQS
	Project Name	First Time Homebuyer
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing

	Funding	HOME: \$200,000
	Description	Down-payment assistance for income eligible first time home buyers who have completed a home buyer class from a HUD certified housing counselling agency.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	12 low and moderate income families or individuals
	Location Description	city-wide
	Planned Activities	Down-payment assistance for income eligible first time home buyers who have completed a home buyer class from a HUD certified housing counselling agency.
3	Project Name	CHDO Operating
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$25,000
	Description	Operating funds for a certified CHDO.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	2 CHDOs
	Location Description	Arlington and NorthCommon NRSA.
	Planned Activities	Operating funds for a certified CHDO.
4	Project Name	CHDO Set-Aside
	Target Area	

5	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$102,456
	Description	15% CHDO Set-Aside for a certified CHDO
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	11
	Location Description	North Common or Arlington NRSA.
	Planned Activities	Assistance for housing development by a certified CHDO.
	Project Name	Housing Development
	Target Area	
6	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$210,000
	Description	Funding for housing development opportunities.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	20 low and moderate income families
	Location Description	to be determined as funding request are received
	Planned Activities	support for the creation of additional affordable housing units
	Project Name	HOME Administration
	Target Area	

7	Goals Supported	Planning and Administration
	Needs Addressed	Affordable Housing
	Funding	HOME: \$68,303
	Description	Administrative costs of running the HOME program
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	not applicable
	Location Description	Community Development Department 225 Essex Street, 3rd floor Lawrence, MA 01840
	Planned Activities	Costs include salaries, benefits, rent, office supplies, etc.
	Project Name	Park Improvements
	Target Area	
	Goals Supported	Public Parks
	Needs Addressed	Public Parks, Facilities and Infrastructure
	Funding	CDBG: \$220,000
	Description	Funds will be used to renovate O'Connell Park/South Common in conjunction with a state PARC grant.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	250 families will benefit from the renovations

	Location Description	170 Market Street Lawrence, MA 01843
	Planned Activities	REnovations include removal of overhead electrical wires, redesign of the paths to be ADA compliant, a light at the basketball court and site amenities.
8	Project Name	2016 Lead Abatement Match
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$200,000
	Description	used as match to a 2016 Lead Abatement Grant from OHHLHC
	Target Date	6/30/2018
9	Estimate the number and type of families that will benefit from the proposed activities	30 low and moderate income families
	Location Description	City-wide
	Planned Activities	lead inspections, outreach and project delivery costs
	Project Name	Infrastructure Improvements
	Target Area	
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Parks, Facilities and Infrastructure
	Funding	CDBG: \$296,524
	Description	Funds will be used for various infrastructure projects within the City.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	The entire City population benefits from infrastructure improvements.
	Location Description	City-wide
	Planned Activities	to be determined

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

The allocation of CDBG resources is targeted to best meet the priority needs of low and moderate income persons based on a variety of planning studies and community input in the preceding years. The infrastructure funds are dedicated to the Arlington Neighborhood, Census Tract 2511 , and the O'Connell Park improvements are in Census Tract 2516 In the Year 3 Annual Plan the City has allocated significant amounts of available resources via public services to programs that operate City-wide and serve low income persons. The Section 108 Loan payments represent 23% of City Entitlement funds. Housing Rehabilitation/Lead Paint and Public Services serve priority needs that exist City-wide. The public services are available to LMI persons citywide. HOME funds are available City-wide with development approved based on quality of application including revitalization considerations, and homebuyer assistance is based on individual buyer decisions.

Geographic Distribution

Target Area	Percentage of Funds

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

A significant proportion of the Annual Entitlement funds is dedicated to pay principal and interest on one existing Section 108 loan. Another large piece is to match the State PARC grant, and another large piece supports the HUD Office of Healthy HOMES Lead Abatement grant. The remaining balance is dedicated to two City-wide needs --affordable housing and public services. It should be noted that the majority of public service programs are located within CDBG target areas, and provide convenient access to neighborhood residents.

Discussion

Please see above discussions

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Lawrence utilizes HOME funds to support affordable housing programs throughout the entire city. Programs include:

- **First Time Homebuyer Program**, which provides direct financial assistance to a buyer to be utilized for down payment and closing cost
- **Existing Homeowner Rehabilitation Program**, which funds housing improvements for existing homeowners
- **Developer Rental Projects**, which are multi-family projects undertaken by developers. Funds are often soft, secondary financing
- **Developer Homeownership Projects**, which are Acquisition, Rehabilitation, Resale or Acquisition, New Construction, Resale projects where a developer produces an affordable house that is sold to and occupied by an eligible household

Lawrence additionally allocates a portion of their CDBG funds toward affordable housing including home rehabilitation and lead hazard abatement. Typically we complete 80 lead abatements per year.

One Year Goals for the Number of Households to be Supported	
Homeless	6
Non-Homeless	118
Special-Needs	6
Total	130

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	71
The Production of New Units	9
Rehab of Existing Units	35
Acquisition of Existing Units	15
Total	130

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

Existing data and community consultations clearly identify the need to improve the quality of its aged

housing stock and to reduce the impacts of lead hazards. The limited HOME allocation funds a mix of projects to meet both rental and ownership needs and goals. We will fund 10-15 new home owners through downpayment assistance. We will support both for profit and non profit developers in creation of new rental units either through adaptive reuse of mill properties or new construction, typically in fill type construction.

AP-60 Public Housing – 91.220(h)

Introduction

The Lawrence Housing Authority manages its public housing stock and administers federal and state housing vouchers. The LHA's stock includes both federal and state-financed public housing.

The City and the LHA share common goals. These shared goals included improving the condition of the public housing stock, encouraging resident involvement, and providing opportunities and support for resident self-sufficiency.

Additionally, the LHA is seeking creative opportunities to preserve and produce affordable housing.

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

The City of Lawrence has extremely limited resources to assist the Lawrence Housing Authority with its Capital Needs. The City has supported the LHA's efforts at the recapitalization and restructuring of its housing portfolio to accomplish needed capital projects and ensure long-term sustainability of the public housing stock. The City undertakes the required environmental review for the LHA's HUD-funded capital projects.

Additionally, the City supports the LHA efforts to increase economic diversity within its resident population and to operate Family Self-Sufficiency programs.

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

Resident Councils regularly engage with management on facility needs, management policies, and/or security issues. The LHA and the City will continue to support resident engagement through support for public service programs which operate at LHA sites as well as through the recognition of Resident Organizations in the development of future plans.

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

The LHA is not troubled.

Discussion

The LHA is a critical partner in the provision of affordable housing and efforts to promote economic self-sufficiency. During this Consolidated Plan period, the City and LHA will seek to identify opportunities to leverage the LHA's capacity and mutual goals expand opportunities for Lawrence residents. The LHA participated in funding the Comprehensive Housing Study.

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

Introduction

Mayor Rivera recognized the need to have a staff person whose focus would be on the vast needs of the homeless population in the City with an emphasis on the unsheltered homeless. The City created a Homelessness Initiatives Coordinator position which is funded with City General Fund money and Determination of Need (DoN) funds from Lawrence General Hospital. The Coordinator position was filled in April 2017 with a very qualified individual with a passion for working with the homeless population.

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

The City of Lawrence is committed to increasing long-term housing stability and economic self-sufficiency of homeless and at-risk individuals and families. The City will utilize HOME funds to produce additional affordable rental units and have dedicated CDBG funds to support self-sufficiency and economic development.

The Continuum of Care (CoC) uses a Coordinated Entry system and outreach teams to address the needs of homeless persons, with a special emphasis on unsheltered persons. Outreach teams respond to any report of an unsheltered family with children and locate an immediate placement in alternative housing settings. The United Way 2-1-1 Program provides information and referral for families. Information about these services is disseminated through public information announcements, faith-based organizations, and other service providers.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City is providing CDBG funds to Emmaus as part of their match for the Fresh Start project funded through the Continuum of Care Grant program. Fresh Start is a permanent supportive housing leasing program targeting 14 chronically homeless individuals with 4 slots set aside for veterans.

HOME funds are allocated each year to CHDO's and other housing developers for the creation of affordable units of housing. Bread and Roses Housing often targets their housing projects to families at 0-30% AMI.

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

Although Lawrence is no longer its own CoC as it joined the Balance of State CoC three years ago, monthly meetings are still held in Lawrence to discuss with service providers, veterans organizations, advocacy groups and other interested parties, the needs of homeless individuals and families.

Staff from the Community Development Department interacts with the public seeking assistance with housing needs on an ongoing basis by providing referrals to appropriate local agencies and service providers. As part of the Balance of State CoC Planning Group, the City participates in the

Continuum of Care Grant Program application process including the Ranking and Review of renewal applications which requires discussion of how the applications meet the needs and priorities of the CoC.

The Balance of State CoC launched a Coordinated Entry System for individuals and families and the City was an active participant in the creation of this system which will prioritize individuals with the greatest needs using a tool to determine vulnerability. The City also hosted a training for the Coordinated Entry System at the Community Development Department.

As part of the effort to eliminate veteran chronic homelessness, Community Development staff have participated along with staff from DHCD in conference calls with a technical assistance provider under the Vets@Home TA program funded by HUD. These calls have resulted in the creation of a homeless veteran's master list that tracks every homeless veteran in the Balance of State CoC that has been identified and the efforts taken to get the veteran into housing.

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.

The City of Lawrence works with state partners to ensure that people being discharged from publicly funded institutions are not discharged into homelessness. The Massachusetts Department of Mental Health has designated several managers as representatives to the Balance of State CoC and the MA ICHH who work on discharge planning. These managers are responsible for working with and monitoring all CoC providers providing mental health services and they work on discharge planning for participants with severe and chronic mental health issues. Several of the providers are also active CoC members. DMH works with other state agencies and their providers around mental health issues, street outreach and discharge planning. DMH is the state agency responsible for ensuring persons being discharged from the public mental health (MH) system are not discharged into homelessness.

Discussion

Please see discussions above.

AP-70 HOPWA Goals – 91.220 (l)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	0

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

Introduction

The availability of affordable housing is determined by the relationship of supply and demand. On the supply side, the City has a greater percentage of affordable housing units than any of the surrounding communities with nearly 15% of its housing units deed restricted as affordable housing. Yet, affordable housing demand continues to outstrip the supply.

The City of Lawrence has adopted public policies and programs that encourage residential investment. These efforts include expedited permitting, government financing to reduce development cost, and high-density zoning regulations. Yet, despite this significant supply, the demand has not been met.

The public policies that constitute barriers are not unique to Lawrence. These policies include:

- Costs associated with Mass Building Code
- Hazards in the built environment such as lead paint.
- Cost of Site Assembly of non-conforming urban lots
- Downpayment requirements for FHA and traditional loan products
- High construction costs relative to attainable rents without subsidies

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

The public policies that serve as barriers to affordable housing are not within the control of the City of Lawrence. Yet, the City proposes the following actions to lessen the impact of public policies:

- Participation on a regional level to encourage greater housing opportunities
- Utilization of Tax-title and/or Municipal Properties to expand housing and economic opportunities designed to increase resident income
- Utilization of Receivership Program to stabilize affordable housing units
- Provide lead abatement financing to reduce costs
- Provide Down Payment and Closing Cost assistance to enable low and moderate income buyers to achieve homeownership

Discussion

The Comprehensive Housing Study completed in August 2015 contains a thorough discussion of housing issues and strategic options and readers may find the document on the City's web site.

<http://www.cityoflawrence.com/SharedFiles/Download.aspx?pageid=537&mid=1174&fileid=14639>

The City of Lawrence intends to address the availability of affordable housing on both the supply and demand side. By expanding economic opportunities for its residents, the demand for affordable housing will be reduced. By encouraging production throughout the region and providing government assistance that supports existing low income owners, the supply of affordable housing will be expanded. While HOME funds and other subsidy funds are in short supply compared to the demand for them and number of potential projects, the City will pursue many of the strategies outlined in the Housing Study, including developing the capacity of local developers and encouraging small scale development that may not require Federal or state subsidies.

AP-85 Other Actions – 91.220(k)

Introduction

This section discusses the City's efforts to address needs identified in the Consolidated Plan, particularly in the areas of expanding homeownership opportunities, rehabilitating and preserving affordable housing, reducing lead-based paint hazards, expanding economic opportunities, and developing institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs

The City of Lawrence is working to address obstacles to meeting underserved needs by:

- Participation on a regional level to encourage greater housing opportunities throughout the region, expand regional economic opportunities, and coordinate the streamlined and impactful delivery of services throughout the region; and,
- Creation of living wage jobs through economic development initiatives that will increase households' economic position which will provide them with resources to better address household needs.

Actions planned to foster and maintain affordable housing

The City of Lawrence is focused on providing residents with the economic means to purchase, rehabilitate and maintain the existing housing stock. Specifically, the City is supporting residents through:

- Downpayment and closing cost assistance that allows low and moderate income buyers to buy a home;
- Rehabilitation to support to "mom and pop" owners of two and three family stock, recognizing their role in providing affordable rental units;
- Utilization of tax-title and/or municipal properties to expand housing and economic opportunities designed to increase resident income; and,
- Utilization of the receivership program to stabilize affordable housing units.

Actions planned to reduce lead-based paint hazards

The City of Lawrence is focused on providing residents with the economic means to purchase, rehabilitate and maintain the existing housing stock. Specifically, the City is supporting residents through:

- Downpayment and closing cost assistance that allows low and moderate income buyers to buy a home;

- Rehabilitation to support to “mom and pop” owners of two and three family stock, recognizing their role in providing affordable rental units;
- Utilization of tax-title and/or municipal properties to expand housing and economic opportunities designed to increase resident income; and,
- Utilization of the receivership program to stabilize affordable housing units. Project management, technical assistance, and matching funds for Healthy Home and Lead Hazard Control grants; and, Continued participation by the City in the State's Get the Lead Out program which provides the City with access to rehabilitation funding for lead-based paint removal.

Actions planned to reduce the number of poverty-level families

The City is working to reduce the number of poverty-level families by:

- Expanding the availability of ESOL classes
- Job training
- Development of a comprehensive family resource center
- Redevelopment of downtown to create additional jobs

Actions planned to develop institutional structure

The newly formed Office of Planning and Development (which includes the Community Development Department) will continue to engage other City departments and public-private partnerships, such as the Mayor's Health Task Force, in the implementation of the activities identified within the Annual Action Plan. Through enhanced coordination, the CDBG and HOME funded activities are an essential piece of larger community revitalization efforts.

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

The City of Lawrence's active coordination between public and private housing and social service agencies was recognized by the Federal Reserve Bank of Boston through a \$700,000 Working Cities grant. The City plans to continue to:

- Convene Mayoral task forces on a number of important initiatives such as health and the provision of ESOL classes
- Participate in public-private partnerships such as the Lawrence Partnership and the North Canal Coalition.
- Encourage and support residential development of currently vacant space in the downtown area.

Discussion

Please see discussions above.

Program Specific Requirements

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

Introduction

The City receives CDBG and HOME funds on an annual basis. In addition, the City receives Program Income throughout the year. The City invests these funds into eligible projects as detailed within the Consolidated Plan and corresponding Annual Action Plan.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	75.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Lawrence will only use the forms of investments identified in Section 92.205

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City's Recapture Provisions are located with the Grantee Appendices

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The Community Development Department utilizes a Note, recordable Mortgage, and Deed Restriction to secure the HOME investment.

As long as the Borrower remains in compliance with the terms of this Note, the Mortgage, the Loan Agreement and the Affordable If the HOME-assisted homebuyer fails to occupy the unit as his or her principal residence (i.e., unit is rented or vacant), or the home was sold or otherwise transferred during the period of affordability and the applicable recapture provision was not enforced, then the project will be considered in noncompliance. Housing Restriction (collectively "The Loan Documents"), the HOME loan will be forgiven once the affordability period is complete.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not intend to use HOME funds to refinance existing debt.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

NA

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

NA

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

NA

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

NA

5. Describe performance standards for evaluating ESG.

NA

Discussion

NA

