



City of Gloucester

Consolidated Annual Performance & Evaluation Report

CAPER PY18

**July 1, 2018 - June 30, 2019
Mayor Sefatia Romeo Theken**

September 6, 2019

CR-05 - Goals and Outcomes

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

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

Program Year 2018 (PY18) marks the fourth year of accomplishments toward the goals and strategies identified in the Five Year 2015 - 2019 Consolidated Plan. These goals and strategies include: affordable housing; provision of local economic opportunities; provision of public facilities and infrastructure including accessibility; coordination and provision of public services. The following are the goals identified by the City to address these needs: residential rehabilitation; assistance to local businesses and job creation; public facility improvements; public infrastructure improvements; basic services; services for victims of domestic violence; employment training; health services; housing services; accessibility improvements to public housing; accessibility to parks and recreational facilities and accessibility of sidewalks. The CDBG program continues to make progress towards improving the quality and affordability of housing in the City, expanding access to homeownership and supporting the development and preservation of affordable housing units. The Down Payment Assistance Program assisted three households with deferred, 0% loans from the City. The Housing Rehabilitation Program continues to give us tools to prevent displacement, maintain affordability of housing and leverage private investment. A total of 5 units of low to moderate income households were assisted with repairs and essential improvements to maintain their housing. Our Lead Hazard Control Forgivable Loan Program was completed after its third year offering no-interest, three year forgivable loans, to owner-occupied homes and investment properties. Through this program, 45 units obtained full lead compliance.

The Small Business Loan Program offers loans to a wide range of Gloucester businesses and is aimed at attracting business investment and providing job creation and retention in Gloucester. Cape Ann Fresh was awarded \$35K in PY17 which created 2 FTE jobs in program year 2018. The City continues to market the program. Action Inc.'s job training program resulted in 1 FTE and 2PTE jobs. Other employment and job training programs such as the YMCA Youth employment program and Wellspring, Inc.'s, Adult Learning Initiative (ALI) programs, offer job training and educational assistance to obtain employment or higher employment and higher education opportunities. These programs assisted 58 clients. The City continues to address ADA public facility improvements; in PY18 the department continued to work on 2 ADA accessible projects, Duncan Street and School Street with removal of architectural barriers and replaced with ADA accessible sidewalks.

Several public service agencies were funded for various programs such as youth programs, educational programs, food initiatives, housing counseling and domestic violence intervention.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Accessibility improvements to parks & recreations	Non-Homeless Special Needs	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	821	3442	419.24%			
Accessibility improvements to public housing	Public Housing Non-Homeless Special Needs	CDBG: \$	Rental units rehabilitated	Household Housing Unit	75	0	0.00%			
Accessibility of sidewalks	Non-Homeless Special Needs	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3369	1748	51.88%			
Assistance to local businesses & job creation	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	75	46	61.33%	5	4	80.00%
Assistance to local businesses & job creation	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	25	15	60.00%	2	3	150.00%

Basic services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	23040	3502	15.20%	5493	672	12.23%
Down Payment Assistance for FTHB	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	20	5	25.00%	3	3	100.00%
Employment training	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	225	113	50.22%	40	51	127.50%
Health Services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1022	783	76.61%	100	470	470.00%
Housing Services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	725	254	35.03%			
Housing Services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	69		36	69	191.67%

Housing Services	Homeless Non-Homeless Special Needs	CDBG: \$	Homelessness Prevention	Persons Assisted	50	14	28.00%			
Public facility improvements	Homeless Non-Homeless Special Needs	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5965	5794	97.13%	3625	0	0.00%
Public infrastructure improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	565	3442	609.20%	3603	865	24.01%
Residential Rehabilitation	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	25	17	68.00%	6	5	83.33%
Residential Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	25	19	76.00%	6	0	0.00%
Services for victims of domestic violence	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	950	621	65.37%	200	144	72.00%

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

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Accessibility improvements to parks & recreations	Non-Homeless Special Needs	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	821	3442	419.24%	0	0	
Accessibility improvements to public housing	Public Housing Non-Homeless Special Needs	CDBG: \$	Rental units rehabilitated	Household Housing Unit	75	0	0.00%	0	0	
Accessibility of sidewalks	Non-Homeless Special Needs	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3369	883	26.21%		2145	

Assistance to local businesses & job creation	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	75	40	53.33%	5	3	220.00%
Assistance to local businesses & job creation	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	25	12	48.00%	2	3	0.00%
Basic services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	23040	2830	12.28%	5493	672	40.59%
Down Payment Assistance for FTHB	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	20	2	10.00%	5	3	40.00%
Employment training	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	225	62	27.56%	40	51	165.00%
Health Services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1022	313	30.63%	125	470	145.60%

Housing Services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	725	254	35.03%			
Housing Services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		45	69	111.11%
Housing Services	Homeless Non-Homeless Special Needs	CDBG: \$	Homelessness Prevention	Persons Assisted	50	14	28.00%	10	0	0.00%
Public facility improvements	Homeless Non-Homeless Special Needs	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5965	5794	97.13%	3603	0	96.64%
Public infrastructure improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	565	3442	609.20%			

Residential Rehabilitation	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	25	12	48.00%	10	16	160.00%
Residential Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	25	19	76.00%	10	4	40.00%
Services for victims of domestic violence	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	950	477	50.21%	200	144	40.00%

Table 2 - Accomplishments – Program Year & Strategic Plan to Date

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

Overall, the City has made good progress toward meeting the goals of our fourth year of the Five-Year Consolidated Plan and PY18- Action Plan. The major needs were identified were housing affordability; homelessness, non-homeless special needs, and community development. CDBG funds were allocated to economic development, public facility projects to address ADA and much needed public service projects. The following is a summary of major activities accomplished in PY18: Completed 8 Three (3) families assisted in purchase of their first home in Gloucester.

8. 1FTE jobs and 2 PTE jobs were obtained with Action's job training program; several social service programs were assisted and served over 586 clients with various needs.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	1,239
Black or African American	42
Asian	20
American Indian or American Native	10
Native Hawaiian or Other Pacific Islander	15
Total	1,326
Hispanic	142
Not Hispanic	1,184

Table 3 – Table of assistance to racial and ethnic populations by source of funds

Narrative

There is no concentration of minority or low income populations in the City. Therefore, the City has created a target area that includes the highest percentage of low- and moderate- income residents in Gloucester, which qualify by "Exception" at 49.13%. These neighborhoods include the following block groups: census tract 221400, block groups 1, 2, & 3; 221500, block groups 1 & 2; census tract 221600, block groups, 1 & 2; census tract 221700, block groups 1 & 2; and census tract 221902, block group 2

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	972,389	

Table 4 - Resources Made Available

Narrative

CDBG funds of \$972,389 which included PY18 allocation of \$652,277.00, plus program income of \$168,512 and unprogrammed funds of \$151,600. The City received Lead funds from the Office of Healthy Housing and Lead Hazard Control in PY15 in the amount of \$1,285,280.00 for three years. Public Housing Capital Fund for the Housing Authority in the amount of \$151,450.50 and the Continuum of Care in the amount of \$316,456 which were awarded to Action Inc. for permanent housing for the homeless.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	99		
Community Development Target Neighborhood	1		

Table 5 – Identify the geographic distribution and location of investments

Narrative

The housing rehab, lead abatement and hazard control, public services, and Down Payment Assistance programs assisted clients city-wide. The housing rehab program assisted less clients than in previous years, but the City is working to restore this program to its full capacity. The City Hall ADA compliance project was completed. ADA improvements were made to School Street and Duncan Street, both of which are in LMI areas per census data.

Leveraging

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

Leveraged funds from private, state and local funds were utilized as follows in PY18:

CDBG funds for homeless facilities assist Action, Inc. to leverage Continuum of Care (CoC) funds. Action, Inc. receives CoC funds through the North Shore Continuum of Care. In PY2018, Action, Inc. was awarded \$316,456.00 of these in funds.

The Gloucester Housing Authority (GHA) received \$185,083.10 in Capital Improvement funds for calendar year 2019. These funds will be utilized for Electrical Breaker Panel Replacement at 7 Arthur Street; Roof replacements at 10 Griffin Court, 18 Essex Street, 19 Mason Street, 25 Prospect Square and 259 Washington Street.

Community Preservation Act (CPA) funds and Gloucester Affordable Housing Trust (AHT) funds support the City's priority to provide affordable housing for low and moderate income residents. CDBG funds also leverage CPA funds to improve the accessibility of parks, and recreational spaces for people with disabilities. CPA Community awarded \$301,800 in grants.

The City of Gloucester receives approximately \$670K each year in Chapter 90 funds from the Commonwealth of Massachusetts, which is used to address aging public infrastructure through sidewalk/street improvements, including accessibility improvements.

The City's Lead Program contributed an additional \$31,205.50 in PY18 to bring homes into compliance.

Applicants submitting a proposed project for CDBG funding are required to show federal, state and local resources that will be used to support the activity. Public service sub-recipients funded in PY18 leveraged a total of \$2,891,430 from the following agencies and sources: Massachusetts Housing Partnership, Massachusetts Department of Children and Families, Massachusetts Division of Banks (Chapter 206), United Way, Community Preservation Act funds, grants, private foundations, charitable trusts and donations.

CDBG funds a Down Payment Assistance program which leveraged \$812,500 in private loan funds.

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 6 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	20	2
Number of households supported through Acquisition of Existing Units	5	3
Total	25	18

Table 7 – Number of Households Supported

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

The most problematic issue with the rehab program is finding suitable contractors and affordable rental units. Challenges exist for the First Time Homebuyer program due to the market for housing being high and the inventory of housing being low. In addition, available rental units are often expensive and difficult to find.

Discuss how these outcomes will impact future annual action plans.

Since this year’s outcomes met our goals, the CDBG program will make no major changes to our programs, unless there is an unexpected need in the community, which we will address with an amendment. This year the Community Development Department underwent a major transition in staff. Both the prior year’s monitoring event and the changes in staff will lead to changes in our process but not in our goals.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	10	0
Low-income	3	0
Moderate-income	3	0
Total	16	0

Table 8 – Number of Households Served

Narrative Information

Again, we continue to assist the community with a variety of housing projects and support. The desire to create housing that is affordable to households with low/mod incomes is great, but the cost and complexity of these developments obviously are time consuming. The Harbor Village 30 unit, affordable rental project will take approximately five years to complete. It has been awarded \$151,924 in HOME funds for PY16 and PY17 and a combined total of \$135,000 from the City's AHT and CPA funding. The project will be applying to DHCD this year for funding. It is expected to break ground in the Spring of 2020.

The CPA awarded \$120,000.00 to a affordable housing project at 15 Pearl Street. 15 Pearl St, being developed by Ten Gates Development, will result in the creation of 7 single room occupancy rental units. 4 of these will be affordable units and the other 3 will be market rate. As of now, the market rate would be considered affordable for moderate income individuals. The total estimated cost for the project is \$988,277.00. Per the CPA application, all other funding is private equity or permanent debt.

In PY16 the AAP was amended to include a Down Payment Assistance program for first time housing buyers which assisted three households in PY18 . The City of Gloucester continues to assist low and moderate income households wherever possible and to support developments and housing programs that serve low income households of all levels.

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

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

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

Also, the City's High Risk Task Force, made up of provider agencies and outreach workers, police officers, a member of Community Development staff and other City employees, provides outreach to the most hard to reach homeless people on the streets. The High Risk Task Force indicates that since the Grace Center opened there has been a measureable reduction in ambulance calls, arrests, and incidents in public facilities involving adults in crisis.

Addressing the emergency shelter and transitional housing needs of homeless persons

Action, Inc. and Wellspring House, Inc. provide emergency shelter for homeless individuals and families in Gloucester. Once housed, these providers assess client needs through case management and connect homeless individuals and families to basic services, including nutrition, income benefits and health care. After basic needs are addressed, services such as education, child care, job training, transportation and financial literacy are provided or referred, as appropriate. There are no transitional shelters or housing in Gloucester.

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

Education and job training programs provide one of the primary methods of preventing homelessness by increasing household income. Wellspring's Adult Learning Initiative is an eight week, full-time adult basic education program that is designed to bridge clients to better jobs and/or higher education for self-sufficiency. The program assists clients in preparing for the GED, completing remedial academic work to gain entry into college, and learning new skills to become more competitive in the job market. Action, Inc.'s Home Health Aide and Certified Nurse Assistance programs train and certify individuals for work in the health care industry, including Action, Inc.'s own homemaker program. 100% of the students enrolled are low-income individuals. In PY2018, the City utilized \$25,000 in CDBG funds to support this program and 1 FTE job and 2 PTE jobs were created.

Wellspring and Action also provide short term financial assistance for families at-risk of homelessness

with varied services including rental assistance for one to two years, along with budgetary counseling.

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

The North Shore Continuum of Care supports the development of new affordable housing as the best way to shorten the amount of time families and individuals experience homelessness. CoC funds are among the funding sources that Action, Inc. has utilized to bring new permanent housing units online for homeless individuals and families. Chronically homeless individuals and families are moved directly from shelters into permanent housing through the Action, Inc. Housing First Program. These families and individuals are supported through this transition by intense case management. Action, Inc. also provides housing for chronically homeless families through a Tenant Based Rental Assistance program. The Gloucester Housing Authority (GHA) works in partnership with Action, Inc. and other providers to supply permanent housing, including Single Room Occupancy (SROs) units, to homeless individuals. The GHA also has 56 housing first units that are used to move homeless families directly out of emergency shelters into permanent housing. The Wellspring House, Inc. service model is also aimed at moving families out of emergency shelters and into permanent housing. It provides intensive case management and emergency shelter to five homeless families. After the organization assists these families to find permanent housing, Wellspring provides stabilization services for one year to insure that the families are stably housed.

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

Actions taken to address the needs of public housing

The City of Gloucester supports and collaborates very closely with the Gloucester Housing Authority (GHA) whenever possible. It has been funded for the past several years for the Cape Ann Homeownership Center. The program offers pre, post and foreclosure counseling. With a grant of \$5,000 from CDBG, it assisted 69 clients in PY18. CDBG funds over the past several years also provided public facility improvements for its existing housing for the elderly and low income housing complexes. The City still works closely with the leaders of the GHA to assist whenever possible. GHA Board members also participate on the CPA Committee.

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

The GHA provides many programs through the Cape Ann Homeownership center for existing clients in public housing. These programs are: the Housing First program, assisting families in transition from state-funded emergency shelters; Family Self-Sufficiency and Resident Opportunity; and Self-sufficiency programs which provide assistance to eligible residents for educational opportunities, job training and placement, computer and financial literacy services.

Actions taken to provide assistance to troubled PHAs

There are no troubled PHAs in Gloucester.

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

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

Market conditions create the most significant barrier to housing affordability along with lack of developable land, as most of the city's boundary is surrounded by water. Public policy and state regulations also restrict the development of wetlands, which comprise a significant percentage of Gloucester. The city worked to develop and maintain affordable housing with several programs. Regulatory incentives are through inclusionary land provisions, such as the overlay special permit district with an option for higher density when developments include affordable housing. Also, new housing development of more than eight (8) units requires that 15% of units constructed will be affordable. This year the City Council approved a Special Permit for development within this overlay district which will result in 200 housing units, 30 of which will be affordable units. Construction has begun in this program year. The City also works to maintain affordable housing through its Housing Rehabilitation Program, funded with CDBG and provides development assistance to non-profits for affordable housing for low and moderate income households. With limited exceptions, the development of multi-family housing is not by right and requires the approval of the City Council. However, several residential districts do permit two-family housing by right. The City, through the Housing Rehabilitation Program, is able to ameliorate the effects of this policy by assisting homeowners to create two-family units in the districts where these units are permitted. Previously, public policy and City building regulations did not require accessible units in multi-family buildings. That policy has changed for new buildings. Generally, the high cost of improvements to create full accessibility in existing multi-residential structures is a barrier to increasing the City's stock of accessible units. The Gloucester CDBG-funded Housing Rehabilitation Program addresses this need in part by completing accessibility improvements to existing rental and homeowner units. The Gloucester Housing Authority anticipates increasing its accessible units over the next five years. SeniorCare, a non-profit in Gloucester, also completes accessibility improvements. Both programs serve low and moderate income residents.

The Community Development Department has also completed a Housing Production Plan that will address housing policies to alleviate some of these barriers. This year the City received a grant to put the Housing Production Plan into action. Specifically, a task force is reviewing the zoning ordinance in anticipation of proposed changes to remove barriers to developing accessory and multi-family units.

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

Limited funding is the primary barrier to addressing underserved needs in the Community. In Gloucester, there are 5,375 lower income households and 1,732 individuals living below the poverty level. Community Development funds support programs and services that directly reach this

population, but growing demand and decreasing state, federal and local resources present a continuous challenge. The City will continue to utilize local, state and federal funds, including CDBG monies to support programs, public facility improvements, and the maintenance and creation of affordable housing for the homeless, near homeless and non-homeless special needs. This program year the City committed to allocating the maximum allowable percentage of CDBG funds to public services.

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

The City takes several actions itself and with agency and non-profit partners to address Lead Based Paint (LBP) hazards and increase access to housing without LBP hazards. A critical part of eliminating lead paint poisoning is education. The Gloucester Community Development Department, Building Department and the Health Department provide education to clients and the general public about LBP hazards. The City also partners with the Massachusetts Department of Public Health, through its Childhood Lead Poisoning Prevention Program (MassCLPPP) to increase awareness. The City of Gloucester Health Department accepts and offers referrals for case management, crisis intervention and environmental services when incidences of lead poisoning arise in the community. Action, Inc. and the Gloucester Housing Authority both educate Gloucester residents about LBP hazards. The adopted regulations for the Gloucester CDBG funded Housing Rehabilitation Program insure that any project undertaken by the program where a child is under six years of age resides will include lead paint abatement. If the program expends over \$5,000 per housing unit, a lead risk assessment and inspection will be completed and interim controls of LBP will be completed. The program will cover temporary relocation of residents in those units when relocation is necessary. The City was awarded a \$1,285,280, three year Lead-Based Paint Hazard Control grant through the Office of Healthy Housing and Lead Hazard Control, which closed at the beginning of PY18. This funding increased the City's impact of lead safe homes among income-eligible households. The City anticipates applying for this funding again in the future.

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

The City's allocation of HOME funds in PY15 and previous years provided downpayment assistance for low to moderate income families to purchase their first home. However, due to higher priorities set by the HOME Consortia and State to assist rental and development of affordable housing, the City has discontinued using HOME funds for First Time Home Buyer program. The City awarded \$151,924 in HOME funds for PY16 and PY17 to The Harbor Village 30 unit, affordable rental project will take approximately five years to complete. It has also been awarded a combined total of \$135,000 from the City's AHT and CPA funding. . The project received ?? from DHCD this year; construction will begin?? The Gloucester Rehabilitation program funded income eligible homeowners with safety, health, code violations, and accessibility improvements along with lead paint abatement so they can remain in their homes. We also partnered with Action Inc.'s to provide homeowners with weatherization and energy efficiency improvements with the goal of reducing housing costs.

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

The Grants Division of the Community Development Department is the lead agency for the administration of the Community Development Block Grant (CDBG) program and the HOME Investment Partnerships program (HOME) in Gloucester. The City's longstanding experience in this role means that the institutional structure is well established. The strength of the CDBG program is due largely to the City's productive partnerships with local, regional, state and federal organizations. The High Risk Task Force, developed by the City's Health Department and co-chaired by Action, Inc., is comprised of representatives from the Community Development Department, Gloucester Housing Authority, Gloucester Police and Fire Departments, Addison Gilbert Hospital, Veteran's Services and several other local agencies serving Gloucester area continued to be essential in effective delivery of public services for program year 2017.

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

The Community Development Department both supports and leads efforts to enhance coordination between public and private housing providers and service organizations. The High-Risk Task Force which was formed in 2011 continues to play a key role in identifying high risk clients and their needs. The Committee meets once a month and the collaboration that is achieved as a result of these meetings has both increased the efficiency and effectiveness of community outreach and service delivery for the provider and clients. The Cape Ann Resource Exchange is a networking group of human service providers and faith-based organizations in Cape Ann with the goal of establishing a shared understanding of available homeless prevention and other preventive resources. The group is comprised of approximately 30 organizations that meet bimonthly. The group pools their resources and efforts so that the clients are better served with all their needs. The Community Development Department also is part of the North Shore HOME Consortium and Continuum of Care, which provides a regional network to assist the homeless and near-homeless with shelter, permanent housing, and supportive services. Members collaborate to apply for CoC funds and administer the Point-in-Time count of unsheltered homeless. The Community Development Department also manages the Community Preservation Funds and the Affordable Housing Trust by guiding these groups with regulations and housing information to assist their funding decisions. Also a staff person acts as the Fair Housing Officer for the City. Staff also participates in many forums, meetings and seminars, etc. to be better informed of the services available to serve the public. Finally, the Grants Division holds an active membership in the National Community Development Association (NCDA), which is a national non-profit organization that represents more than 550 local governments across the country that administer federally-supported community and economic development, housing and human service programs. Grant staff attend many of their conferences and training workshops.

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

The need for increased fair housing education, information and advocacy was identified as an impediment to fair housing. To combat this, the City established a permanent Fair Housing Committee

via City Ordinance. Other barriers to fair housing were lead paint and accessibility. The City obtained a grant for \$1,285,280 to be spent over the course of three years from the Office of Healthy Housing and Lead Hazard Control. This funding increased the City's impact of lead safe homes among income eligible households. A total of 45 units over the past 3 years have reached full lead abatement compliance. Clients are referred to Community Teamworks, Inc. for their Home Modification Loan program, specifically designed to address elders and individuals with disabilities for home improvements. Through its membership in the North Shore HOME Consortium, the City attends forums on Fair Housing and predatory lending with representatives of the state Fair Housing Division. The City also continues to use written informational materials and pamphlets in multiple languages and formats provided through the Fair Housing Center of Greater Boston for outreach to community-based organizations, including religious and non-profit organizations. The Department's website also contains information on fair housing, and contact information for the City's Fair Housing Officer, a position currently held by the Grants Administrator. Outreach for programs, legal ads and meeting notices are published in Portuguese, Italian and Spanish.

CR-40 - Monitoring 91.220 and 91.230

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

The overall goal with all CDBG and HOME funded activities is to ensure compliance with federal, state and local regulations and program requirements. All of the public service programs submit quarterly reports on program spending, accomplishments and number of clients serviced. No payments are made unless reports are up to date and accurate. Annual monitoring visits were conducted for PY18 on all of the public service sub recipients and all were found to be in compliance with regulations. The Housing Rehabilitation and Down Payment Assistance program properties all have on-site initial Housing Quality Inspections. Both programs address health, safety and code issues. During the rehab process periodic site inspections and final completion reports are conducted. The Down Payment Assistance program will conduct a re-inspection if any issues were found with the property at initial inspection and make sure that the property has been brought into compliance within six months of closing. All public facility projects are monitored during construction. On-site interviews are conducted with construction workers and payroll affidavits are reviewed to insure compliance with Davis Bacon wages.

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

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

The City of Gloucester's goals and purpose of the Citizen Participation Plan is to encourage residents, agencies and other interested parties to participate in the planning process of the Five Year Consolidated Plan and the Annual Action Plan (AAP) as well as the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER, in accordance with HUD regulations was made available to the public for examination and comment for a period of at least 14 days. Copies of the PY18 Draft CAPER will be made available to the public on our City's website, at the Community Development Department in the City Hall Annex, at the local Library, and at City Hall in the Clerk's Office. Public comment period was 15 days.

CR-45 - CDBG 91.520(c)

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

No changes to our program objectives are planned.

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

No

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

CR-45 - CDBG 91.520(c)

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

No changes to our program objectives are planned.

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

No

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



New England

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Thomas P. O'Neill, Jr. Federal Building
10 Causeway Street, 5th Floor
Boston, Massachusetts 02222-1092
Telephone (617) 994-8357
Fax (617) 565-5442

Jill Cahill
Community Development Director
City of Gloucester, City Hall Annex
3 Pond Road
Gloucester, MA 01930

FD-302

Dear Ms. Cahill:

Subject: FY 2018 Consolidated Annual Performance and Evaluation Report

We have reviewed and approved the City of Gloucester (the City) Consolidated Annual Performance and Evaluation Report (CAPER) for the program year July 1, 2018 to June 30, 2019. Based on the information provided, we find the City's FY 2018 CAPER to be consistent with the City's Five-Year Consolidated Plan and One-Year Action Plan for FY 2018. The narrative describes how the City is working to meet the goals identified in the plans as well as proposed versus actual outcome results. We also find the City to be within the 15% cap for public services and the 20% cap for planning and administration for the Community Development Block Grant Program.

As a result of our review, we have determined that the City has carried out its activities and certifications in a timely manner, consistent with the requirements and primary objective of the Housing and Community Development Act of 1974, as amended, and with other applicable laws and program requirements. Pursuant to 24 CFR 570.905, we find that the City has the continuing capacity to carry out its activities in a timely manner based on the information provided in the City's CAPER.

Please remember that a copy of this letter must accompany all copies of the CAPER. If you have any questions or if we can be of further assistance, please contact your CPD Representative, William Hodgdon, at 617-994-8354 or william.m.hodgdon@hud.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Shumeyko", with a large, stylized flourish extending to the right.

Robert Shumeyko
Director