



DRAFT

**ACTION PLAN
FOR FISCAL YEAR
2023 - 2024**

CRANSTON, RHODE ISLAND

Prepared by:

Department of Community Development

City of Cranston, Rhode Island

Ernest Tommasiello, Director

Kenneth J. Hopkins, Mayor

April, 2023

Executive Summary

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

1. Introduction

The Director of the Cranston Department of Community Development is the individual ultimately responsible for maintaining all reports and records related and pertaining to the administration of the City's annual Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development. In accordance with HUD rules and regulations, these reports and records are made available to the public for review. The Director initially receives the questions, comments and suggestions of any citizen concerning an Action Plan. It is the responsibility of the Director to be familiar with the federal regulations which govern the City's implementation of the Block Grant and related programs. This familiarity enables the Director to explain to the inquiring public in an informed manner why certain expenditures can or cannot be made.

This Annual Action Plan, while implementing the general priorities of the Five-Year Plan, focuses on more specific activities which the City believes will achieve the goals of the City and meet the primary objective of the CDBG program, which is to improve communities by providing decent housing and a suitable living environment, and by expanding economic opportunities - all principally for persons of low and moderate income.

When the draft of this plan was prepared in April, 2023, an outline of how the City proposed to allocate the CDBG funds was included in the Mayor's proposed budget for fiscal year 2023-2024. The budget for the Department of Community Development is based on an actual appropriation of \$1,061,374 of CDBG grant funds for the upcoming fiscal year (2023-2024). The proposed budget sets forth in a general way some of the activities that the Administration would like to address with CDBG funds.

Because of the priorities expressed by the residents of the City, the Administration avoided the risk of irreversibly aligning itself to any one expenditure. The Mayor's budget outline has set forth a range of activities proposed by the Department of Community Development and which the Mayor believes should be funded with Community Development Block Grant.

Agencies and organizations in or serving populations within the City are invited to propose priorities and projects which are then reviewed by staff for consistency with the CDBG program, with prior experience, with current needs and for maximum probability for achieving the goals of the City, consistent with the priorities that the City has established for the Five Year (2020-2025) Consolidated Plan

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.

OBJECTIVE-DECENT HOUSING

OUTCOME: AVAILABILITY

Housing Rehabilitation

OUTCOME: AFFORDABILITY

Closing Cost Assistance

Down Payment Assistance

Affordable Housing Acquisition

Rental Assistance

OBJECTIVE – SUITABLE LIVING ENVIRONMENT

OUTCOME: AVAILABILITY/ACCESSIBILITY

CCAP – Family Life Resources

CCAP – Family/Minority Health

Blessed Mother Mary Food Pantry

Senior Services - Nursing

Day One

Scholarship Program

Chace Ctr.

After School Remedial Classes

Clothes to Kids

Sstarbirth

OUTCOME: AFFORDABILITY

Hope Alzheimer's Center

Senior Services – Adult Day Care

Heating Assistance

OUTCOME: SUSTAINABILITY

Street Improvements

Carriage House Renovation

3. Evaluation of past performance

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

Based on information derived from IDIS reports for the past five program years (PY15-PY19) of the 5-year plan which ended June 30, 2020, the following CDBG beneficiary data on accomplishments by national objectives categories was reported:

Decent Housing - 137 households benefited from housing rehab activities or the acquisition of houses for rehabilitation and sale to low/moderate households;

52 households benefited from homebuyers' assistance activities.

Suitable Living Environment - 12,796 people were assisted under public service activities;

70,943 people benefited from public facilities and infrastructure activities.

Expanded Economic Opportunities – zero jobs were created.

Owner-occupied housing rehabilitation continues to be an integral, and popular, program for the City, especially for those owners on low fixed income. The 'Acquisition for Rehabilitation' program, in which a vacant house is purchased and rehabilitated for subsequent sale to an income eligible household, has resulted in 15 such sales since its inception. The Closing Cost Assistance and Down Payment Assistance programs help eligible first time homebuyers in Cranston afford a home. Public service programs such as those for the elderly, the disabled, abused children, youths, and victims of domestic violence, or those programs providing supportive services such as health care, counseling, or transitional housing for mothers and their children or those suffering from substance abuse, continue to be priority needs in the City. Public Facilities projects benefit the elderly and the disabled, or revitalize neighborhoods.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

A number of methods to disseminate information about CDBG programs as widely as possible have been employed during the months between the date that the Department was notified that the City would be receiving an appropriation from the Federal Government and the completion of this Action Plan.

On February 13 and 15, 2023, the Director, the Community Development staff, and the Citizens Advisory Board met with the representatives of the public service organizations seeking funding from the 2023-2024 CDBG allocation. The purpose of these meetings was to review the applications of those requesting funding and to allow the Board to query the representatives of the organizations in order to fully understand the programs being proposed and the nature and scope of the organizations.

Upon completion of the interview process the Citizens' Advisory Board reconvened and evaluated the merits of each application. The evaluation process culminated in recommendations that were communicated by the Director to the Mayor regarding whether the Board was of the collective opinion that an organization was worthy of support. If the Board had voted to fund an organization, the communication included a recommendation as to what amount should be awarded. The total amount awarded was capped at fifteen percent of the City's total 2023-2024 grant from HUD and fifteen percent of the program income for 2022-2023. The projects that were approved are incorporated in this Action Plan.

Organizations and agencies consulted for the 5-Year Plan were also consulted for this Action Plan.

The Department placed a notice in the Cranston Herald announcing the availability of this Action Plan for review and comment by the public. Written comments would be responded to in writing. This public comment period will be for 30 days and will expire on May 12, 2023. A public informational

hearing will be held on April 19, 2023. Notice of this hearing was placed in the Cranston Herald prior to the hearing date.

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.

This Action Plan is currently in the 30-day comment period. Final comments will be in the Action Plan submitted to HUD.

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

This Action Plan is currently in the 30-day comment period. Final comments will be in the Action Plan submitted to HUD.

7. Summary

The 2023-2024 Annual Action Plan is the outcome of a planning process which identifies community needs and effective investment strategies toward meeting those needs. The City has developed a plan to distribute CDBG funds to best achieve desired outcomes with regards to decent housing, expanding economic opportunities, and creating suitable living environments, primarily for low- and moderate-income residents.

This document includes projects with objectives and outcomes that address priority needs and help meet goals set forth in the Consolidated Plan's Strategic Plan section, which describes how federal funds and other resources will be utilized over the course of a five-year period. The City of Cranston will evaluate past performance and make adjustments as needed to better serve the needs of the community. In accordance with the City's Citizen Participation Plan, community residents and providers will continue to be informed and invited to participate in the consolidated planning process to ensure projects and activities meet community needs, primarily for low- and moderate-income residents.

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

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

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		Department of Community Development

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

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Cranston Department of Community Development

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

1. Introduction

Cranston consulted with numerous organizations in the development of the Five Year Consolidated Plan, from which this Action Plan is derived and on which it is based. The process included formal and informal meetings, surveys, and discussions with state and local agencies along with many advocacy groups in the region. Meetings with advocates for the elderly, the disabled and the homeless were held at which time Cranston heard views on their housing and community needs.

The various agencies, groups and organizations were asked for data and for input on needs, priorities and other issues. Those groups and organizations included representatives of public and private agencies who serve elderly, people with disabilities, people living with HIV/AIDS, the homeless and low income residents. In addition, multiple housing agencies, mental health service agencies, and regional and state government agencies were consulted.

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(I))

Cranston works with numerous public and private organizations to coordinate community development and housing services. Coordination among entities includes serving on joint committees, on-going communication and long term strategic planning. Organizations include public institutions on the local, regional, state levels, local nonprofits, faith-based organizations and the private sector. Financial and technical support is provided to these agencies when and where possible.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Rhode Island Continuum of Care (CoC) is statewide and serves all communities in the State of Rhode Island. The Rhode Island Housing Resource Commission (HRC) is the lead agency for the CoC Agencies. Groups who make up the CoC have been working closely over the years with leadership in each of the communities to address the needs of homeless and near homeless people. This is achieved through coordination, cooperation and partnerships between public and assisted housing providers and governmental health, mental health and additional service agencies. An update to the Strategic Plan to Prevent and End Homelessness was adopted in 2012. Key initiatives include: 1) End Homeless among Veterans; 2) Increase Economic Security (create a pilot program targeting homeless youth 18-24); 3) Improve Health and Housing Stability (strengthening behavioral health services to vulnerable populations); 4) Families, Children and Youth (expand the use of rapid re-housing and diversion services

to address the needs of families). Rhode Island is also a member of 'Built for Zero', a national change effort working to help a core group of communities end veteran and chronic homelessness.

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

Cranston does not receive ESG, HOME or HOPWA funds directly.

Groups, including the Cranston Housing Authority, operate autonomously and seek their own funds to address needs. The Cranston Housing Authority must submit its own application for funding and is subject to individual requirements from each funding source. Some of these may include establishing performance measures and reporting outcomes in systems such as the Homeless Management Information System (HMIS) utilized by HUD. In the update to the Strategic Plan to Prevent and End Homelessness as a key element in increasing the supply of Permanent Supported Housing, it is recommended that there be a significant expansion of the partnership with each Public Housing Agency in the Continuum of Care. Rhode Island's HMIS is administered through the Rhode Island Coalition for the Homeless.

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	Cranston Senior Services
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Grantee Department
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Elderly or disabled
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Phone, visit. Cranston Senior Services not only serves the elderly population, but also has an Adult Day Care program for the elderly/disabled or those suffering from early onset dementia. Senior Services also provides healthcare services by having a nurse available.
2	Agency/Group/Organization	City of Cranston
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Phone. Various departments of the City of Cranston were consulted for this plan, such as Public works, Economic Development, Engineering, Parks and Recreation, Planning, the Public Library, the Office of the Mayor, and various boards and commissions. The consultations communicated the needs of the city for various public facilities that serve low/moderate income people. The Planning department also serves as the City's floodplain administrator.

3	Agency/Group/Organization	CRANSTON HISTORICAL SOCIETY
	Agency/Group/Organization Type	Historical Society Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Historical properties
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Phone. This organization owns and manages several historical properties in Cranston. The consultation emphasized the need to preserve these structures and their importance to the community.
4	Agency/Group/Organization	Blessed Mother Mary Food Pantry, Inc.
	Agency/Group/Organization Type	Food bank for the needy Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussions in-person and by phone continued to emphasize the need for a food bank. The City will continue to support the needs of the food bank.
5	Agency/Group/Organization	Cranston Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Phone. The needs of the public housing and how they could be met were discussed.

6	Agency/Group/Organization	AccessPoint RI
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Phone. AccessPointRI operates a school and offers programs for disabled adults and children, in addition to offering housing for the developmentally disabled. The consultation emphasized the need for and the preservation of these programs
7	Agency/Group/Organization	Comprehensive Community Action Program
	Agency/Group/Organization Type	Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	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?	Phone. CCAP is a non-profit organization that offers a variety of programs to serve the low income population of Cranston, among them are a health clinic, a dental clinic, behavioral counseling, a GED center, and workforce training. The consultation emphasized the importance of CCAP's services to the community.

8	Agency/Group/Organization	Hope Alzheimer's Center
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Phone. The Hope Center provides day care for those suffering from Alzheimer's disease or dementia. The consultation emphasized the necessity of such a service.
9	Agency/Group/Organization	Sstarbirth
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Phone. Sstarbirth provides transitional housing and counseling to pregnant women and women with children. The consultation emphasized the need for such services.
10	Agency/Group/Organization	Elizabeth Buffum Chace Center
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Phone. The Chace Ctr. provides counseling and temporary housing to victims of domestic violence. The consultation emphasized the need for such programs in the community

11	Agency/Group/Organization	City of Warwick Office of Housing & Community Development
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Phone. CDBG issues were discussed and ideas were exchanged.
12	Agency/Group/Organization	AIDS Care Ocean State
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Phone. ACOS provides services to those with HIV/AIDS, in coordination with RI Housing. The consultation emphasized the need for such services in RI.
13	Agency/Group/Organization	Crossroads RI
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	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?	Phone. Crossroads RI is part of the State's CoC for homelessness. The consultation served to emphasize the scope of the problem and the need for services for the homeless.

14	Agency/Group/Organization	Rhode Island Emergency Management Agency
	Agency/Group/Organization Type	Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Statewide emergency management
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Phone. Discussed the issues regarding statewide emergency preparedness and responses.

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

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	Rhode Island Housing	Homelessness strategy statewide is coordinated by RI Housing. Cranston supports the State's Continuum of Care.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

In addition to the above organizations, the following were also consulted:

Workforce RI: by phone; a job training and placement center for Cranston residents.

Williams & Stuart Realty: interview with representative; for information about the housing market, foreclosures, and housing needs.

Housing Works RI: by phone; for information about the housing market, foreclosures, and housing needs.

Cranston Housing Commission: participation as a member of the commission, dealing with the housing needs of the City.

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 Cranston’s Citizen Participation Plan (CPP) was prepared as required for the Consolidated Plan in accordance with CFR Part 91, Section 105. The purpose of the CPP is to outline the procedures for citizen participation in the development and implementation of the City’s Five-Year Consolidated Plans, Annual Plans, Consolidated Annual Performance Reports (CAPER), and substantial amendments to Five Year and Annual Plans.

The development of the Consolidated Plan took place under the supervision of the Department of Community Development, which is responsible for the overall administration of the CDBG Program. The City has had contributions to the Plan from a broad range of housing and community interests, including the local housing authority, non–profit housing agencies, local housing partnerships, various service organizations such as those serving the elderly, the disabled, owners and renters and organizations such as banks, real estate interests, City government, the religious sector, human services and private citizens.

A key element of the Consolidated Planning process is citizen participation. The CPP is designed to encourage the participation of low income households, particularly those living in slum and/or blighted areas and in areas where CDBG funds are proposed to be used. The CPP encourages the participation of all citizens, including minorities and non-English speaking persons, as well as persons with mobility, visual and/or hearing impediments. The CPP also encourages the participation of public and assisted housing residents in the development and implementation of the Consolidated Plan.

The community involvement process has three main objectives:

1. To help determine the housing needs of the City.
2. To assess how well the City is meeting these needs.
3. To help determine priorities.

It is the policy of the City of Cranston to ensure adequate citizen involvement in the planning, implementation, and evaluation of its housing and community development programs. The City of Cranston has developed this Citizen Participation Plan in an effort to encourage citizen

participation in the Community Development Block Grant (CDBG) Program, specifically in the Consolidated Plan, Annual Action Plan, any substantial amendments to the plans, and the Consolidated Annual Performance and Evaluation Report (CAPER).

This Citizen Participation Plan is prepared and implemented in accordance with the guidance provided in U.S. Department of Housing and Urban Development (HUD) Regulations 24 CFR Part 91.105.

It is the intent of the City of Cranston to encourage and facilitate the participation of all citizens in the development of the Consolidated Plan, the Annual Action Plan, any substantial amendments to the plans, and the performance report.

Additionally, the City encourages involvement of low- and moderate-income persons, and those living in blighted areas where federal funding is proposed to be used are particularly encouraged to be involved in the planning process. The City also welcomes the participation of minority populations, non-English speaking persons and persons with disabilities.

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 Meeting	Non-targeted/broad community				
2	Newspaper Ad	Non-targeted/broad community				
3	Internet Outreach	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Resources at the time of the preparation of this Action Plan in April, 2023, are based on a grant for program year 2023 of \$1,061,374 and an estimated annual program income of \$160,000 for program year 2023. Estimated unallocated resources in the amount of \$415,437 are available for use in program year 2023.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,061,374	160,000	415,437	1,636,811	1,160,000	

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 currently has no matching requirements. Private Public Service subrecipients have other funding sources such as other federal grants, state and local grants, or private donations.

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

Currently no publicly owned land can be used to address priority needs within the City, but if it could, the City would assist in accomplishing these goals.

The City has previously acquired, and intends to acquire, vacant houses in order to rehabilitate them for subsequent sale to an income eligible household, as part of the goal of creating and providing affordable housing.

Discussion

The City is limited in its ability to provide funding to eligible activities by the amount of the allocation, and by the annual program income received, even though the demand for financial assistance among needy public service organizations is high.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2020	2024	Affordable Housing		Owner Occupied Housing		Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Public Services	2020	2024	Non-Homeless Special Needs Non-Housing Community Development Public Services		Public Services Non-Homeless Special Needs Rental Housing		Public service activities other than Low/Moderate Income Housing Benefit: 1100 Persons Assisted
3	First Time Homebuyers Assistance	2020	2024	Affordable Housing		Owner Occupied Housing		Direct Financial Assistance to Homebuyers: 5 Households Assisted
4	Public Facilities/Infrastructure/Revitalization	2020	2024	Non-Housing Community Development		Public Facilities		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	
2	Goal Name	Public Services
	Goal Description	
3	Goal Name	First Time Homebuyers Assistance
	Goal Description	
4	Goal Name	Public Facilities/Infrastructure/Revitalization
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Cranston recognizes the importance of the high priority placed on housing programs for its residents. Accordingly, 64% of the funds available for 2023-2024, excluding those for program administration and reserved funds, have been allocated to housing projects. In addition, 34% of all public service funds have been allocated to projects that benefit the elderly/disabled. The balance of the funds addresses projects that benefit low/mod programs for youths, educational programs, victims of domestic violence, the needy, and public facilities. When this plan is considered in its entirety, it is apparent that it is citywide in scope. As in the past, the primary beneficiaries of the CDBG program will be of low/moderate income.

Projects

#	Project Name
1	Program Administration
2	Hope Alzheimer's Ctr
3	Senior Services-ADS
4	Family Life Resources
5	Family Health/Minority Outreach
6	Housing Rehabilitation
7	Heating Assistance
8	Blessed Mother Mary Food Bank
9	Sr. Svcs-Nursing Supportive Services
10	Day One
11	Scholarship Program
12	Chace Center
13	After School Remedial Classes
14	Sstarbirth
15	Clothes to Kids
16	Rental Assistance
17	Closing Cost Assistance
18	Down Payment Assistance
19	Affordable Housing Acquisition
20	Street Improvements
21	Carriage House Renovation
22	Contingency

Table 7 - Project Information

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

The biggest obstacle to addressing underserved needs is the limited availability of funds. Historically the City received about \$1 million per year. Given the needs for affordable housing; for services to address the health and wellness of the elderly and the disabled, youths, and the increased minority population; and for public facilities and infrastructure, the City believes the best use of CDBG funds is toward these areas.

AP-38 Project Summary
Project Summary Information

1	Project Name	Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$212,274
	Description	To provide funding for program administrative expenses, such as, but not limited to, salaries and payroll expenses, and office expenses.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	To provide funding for program administrative expenses, such as, but not limited to, salaries and payroll expenses, and office expenses.
2	Project Name	Hope Alzheimer's Ctr
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$26,000
	Description	To provide financial assistance to support an organization that serves as a day care for those suffering from Alzheimer's disease or dementia
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	70 LMC
	Location Description	25 Brayton Ave., Cranston, RI 02920
	Planned Activities	A day care for those suffering from Alzheimer's disease or dementia

3	Project Name	Senior Services-ADS
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services Non-Homeless Special Needs
	Funding	CDBG: \$18,000
	Description	To provide financial assistance to support senior programs that meet the social, nutritional, and recreational needs of our seniors suffering from the initial stages of dementia or Alzheimer's disease, or from the effects of strokes.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	50 LMC
	Location Description	1070 Cranston St., Cranston RI
	Planned Activities	A day care for those suffering from the initial stages of dementia or Alzheimer's disease, or from the effects of strokes.

4	Project Name	Family Life Resources
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services Non-Homeless Special Needs
	Funding	CDBG: \$8,600
	Description	To provide funding for professional counseling to families in need of assistance to improve their social and economic situations.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	100 LMC
	Location Description	1090 Cranston St., Cranston, RI
	Planned Activities	Professional counseling to families in need of assistance to improve their social and economic situations.
5	Project Name	Family Health/Minority Outreach
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$12,900
	Description	To provide financial assistance to a program that provides health care services to disadvantaged minority and low income people.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	100 LMC
	Location Description	1090 Cranston St., Cranston, RI
	Planned Activities	Health care services to disadvantaged minority and low income people.

6	Project Name	Housing Rehabilitation
	Target Area	
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Owner Occupied Housing
	Funding	CDBG: \$500,000
	Description	To provide funding for the rehabilitation of owner-occupied residential units owned by low/moderate income people to preserve the housing stock, to ensure that the properties conform to minimum housing codes, thus revitalizing and stabilizing the neighborhood, and for related rehabilitation administration expenses.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	20 LMH
	Location Description	35 Sockanosset Cross Road, Ste. 6, Cranston, RI 02920
	Planned Activities	Housing rehabilitation such as roofing, siding, gutters, and related administrative expenses

7	Project Name	Heating Assistance
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$18,000
	Description	To provide financial assistance to eligible households to help them heat their homes during the winter season.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	35 LMC
	Location Description	35 Sockanosset Cross Rd., Suite 6, Cranston, RI
	Planned Activities	Financial assistance to eligible households to help them heat their homes during the winter season.
8	Project Name	Blessed Mother Mary Food Bank
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$33,000
	Description	To provide financial assistance to a non-profit food bank serving hundreds of low/mod people, to address their basic nutritional needs and to help to improve their economic or social situations.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	400 LMC
	Location Description	181 Princess Avenue, Cranston, RI 02920
	Planned Activities	A non-profit emergency food bank serving hundreds of low/mod people

9	Project Name	Sr. Svcs-Nursing Supportive Services
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$18,000
	Description	To provide financial assistance for a nursing program at a facility that serves as a senior center and an emergency shelter.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	100 LMC
	Location Description	1070 Cranston St., Cranston, RI
	Planned Activities	A nursing program at a facility that serves as a senior center.
10	Project Name	Day One
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,000
	Description	To provide financial assistance for a center for crisis intervention and counseling for victims of sexual assault.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	50 LMC
	Location Description	100 Medway St., Providence RI
	Planned Activities	Crisis intervention and counseling for victims of sexual assault.

11	Project Name	Scholarship Program
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	To provide financial assistance for students from low/moderate households for post-secondary education
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	10 LMC
	Location Description	35 Sockanosset Cross Rd., Suite 6, Cranston, RI
	Planned Activities	To provide financial assistance for students from low/moderate households for post-secondary education.
12	Project Name	Chace Center
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$6,000
	Description	To provide financial assistance to an organization that provides counseling and safe houses to individuals and families suffering from the repercussions of domestic violence.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	70 presumed benefit LMC
	Location Description	N/A - domestic violence shelter
	Planned Activities	To provide financial assistance to an organization that provides counseling and safe houses to individuals and families suffering from the repercussions of domestic violence.

13	Project Name	After School Remedial Classes
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$9,500
	Description	To provide financial assistance to Cranston Public Schools for after school remedial classes for those students most at-risk of failing the school year
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	40 LMC
	Location Description	Bain and Gladstone Schools
	Planned Activities	After school remedial classes for those students most at-risk of failing the school year.
14	Project Name	Sstarbirth
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,000
	Description	To provide funding for counselors at a facility that serves as transitional housing for women/women with children recovering from substance abuse.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	20 LMC
	Location Description	80 East St., Cranston, RI
	Planned Activities	To provide funding for counselors at a facility that serves as transitional housing for women/women with children recovering from substance abuse.

15	Project Name	Clothes to Kids
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,000
	Description	Provide funding to subsidize operating expenses in an organization that supplies clothes to children in need attending Cranston schools.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	100 LMC
	Location Description	77 Reservoir Avenue, Providence, RI
	Planned Activities	Provide funding to subsidize operating expenses in an organization that supplies clothes to children in need attending Cranston schools.
16	Project Name	Rental Assistance
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$7,000
	Description	Provide funding to assist needy renters in paying their monthly rent.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	7 LMC
	Location Description	311 Doric Avenue, Cranston, RI
	Planned Activities	Provide funding to assist needy renters in paying their monthly rent.

17	Project Name	Closing Cost Assistance
	Target Area	
	Goals Supported	First Time Homebuyers Assistance
	Needs Addressed	Owner Occupied Housing
	Funding	CDBG: \$12,000
	Description	To provide closing cost assistance to income eligible first time homebuyers in Cranston.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	2 LMH
	Location Description	35 Sockanosset Cross Rd., Cranston, RI
	Planned Activities	To provide closing cost assistance to income eligible first time homebuyers in Cranston.
18	Project Name	Down Payment Assistance
	Target Area	
	Goals Supported	First Time Homebuyers Assistance
	Needs Addressed	Owner Occupied Housing
	Funding	CDBG: \$22,500
	Description	To provide down payment assistance to income eligible first time homebuyers in Cranston.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	3 LMH
	Location Description	35 Sockanosset Cross Rd., Suite 6, Cranston, RI
	Planned Activities	To provide down payment assistance to income eligible first time homebuyers in Cranston.

19	Project Name	Affordable Housing Acquisition
	Target Area	
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Owner Occupied Housing
	Funding	CDBG: \$350,000
	Description	Provide funding to purchase a vacant foreclosed house to be rehabilitated and subsequently sold to an income eligible household.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	1 LMH
	Location Description	Citywide
	Planned Activities	Provide funding to purchase a vacant foreclosed house to be rehabilitated and subsequently sold to an income eligible household.
20	Project Name	Street Improvements
	Target Area	
	Goals Supported	Public Facilities/Infrastructure/Revitalization
	Needs Addressed	Public Facilities
	Funding	CDBG: \$194,969
	Description	Provide funding for street improvements such as repaving, curbing, sidewalks in a low/mod area.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	1000 LMC
	Location Description	Citywide
	Planned Activities	Provide funding for street improvements such as repaving, curbing, sidewalks in a low/mod area.

21	Project Name	Carriage House Renovation
	Target Area	
	Goals Supported	Public Facilities/Infrastructure/Revitalization
	Needs Addressed	Public Facilities
	Funding	CDBG: \$110,000
	Description	Provide funding to renovate the historic Sprague Mansion Carriage House. Renovation may include, but is not limited to, replacing the roof with appropriate architectural shingles or synthetic slate, restoring the interior stairs, and restoring the exterior doors.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A. Non-Residential Historic Preservation.
	Location Description	1351 Cranston Street, Cranston, RI
	Planned Activities	Provide funding to renovate the historic Sprague Mansion Carriage House. Renovation may include, but is not limited to, replacing the roof with appropriate architectural shingles or synthetic slate, restoring the interior stairs, and restoring the exterior doors.
22	Project Name	Contingency
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$53,068
	Description	Unallocated funds to serve as a contingency available as needed.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Unallocated funds to serve as a contingency available as needed.

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

There is no geographic focus for the investment of CDBG funds. Assistance will be available city-wide to income eligible beneficiaries and for projects in eligible low/moderate income areas as determined by HUD.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As previously stated, CDBG funds will not be directed to a specific geographic area, but will be available city-wide to income eligible beneficiaries and in eligible low/moderate income areas as determined by HUD. The City believes that this is the best way to serve the residents of the City.

Discussion

The City remains committed to supporting many of the City’s public service organizations that provide services to people of low-to-moderate income and/or with special needs throughout the City. Some examples are the Blessed Mother Mary Food Pantry, a non-profit organization that serves hundreds of individuals living in the northwestern section of Cranston, to address their basic nutritional needs; and the Cranston Senior Center Adult Day Care Service and the Hope Alzheimer’s Center, which provide supportive programs to Cranston’s elderly and disabled and those suffering from early to advanced stages of Alzheimer’s disease, thus keeping these individuals in the community as opposed to living in a long term care facility.

The City is also committed to improve and enhance the quality of life for households by supporting such programs as the Emergency Fuel Assistance Program which assists households that might not qualify for LIHEAP funding, but which are in urgent need of heating oil; and the Scholarship Program, which is available to students of qualified households citywide.

In addition, the Department of Community Development continues its goal to revitalize neighborhoods by allocating \$500,000 to a Residential Rehabilitation Program. The department also offers low interest loans to make necessary structural renovations and correct code violations to their homes. Down payment and closing cost programs are also available, to eligible beneficiaries.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Programs for homelessness in Cranston, and for all of the state, are maintained by the State of Rhode Island's Continuum of Care.

In addition to the 20 households estimated to be supported by the City's housing rehabilitation program, five households are expected to be supported by the City's first time homebuyers assistance program. One house is projected to be acquired for rehabilitation and subsequent sale to an income eligible household.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	28
Special-Needs	0
Total	28

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	7
The Production of New Units	0
Rehab of Existing Units	20
Acquisition of Existing Units	1
Total	28

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

Discussion

In order to foster and maintain affordable housing, and to preserve the existing housing stock, the City will continue to offer a low-interest-loan housing rehabilitation program to low to moderate income homeowners in Cranston. This program is designed to help income eligible homeowners keep and maintain their homes.

To encourage income eligible first-time homebuyers to purchase a home in Cranston, the Department of Community Development will again offer its Closing Cost Assistance and Down Payment Assistance programs. A maximum of \$6,000 will be provided for eligible closing costs; and the Department will match the homebuyer's personal down payment up to a maximum of \$7,500.

In conjunction with CCAP, the City in prior years acquired 15 abandoned houses for rehabilitation and

subsequent sale to a low/moderate income household. For fiscal year ending June 30, 2024 the Department of Community Development has allocated \$350,000 for the purchase of one house for rehabilitation and sale to an eligible homebuyer.

The City does not receive HOME funds, nor can CDBG funds be used for new construction. Other than the completed United Cerebral Palsy 8-unit complex and the acquisition and rehabilitation of vacant houses for subsequent sale, affordable housing units are being planned by for-profit and not-for-profit developers in the renovation/conversion of a former mill complex. Additional affordable units are also proposed for a transit-oriented development in the Wellington/Elmwood area. Both of these projects, however, are currently in the earliest stages of discussion.

CCAP owns a 19-unit residence facility at 1303 Elmwood Avenue, for low/moderate income persons.

AP-60 Public Housing – 91.220(h)

Introduction

In the area of public housing the Mayor confers with and relies on the five (5) privately owned elderly/disabled housing complexes located throughout the city as well as on the Cranston Housing Authority (CHA), which oversees the administration of six (6) high rise “Manors”. In the past, the City has addressed any need for maintenance and/or improvements to the existing CHA public housing stock with a comprehensive grant from HUD that is awarded directly to the CHA. The Cranston Housing Authority currently receives an annualized amount of \$2,322,177 in Section 8 (Housing Choice Voucher) funds but no Low Income Housing Tax Credits and no McKinney-Vento Homeless Assistance Funds.

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

The Cranston Housing Authority continues to address annually the maintenance needs of its senior manors, and to upgrade the facilities.

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

The Cranston Housing Authority has no vehicle, other than participation in public meetings, to encourage residents of public housing to become involved in the management of the Authority-owned property, nor is it involved in any activities for the homeless. It does, however, offer homeless people a place on the Section 8 housing list. The Authority does contract with a Resident Services Coordinator to coordinate supportive services for the elderly, frail, and disabled.

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

The Cranston Housing Authority is not designated as “troubled”.

Discussion

The Cranston Housing Authority strives to meet the needs of its residents and to provide affordable, decent, safe, and sanitary housing.

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

Introduction

Cranston does not receive HOME, HOPWA, or ESG funds. The city, however, supports and consults with the Rhode Island Continuum of Care and 'Opening Doors Rhode Island', the state's strategic plan to prevent and end homelessness and its programs for street outreach, emergency shelter and transitional housing, rapid rehousing, and prevention to assist the homeless and other special needs populations. The State of Rhode Island is a member of 'Built for Zero', a rigorous national change effort working to help a core group of committed communities end veteran and chronic homelessness. Coordinated by Community Solutions, the national effort supports participants in developing real time data on homelessness, optimizing local housing resources, tracking progress against monthly goals, and accelerating the spread of proven strategies.

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 Cranston has been addressing homelessness through a cooperative Continuum of Care effort developed by the Rhode Island Housing Resources Commission's Office of Homelessness. The Office of Homelessness coordinates the statewide Continuum of Care planning process, working year-round to plan and to coordinate an effective response to homelessness. The small area of the State enables Rhode Islanders, including the homeless, to move readily between cities and towns to accomplish activities of daily living. Services tend to be centralized and most agencies have statewide or regional service delivery areas. Due to the unique geography and close relationship among service providers in Rhode Island, the Office of Homelessness and other community providers continue to promote a coordinated statewide Continuum of Care as the best system for addressing homelessness in the state. The Continuum of Care strategy is an outgrowth of initiatives that has been underway through statewide planning and funding entities such as the Rhode Island Housing Resources Commission, Rhode Island Housing, and the United Way since the early 1990's. The priorities and goals continue to be refined each year through the Office of Homelessness as well as through meetings of the shelter and housing provider's network and the Rhode Island Coalition for Homeless.

Cranston does not receive HOME, HOPWA, or ESG funds. The city will support the Rhode Island Continuum of Care and the state's strategic plan to prevent and end homelessness. As a member of 'Built for Zero', the State's goal is to end veteran and chronic homelessness.

By funding its 'Housing Rehabilitation' program, the City strives to reduce homelessness by performing needed affordable rehabilitation so homeowners can stay in their homes. In that regard, the City's goal

is 20 units.

Since the City does not receive HOME, HOPWA, or ESG funds, the City tries to meet its obligation to reduce homelessness by funding organizations that provide transitional housing for those suffering from substance abuse, and victims of domestic violence and their families, such as the Elizabeth Buffum Chace Center and Sstarbirth.

The State's priority and goal is to end veteran and chronic homelessness as part of 'Built for Zero', which Cranston supports. The City's priority is to fund those organizations that provide transitional housing such as those mentioned above, with the goal of assisting 20 people.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Cranston is not a recipient of HOME, ESG, HOPWA or other similar funds. The City will, however, consider providing and does provide assistance to social services organizations that offer such supportive services to the underserved, such as CCAP which provides behavioral and health care services; the Elizabeth Buffum Chace Center, and Sstarbirth, which provides transitional housing and counseling services.

The State of Rhode Island's plan to end homelessness in ten years, renamed 'Opening Doors Rhode Island', addresses the needs of Rhode Island residents in five main areas: more affordable housing, sufficient income, service and treatment alongside housing, homelessness prevention strategies, and greater political will and community involvement.

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

Much direct work is done through the State's Continuum of Care.

The SSTARBIRTH program in Cranston provides housing and supportive services to approximately 20 families, all of whom will be Cranston residents while they are at SSTARBIRTH. SSTARBIRTH is the only residential substance abuse treatment program in the State of Rhode Island specifically designed for pregnant and postpartum women and their children. The program allows for 6 to 9 months of treatment in a home environment with a capacity for 14 women and 26 children. By providing treatment in a safe and caring environment, SSTARBIRTH allows clients to strengthen their health, find

recovery, and nurture their children.

1. CCAP's NOH (New Opportunity Homes) Program operates a RI Works transitional housing facility, which is a pregnancy and parenting residential family home with 24/7 supervision and counseling
2. The Cranston Housing Authority offers homeless people a place on the HCV (Section 8) housing list.

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.

Again, much direct work is done through the State's CoC. The City of Cranston, however, does attempt to make housing affordable via its housing rehab and homebuyers' assistance programs.

A discharge planning service is administered by RI Department of Corrections in conjunction with agencies such as the Northern RI Community Mental Health Center. This program assists minimum security male and female inmates make the transition back to home and community. The OpenDoors Resource Center also offers discharge planning. Their program works with participants up to six months prior to release from prison. OpenDoors is contracted through the Rhode Island Department of Corrections to provide discharge plans to inmates in the Men's Minimum Security Facility at the DOC in both individual and group formats in order to reach as many as possible of the over 1000 discharges per year from that facility.

The City does provide funding for health and behavioral services administered by CCAP, which also operates a GED center for youths and adults so they may obtain the education and skills for better employment.

Discussion

Homelessness has been primarily addressed on the state level through the Continuum of Care developed by the State's Interagency Council on Homelessness and Affordable Housing. The State of Rhode Island believes that, due to the unique geography and close relationships among service providers within the state, community providers should continue to promote a coordinated statewide Continuum of Care as the best system for addressing homelessness in the state.

Harrington Hall for the homeless, operated by Crossroads RI, is located in Cranston. In addition, SSTARBIRTH operates a program for pregnant women and mothers with substance abuse problems. All

of these have excellent programs that both outreach and assess individual needs. Homeless persons are tied into the State program that links homeless individuals with assistance. Crossroads RI conducts street outreach, provides supportive services, and maintains a statewide hotline of information on shelter and human services.

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

Introduction:

In general, public policies affecting the cost and production of affordable housing are governed by specific zoning by-laws. Cranston does not have inclusionary zoning, in which a percentage of housing developed in the marketplace is set aside for affordable use and is usually placed within mixed income developments. Cranston does allow accessory apartments which are particularly effective in enabling low income elderly owners to generate income and continue living in the community, subject to strict limitations on the square footage of the main living area. Variances in the size of the area are subject to the approval by the zoning board.

Western Cranston, where most available land is located, has zoning for larger lots due to the absence of sewers and/or public water service. Since larger lots are expensive, the associated development costs are higher and larger homes are usually built on large lots. The resultant high cost of the home effectively precludes the average first time homebuyer from purchasing the property to conform to affordability.

Sewer impact fees and sewer user fees have remained relatively constant over the last five years, after the sewer user fees had increased 10% during the previous five year period to finance wastewater treatment facility upgrades mandated by the State, which were completed in 2019.

Areas in Cranston are zoned to allow multi-family housing, and there has been significant multi-family development through the years. Cranston is exempt from the Rhode Island Low and Moderate Income Housing Act due to its percentage of rental housing (34% per the 2013-2017 CHAS data from HUD) and/or its current affordable housing inventory.

It must be stated, however, that the foremost primary barriers to affordable housing are of an economic nature. The generally accepted definition of affordability is for a household to pay no more than 30% of its annual income on housing, including utilities. The cost of housing is influenced by interest rates, land and construction costs, the real estate market, and regulatory costs. Recent studies over the past few years by the National Low Income Housing Coalition have indicated that the average hourly wage for the average renter in Rhode Island results in a cost burden in excess of the 30% definition of affordability. Moreover, similar recent studies by the Rhode Island Association of realtors have indicated that the average renter's hourly wage would result in moderate to severe cost burdens if these renters were to purchase a house. The unavoidable conclusion is that the average renter's hourly wage is insufficient to result in affordable housing, either by renting or by home ownership. Moreover, recent studies have also indicated that the wages of current homeowners have not kept pace with the sales prices of existing or new homes, resulting in potential cost burdens if current homeowners wish to buy and move into a different home, especially evident in today's housing market.

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

Cranston has no growth limitations, no tax policies affecting land, no zoning ordinances (other than those specifying lot sizes for lots that do not have public water service and/or public sewers), and no policies affecting the return on residential investment that are barriers to affordable housing.

Discussion:

The requirement for large lots in western Cranston is not going to change, due to the absence of sewer connections and/or public water. Consequently, housing in this area will continue to be unaffordable to many households. Either wages must increase substantially enough, or rents or costs of homes must decrease equally as dramatically, in order for housing to become affordable. Neither is likely to happen, nor is it happening in today's housing market. The reality is that the economics of the real estate market will continue to result in cost burdens and/or housing remaining unaffordable to a significant percentage of households.

In an effort to ameliorate some economic barriers to affordable housing, Cranston, through its CDBG funding, will continue to offer a housing rehabilitation program and first-time homebuyers' assistance to income eligible households.

AP-85 Other Actions – 91.220(k)

Introduction:

The City will take other actions to address obstacles to underserved needs, foster and maintain affordable housing, reduce lead based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination among agencies.

Actions planned to address obstacles to meeting underserved needs

The greatest obstacle to meeting underserved needs is the limited availability of funds. Given the approximately one million dollars of CDBG funds available to Cranston annually, the City believes that the best way to conform to the objectives of promoting a suitable living environment, providing decent housing, and economic development, primarily for low to moderate income beneficiaries is via its housing rehabilitation and homebuyers' assistance programs; its public services for health and wellness, neighborhood food bank, youth and educational services, a day care for the elderly/disabled and those suffering from dementia and Alzheimer's disease, heating assistance, battered and abused spouses and children; and public facilities such as street improvements, tot parks, and rehabilitation of facilities serving the elderly and/or disabled.

Actions planned to foster and maintain affordable housing

In order to foster and maintain affordable housing, and to preserve the existing housing stock, the City will continue to offer a low-interest-loan housing rehabilitation program to low to moderate income homeowners in Cranston. This program is designed to help income eligible homeowners keep and maintain their homes.

To encourage income eligible first-time homebuyers to purchase a home in Cranston, the Department of Community Development will again offer its Closing Cost Assistance and Down Payment Assistance programs. A maximum of \$6,000 will be provided for eligible closing costs; and the Department will match the homebuyer's personal down payment up to a maximum of \$7,500.

In conjunction with CCAP, the City in prior years acquired 15 abandoned houses for rehabilitation and subsequent sale to a low/moderate income household. For fiscal year ending June 30, 2024, the Department of Community Development has allocated \$350,000 for the purchase of one house for rehabilitation and subsequent sale to an eligible homebuyer.

The City does not receive HOME funds, nor can CDBG funds be used for new construction. Other than the completed United Cerebral Palsy 8-unit complex and the acquisition and rehabilitation of vacant houses for subsequent sale, affordable housing units are being planned by for-profit and not-for-profit

developers in the renovation/conversion of a former mill complex.

CCAP owns a 19-unit residence facility at 1303 Elmwood Avenue and two 2-unit houses, which benefit low to moderate income people.

At the time of the preparation of the Action Plan for 2023-2024, 100% of the funds projected to be available as of June 30, 2023 were allocated for fiscal year 2023-2024.

Actions planned to reduce lead-based paint hazards

The City conforms to the Lead Safe Rule as part of the Housing Rehabilitation program and the Homebuyers' Assistance program. For each project, a lead clearance certificate is required. Also, a lead safe certificate is required for any house purchased, rehabbed, and subsequently sold to an income eligible household.

The State of Rhode Island requires testing for lead for children enrolling in elementary schools and subsequent actions and treatments.

Actions planned to reduce the number of poverty-level families

Education and job training are instrumental in helping reduce the number of poverty-level families. NetworkRI, part of the Workforce Investment Act, serves the entire state, and has a facility staffed by Providence and Cranston employees in the Providence office. This agency offers services such as, but not limited to, workshops, training programs, and apprenticeships. Their programs deliver services to adults, displaced workers, and youths.

CCAP's Skills Center offers GED classes and work readiness training for youths and adults.

The City's housing rehabilitation program offers low interest loans to eligible households, to maintain and preserve the housing stock. For those under 50% of the median income, the loans may be 0% deferred, thus enabling the rehab to be done at no cost to the owner-occupant.

The City's homebuyers' assistance program subsidizes closing costs and down-payments, thus reducing the purchase costs of housing for low/moderate income households.

Actions planned to develop institutional structure

None needed. There are organizations - whether public, private, non-profit, or local government - which provide the services necessary to carry out our consolidated plan such as but not limited to CCAP, Hope Alzheimer's Center, Cranston Senior Services, Neighborhood Food Bank, and the programs offered by

the Cranston Department of Community Development, to name a few.

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

The Director of the Cranston Department of Community Development is a member of the Cranston Affordable Housing Commission. Other members include Cranston's Director of Planning and representatives from Housing Works RI, RI Housing, Cranston Community Action Program (a social service agency), the Cranston Housing Authority, realtors, attorneys, and the general public. The Commission meets monthly to discuss, examine, and review regional and local housing trends consistent with economic and income levels throughout the City.

Discussion:

The many and various agencies, such as but not limited to those mentioned above, in addition to those subrecipients and projects proposed in this Action Plan and programs and services offered by the State, comprise the institutional structure to carry out our consolidated plan. Moreover, other organizations involved in the delivery of housing, homeless, non-homeless special needs, and community development activities include many of the agencies consulted during the Consolidated Planning process. Their fields of interest include but are not limited to social services, youth services, elderly services, disability services, HIV/AIDS services, abused children services, health services, homeless services, and domestic violence assistance. Each agency contributes valuable resources and expertise to benefit low- and moderate-income people.

Program Specific Requirements

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

Introduction:

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.	92.28%

Urgent needs activities cannot be foreseen, so planning and budgeting is impossible. Should they occur, Cranston would follow HUD protocol for the utilization of these funds.

This Annual Action Plan is for the program year beginning July 1, 2023, and ending June 30, 2024.