



CAPER DRAFT

Community Development Block Grant's
Consolidated Annual
Performance & Evaluation Report
For
Program Year 2025
July 1, 2025, to June 30, 2026

Prepared by:

Department of Community Development

City of Cranston, Rhode Island

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CR-05 - Goals and Outcomes

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

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

The City of Cranston is pleased to present a DRAFT of its Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2025 (July 1, 2025 – June 30, 2026). This report highlights the City's accomplishments under the Community Development Block Grant (CDBG) program, as funded by the U.S. Department of Housing and Urban Development (HUD).

Cranston continued to use CDBG funds strategically to address the needs of low- and moderate-income residents, support community-based organizations, and invest in neighborhood infrastructure. The city remains committed to expanding opportunity, promoting equity, and enhancing the quality of life for all Cranston residents, particularly the most vulnerable.

Key Accomplishments

1. Public Services Support

CDBG funds supported vital social service programs, reaching 1,198 low- and moderate-income residents. Funded agencies provided services such as:

- Emergency heating fuel assistance
- Food
- Educational Scholarships
- Domestic violence support services
- Physically disabled adults
- Senior wellness programming

2. Housing Rehabilitation Assistance

Cranston continued its long-standing Owner Occupied Housing Rehabilitation Program:

- Assisted 14 low to moderate income households with critical repairs, including roof replacement, heating system upgrades, and accessibility modifications.
- Where applicable the city prioritized seniors & people with disabilities to support aging in place and code compliance.

3. Affordable Housing Acquisition

The City's five-year CDBG Consolidated Plan anticipates the acquisition and rehabilitation of a total of three homes during the five-year planning period. While the City remains committed to achieving this overall goal, the timing of individual property acquisitions is difficult to forecast due to fluctuations in local housing costs, mortgage interest rates, property availability, and other market conditions that may affect the feasibility and timing of acquisitions.

For CAPER reporting and annual performance planning purposes, the City will therefore use one home as the anticipated annual accomplishment for this activity. This annual estimate is intended as a reasonable planning measure and should not be interpreted as a requirement that one property be acquired and rehabilitated in each program year. Actual accomplishments may vary from year to year depending on the availability of suitable properties, acquisition costs, financing conditions, and the City's ability to identify properties that meet program requirements.

Over the five-year Consolidated Plan period, the City's objective remains the acquisition and rehabilitation of three homes. The City will continue to monitor housing market conditions and available funding and will adjust the timing of acquisitions as necessary to ensure that CDBG resources are used effectively and that the overall five-year goal is achieved.

4. Neighborhood Improvements and Infrastructure

Investments were made in public infrastructure within eligible census tracts, including:

Street repaving and roadway repairs in LMA areas of the city.

5. Program Administration and Community Engagement

The city ensured compliance with HUD regulatory requirements. CDBG administrative funds supported effective program oversight & the maintenance of the Integrated Disbursement and Information System (IDIS).

Cranston continued to engage residents through public hearings & online comment opportunities which help guide priorities for infrastructure, housing, and public services.

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
Acquisition for Homeownership	Affordable Housing	\$1,000,000	Homeowner Housing Added	Household Housing Unit	3	0	0.00%	1	0	0.00%
Economic Development	Non-Housing Community Development	\$250,000	Businesses assisted	Businesses Assisted	20	0	0.00%	5	0	0.00%
First Time Homebuyers Assistance	Affordable Housing	\$162,000	Direct Financial Assistance to Homebuyers	Households Assisted	15	0	0.00%	5	0	0.00%
Housing Rehabilitation	Affordable Housing	\$1,650,000	Homeowner Housing Rehabilitated	Household Housing Unit	100	14	14.00%	20	14	70.00%
Planning and Administration	Administration	\$1,179,363	Other	Other	1	1	100.00%	1	1	100.00%
Public Facility and Infrastructure Improvements	Non-Housing Community Development	\$1,410,220	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	3000	20.00%	3000	3000	100.00%
Public Services	Non-Homeless Special Needs	\$1,067,768	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6000	1198	19.97%	1200	1198	99.83%

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

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

Program Year 2025 was the first year of the City of Cranston's 2025–2029 Consolidated Plan. CDBG activities addressed the highest priorities identified in the Plan, including public services, housing preservation, neighborhood improvements, and community development.

During program year 2025, the City strategically utilized CDBG funds to assist low- and moderate-income residents, support community-based organizations, preserve the existing housing stock, and improve eligible neighborhoods. These activities advanced the City's goals of promoting housing stability, improving quality of life, and expanding opportunities for residents with the greatest needs.

Public Services: CDBG-funded public service activities assisted 1,198 low- and moderate-income residents. Services included emergency heating fuel, food assistance, educational scholarships, domestic violence services, assistance for adults with physical disabilities, and senior wellness programs. These services addressed immediate needs and supported household stability, health, and safety.

Housing Rehabilitation: The Owner-Occupied Housing Rehabilitation Program assisted 14 low- and moderate-income households with critical repairs, including roof replacements, heating system upgrades, accessibility improvements, and other code-related repairs. Seniors and persons with disabilities were prioritized when applicable to support aging in place, accessibility, and housing stability.

Affordable Housing: The City continued to seek opportunities to expand affordable homeownership. During PY2025, the City did not identify a suitable residential property for acquisition and rehabilitation. The City will continue to evaluate opportunities as they become available.

Neighborhood Improvements: CDBG funds supported street repaving and repairs in the Cranston Stadium neighborhood. These improvements addressed infrastructure needs, supported neighborhood revitalization, and enhanced the quality and usability of public infrastructure in eligible areas.

Program Administration and Engagement: The City maintained program oversight and compliance with HUD requirements. Administrative funds supported program management, reporting, compliance, and IDIS maintenance. The City also engaged residents through public hearings and online comment opportunities to help inform housing, public service, and infrastructure priorities.

Challenges and Lessons Learned: During Program Year 2025, the City did not experience significant staff turnover, environmental review delays, or economic conditions that materially affected the implementation or completion of CDBG activities. The City continued to monitor project schedules, expenditures, and subrecipient performance throughout the program year. Ongoing coordination with

subrecipients and technical assistance helped support timely implementation and compliance with program requirements. The City will continue to strengthen internal controls, monitor project progress, and provide technical assistance as needed to ensure effective and timely use of CDBG funds..

Looking Ahead: Cranston will continue implementing the 2025–2029 Consolidated Plan by focusing CDBG resources on preserving housing, supporting essential public services, improving infrastructure in underserved neighborhoods, and promoting equitable economic opportunity, including support for small businesses.

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	797
Black or African American	216
Asian	58
American Indian or American Native	9
Native Hawaiian or Other Pacific Islander	1
Total	1,081
Hispanic	324
Not Hispanic	757

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

Narrative

During the reporting period, CDBG-funded Public Services activities assisted a total of 1,081 beneficiaries based on the racial and ethnic demographic data reported in CR-10. Of those beneficiaries, 797 were White, 216 were Black or African American, 58 were Asian, 9 were American Indian or Alaska Native, and 1 was Native Hawaiian or Other Pacific Islander. By ethnicity, 324 beneficiaries were Hispanic and 757 were not Hispanic.

The PR-23 report, however, reflects a total of 1,198 beneficiaries, resulting in a difference of 117 beneficiaries. This difference is attributable to beneficiaries identified as having multiple racial classifications. Specifically, the additional 117 beneficiaries include 110 beneficiaries identified as Multi-Racial, 5 identified as Asian and White, and 2 identified as Black and White.

The 1,081 beneficiaries referenced above represent the beneficiaries reported within the individual racial and ethnic categories, while the PR-23 total of 1,198 reflects the overall number of beneficiaries assisted, including those reported under multiple-race classifications.

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	2,353,892	1,337,309

Table 3 - Resources Made Available

Narrative

The City's Program Year 2025 reporting period was **July 1, 2025, through June 30, 2026**. At the beginning of the program year, the City anticipated having **\$2,338,106** in CDBG resources available to support eligible activities. This amount consisted of **\$1,092,131** in prior-year CDBG funds, **\$1,085,975** in Program Year 2025 grant funds, and an estimated **\$160,000** in Program Year 2025 program income.

At the conclusion of the program year, actual program income received during the period was **\$175,785.98**, which was **\$15,785.98 more than originally projected**. As a result, the City had a total of **\$2,353,891.98** in CDBG resources available to support eligible activities during Program Year 2025.

The increase in available resources was attributable to program income exceeding the amount initially forecast at the beginning of the program year.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	57	

Table 4 – Identify the geographic distribution and location of investments

Narrative

There was no specific targeted area for program year 2025 resources. Funds were available citywide for eligible projects.

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.

There are no matching requirements for CDBG funds. Public service subrecipients usually had other sources of funds from private, state, or local sources. CDBG funds subsidized their programs. Public facility projects for non-profits were generally subsidized by the non-profits' resources. The City's funds available for infrastructure, from bonds and taxes, varies annually. The Cranston Housing Authority's funds for public housing, from HUD, varies annually.

No publicly owned land was used to address the needs identified in the plan. City-owned properties that were used to address the needs are as follows: the Cranston Senior Center - for the Adult Day Services and Nursing Supportive Services programs; and the Hope Center - for the daycare program for those suffering from Alzheimer's Disease and dementia.

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	21	14
Number of Special-Needs households to be provided affordable housing units	0	0
Total	21	14

Table 5 – 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	14
Number of households supported through Acquisition of Existing Units	1	0
Total	21	14

Table 6 – Number of Households Supported

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

It is impossible to predict accurately either the number of people to be served as a goal or the number of units as a goal. Based on historical data, one may reasonably estimate a potential future number served with the funds available, with the understanding that one cannot control the number of eligible people that actually accept the services offered or the availability of units for acquisition given the existing funding. The above goals were reasonable estimates, based on funding and past performance.

The goal for the First Time Homebuyers Assistance Program was nine households, but there were no participants during the program year. During program year 2025, Cranston did not purchase a home and rehabilitate it.

Discuss how these outcomes will impact future annual action plans.

The amount of available annual funds will be the determinate factor in the number of proposed units as annual goals.

The City continues to emphasize the 1) rehabilitation of existing owner-occupied housing stock, 2) the availability of first time homebuyers assistance for eligible applicants, and 3) the acquisition of vacant housing for rehabilitation and subsequent sale to eligible households.

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	0	0
Low-income	10	0
Moderate-income	4	0
Total	14	0

Table 7 – Number of Households Served

Narrative Information

To foster and maintain affordable housing and preserve the existing housing stock, the City continued to administer its low-interest loan housing rehabilitation program for low- and moderate-income homeowners in Cranston. The program provides income-eligible homeowners with financial assistance to address eligible housing rehabilitation needs and maintain safe, decent, and affordable homes.

During Program Year 2025, the program supported the rehabilitation of 14 housing units, with \$245,000 in CDBG funds disbursed for rehabilitation costs. An additional \$159,000 was disbursed for program administration. Total CDBG disbursements for housing rehabilitation activities during Program Year 2025 were \$404,000

No one received rental assistance during program year 2025 and therefore no funds were disbursed.

For the owner-occupied housing rehab program, 1 was extremely low- income, 10 were low income, and 4 were low-moderate income, for a total of 14.

To encourage income eligible first-time homebuyers to purchase a home in Cranston, the Department of Community Development again offered its Closing Cost Assistance and Down Payment Assistance programs. A maximum of \$3,000 would be provided for eligible closing costs; and the Department would match the homebuyer's personal down payment up to a maximum of \$5,000. Although we had inquiries, there were no participants in this program as other public agencies serving first time homebuyers were giving larger grants during program year 2025.

The City does not receive HOME funds, nor can CDBG funds be used for new construction. Affordable housing units are being planned by for-profit and non-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 in the early stages of discussion.

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

The City of Cranston is not a recipient of HOME, ESG, HOPWA or other similar funds. 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.

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 Sstarbirth.

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 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

The City of Cranston is not a recipient of HOME, ESG, HOPWA or other similar funds. Much direct work is done through the State's Continuum of Care.

The SSTARBIRTH program, with the support of CDBG funding this fiscal year, provides housing and supportive services to approximately 11 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 the Bradford House in Cranston, 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 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

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.

The Rhode Island Department of Corrections has a discharge planning service for inmates within six months of being discharged. In conjunction with agencies working associated with the department, such as the Northern RI Community Mental Health Center or OpenDoors, programs help minimum security male and female inmates make the transition back to home and community. 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 those discharged.

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.

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

Actions taken to address the needs of public housing

The Cranston Housing Authority continues to address the ongoing maintenance and facility improvement needs of its senior housing properties and scattered-site homes on an annual basis. These efforts help ensure that the properties remain safe, well-maintained, and suitable for residents.

Actions taken 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.

Actions taken to provide assistance to troubled PHAs

No corrective action was required, as the Cranston Housing Authority is not designated as a “troubled” housing authority.

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)

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.

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

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 believed 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; subsidizing public services for health and wellness, especially in Medically Underserved Areas; subsidizing a neighborhood food bank located in and next to a high percentage low/mod area, youth services, a day care for the elderly/disabled and one for those suffering from dementia and Alzheimer's disease; funding a heating assistance program; subsidizing programs for battered and abused spouses and children; and funding public facilities such as street improvements, and the rehabilitation not only of a day care facility for those suffering from Alzheimer's disease and dementia, but also of a day care facility for the elderly and disabled.

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

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 clearance certificate is required for any house acquired, rehabilitated, 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 taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

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. WorkForce Solutions 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 offered low interest loans to eligible households, to maintain and preserve the housing stock. For those under 50% of the median income, the loans were 0% deferred, thus enabling the rehab to be done at no cost to the owner-occupant.

The City's first time homebuyers' program provides funding for closing costs assistance and down payment assistance for low/moderate income households purchasing a house in Cranston.

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

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, Blessed Mother Mary Food Pantry, and the programs offered by the Cranston Department of Community Development, to name a few.

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

The many and various agencies, such as but not limited to those mentioned above, in addition to those subrecipients and projects in this CAPER 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.

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

The City of Cranston participates in the Rhode Island State's Regional Analysis of Impediments to Fair Housing, which was developed in the recognition that a statewide approach to addressing fair housing issues was preferred.

There were a number of themes that were common among the previous independent AIs of the Entitlement Communities, such as:

- Identifying impediments more broadly than just on fair housing, especially the barriers to affordable housing in general.
- Many of the identified impediments were beyond the authority of the participating jurisdiction to address, such as limited transportation options, insufficient state or federal resources for low income housing, or the lack of affordable housing options in suburban and rural parts of the state.
- Other impediments were beyond the jurisdiction's resources or were better addressed statewide, such as fair housing enforcement and outreach. Regional collaboration would be more efficient.
- Many of the impediments are regional issues because they impact or are present in all participating jurisdictions, thus requiring collaboration among the jurisdictions, state and federal funding agencies, fair housing service providers, real estate professionals, and other state agencies.

Impediments in the regional AI specifically for Cranston are Fair Housing Education, Access to affordable homes, and Access to

healthy housing.

In addition to what is recommended at the State level, the City of Cranston places posters provided by the National Fair Housing Alliance defining housing discriminatory practices. Posters in all languages are placed in all municipal buildings throughout the City.

Access to affordable homes:

The Cranston Housing Authority, the Office of Constituent Affairs, Comprehensive Community Action Program (C.C.A.P.) and the Cranston Planning Department continue to encourage and promote collaboration with non- profit organizations, private developers, and the real estate industry to develop multi-family and single- family public housing units. CCAP, a large non-profit organization, meets the State of Rhode Island’s criteria of a Community Housing Development Organization. As the City’s largest social service agency, CCAP has 19 units at the former St. Matthews Convent, all for low/moderate income families.

Access to healthy housing:

The presence of lead paint in older homes creates a need for abatement programs to be continued. Although lead poisoning rates in the city have decreased significantly over the last 20 years, there remains a concern that landlords may not rent to families with children under 6 years old for fear of lead paint liability issues.

The City of Cranston continues to provide funds for first time homebuyer and housing rehabilitation programs. These programs have proven to be very successful. All Closing Cost and Down Payment recipients must provide a Lead Safe Certificate before funds are released, and all housing rehabilitation projects must pass a lead inspection and have a Lead Safe Certificate before final payment is made. Also, a Lead Safe Certificate is required for any house acquired, rehabilitated, and subsequently sold to an income eligible household.

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

Projects are evaluated for eligibility for CDBG funding before being included in an Action Plan or added during the course of a program year. In addition, they must satisfy a National Objective and a priority requirement of our comprehensive plan.

For activities under the Low/Mod Income Housing National Objective (LMH), such as Housing Rehabilitation and First-Time Homebuyers Assistance, households must provide documentation of all household income in order to determine eligibility for the program. For the Affordable Housing Acquisition program, in which a vacant house is purchased and rehabilitated for sale to an income eligible household, the potential buyer must also provide income documentation to prove eligibility.

Housing rehabilitation projects are intensely monitored for compliance with contract specifications and code compliance. Final payments to contractors are not made until the project has passed final inspection by the City's buildings inspectors. Invoices are reviewed for compliance with the work specifications and for accuracy before payment.

Activities under the Low/Mod Income Area Benefit National Objective (LMA) occur only in areas of census tracts and block groups that are eligible according to HUD's current Low/Moderate Income Summary Data.

Activities under the Low/Moderate Income Limited Clientele National Objective, such as Public Service activities, require income documentation to prove eligibility, except for those that are presumed eligible. During the course of the year, subrecipients are monitored to ensure that the proper documentation and recordkeeping are being maintained not only for clients but also for expenditures that are subsidized with CDBG funds, and to confirm that the subrecipient is adhering to terms of the agreement, including the Scope of Work. Monitoring encompasses such areas as National Objective compliance, recordkeeping, financial management, insurance, program income, equipment and property if applicable, audits, and procurement if applicable.

Minority businesses are encouraged to participate in the bidding process for CDBG projects. As required by regulations, however, the low bidder wins the job, unless excluded, for example, by being ineligible to receive federal funds. The department continually solicits contractors to bid on housing rehabilitation projects. One cannot, however, force a minority business either to join the list or to submit a bid.

All assisted units were occupied by income-eligible household at or below the applicable CDBG income limits at the time of application. For Rental Assistance activities, compliance was verified through income-certification, rent review, and on-going monitoring.

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.

A copy of the CAPER was posted on the City of Cranston's website on September 2, 2026, and made available to the public for online review. Additionally, a public notice regarding the CAPER was published in the Cranston Herald on September 3, 2026. The notice established a public comment period from September 3, 2026, through September 18, 2026. During the public comment period, the CAPER was also available for public review at the Office of Community Development, located at the Pastore Youth Center, 155 Gansett Avenue, Cranston, RI 02910.

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.

There were no changes in Cranston's program objectives. Cranston has historically tried to address the many areas of priorities as equitably as possible given the limited availability of funds and the cap on Public Services funding.

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.

There were no changes in Cranston's program objectives. Cranston has historically tried to address the many areas of priorities as equitably as possible given the limited availability of funds and the cap on Public Services funding.

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-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	8				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				
Other.	0				

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

The City made available CDBG funds for scholarship assistance for post-secondary education. During program year 2025, 8 students were assisted. The City also participates in NetworkRI, a one-stop system which helps applicants find employment or training for employment.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	CRANSTON
Organizational DUNS Number	145877598
UEI	
EIN/TIN Number	056000110
Identify the Field Office	BOSTON
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix
First Name
Middle Name
Last Name
Suffix
Title

ESG Contact Address

Street Address 1
Street Address 2
City
State
ZIP Code
Phone Number
Extension
Fax Number
Email Address

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2025
Program Year End Date	06/30/2026
	CAPER

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name

City

State

Zip Code

DUNS Number

UEI

Is subrecipient a victim services provider

Subrecipient Organization Type

ESG Subgrant or Contract Award Amount