

DRAFT 2020-2024 Consolidated Plan Town of Arlington

Public comments on the draft plan will be incorporated into the final version if submitted by Monday, March 30, 2020, 4 PM by mail to Town of Arlington, 730 Massachusetts Avenue, Arlington, MA 02476, attn: Erin Zwirko, or by email to ezwirko@town.arlington.ma.us.

Executive Summary

SECTION I: EXECUTIVE SUMMARY - 24 CFR 91.200(c), 91.220(B)

Introduction

Every five years, the U.S. Department of Housing and Urban Development (HUD) requires entitlement communities to develop a Consolidated Plan to assist in determining community needs and establishing affordable housing and community development priorities. This *2020-2024 Consolidated Plan* serves as the strategic plan for allocating federal funds to maximize positive impact for low and moderate-income persons.

The Town of Arlington, as an entitlement community for Community Development Block Grant (CDBG) funds, has undertaken a community-wide dialogue in the development of this Consolidated Plan. The Town, as a member of the North Suburban HOME Consortium, further assisted in the development of the Consortium's Consolidated Plan, which identifies the regional Affordable Housing needs and priorities.

The Consolidated Plan consists of the following Sections:

- The **Process** describes the consultation and citizen participation process undertaken to collect information from residents and stakeholders on community conditions and needs.
- The **Needs Assessment** analyzes needs related to affordable housing, special needs housing, community development and homelessness.
- The **Market Analysis** examines demographics, the supply of affordable units, the regional housing market and other conditions that impact community needs and the programs that address these needs.
- The **Strategic Plan** identifies specific goals for each jurisdiction based on the highest priority needs informed by the Needs Assessment, Market Analysis, and extensive consultation with community groups and citizens.

Summary of the objectives and outcomes identified in the Plan

The primary objective of HUD's Entitlement Programs is to develop viable communities through the provision of decent housing, a suitable living environment, and expanded economic opportunities. Four priority needs were identified with goals corresponding to

those needs. The priority needs were determined by review of data, community meetings, public and stakeholder engagement, and NSC member consultations.

NSC Consortium Priority Needs:

Affordable Housing – There is a continuing need for the development of affordable owner-occupied and rental housing, rehabilitation of existing housing to ensure affordability and livability, and support to homebuyers. The escalating housing costs in the Greater Boston area have exacerbated an affordable housing crisis among low- and moderate-income households. The NSC communities have prioritized the creation and preservation of affordable housing, including development of affordable rental and owner-occupied housing, as a strategy to address escalating housing costs for low- and moderate-income households.

Town of Arlington Priority Needs:

Economic Development – There is a need to provide economic opportunities to low- and moderate-income residents through redevelopment or investment in commercial districts, supporting entrepreneurship, promoting a dynamic business climate, and preserving a strong employment base.

Public Facilities, Infrastructure and Parks – The Town of Arlington has identified a need to improve Town parks, public facilities, and infrastructure to address accessibility, climate resiliency, and other needs disproportionately affecting low- and moderate-income residents. Investing in the improvement and/or reconstruction of Town infrastructure, public facilities, neighborhood facilities, parks and open spaces is essential to improving the quality of life for low- and moderate-income residents. In addition, the Town is committed to ensuring environmental resiliency, specifically through flood drainage improvements in low- and moderate-income neighborhoods.

Public Services – The Town of Arlington is focused on addressing the needs of low- and moderate-income residents, particularly children, seniors, domestic violence survivors, people with disabilities, and other low- and moderate-income populations. The Town will prioritize needs for investment in public and human services, which includes a suite of public and private agencies dedicated to issues such as food insecurity, transportation for seniors and people with disabilities, accessing affordable recreational opportunities, and health care.

Evaluation of past performance

The Town of Arlington is responsible for ensuring the compliance with all regulations associated with the Community Development Block Grant program; the Malden Redevelopment Authority is responsible for ensuring compliance with all regulations associated with the HOME Investment Partnership program. The Town's Annual Action Plans and associated Consolidated Annual Performance and Evaluation Reports (CAPERs) provide the specifics of projects and programs undertaken by the Town. During the prior Consolidated Plan period (2015-2019), the Town was successful at investing resources to address priority needs, ensuring compliant implementation of projects and programs, and achieving anticipated outcomes.

The Town will continue to evaluate the performance of its partners, programs, and projects. Through regular ongoing monitoring, the Town will ensure activities are implemented effectively and that the funded activities are addressing community needs. The Town through the Department of Planning and Community Development will continue to evaluate opportunities to ease administrative burdens.

Summary of Citizen Participation Process and Consultation Process

Public Input on Housing and Community Development Needs

The Town of Arlington and the North Suburban Consortium implemented broad-based approach to maximizing Stakeholder and citizen participation. These efforts included a stakeholder survey, consultation interviews and focus groups with key stakeholders and community organizations, and two periods of public comment. Further details regarding these consultation efforts are included in the Process section of this plan.

Public Hearing and Comment Period on Draft Plan

The public hearing for both the five-year Consolidated Plan and 2020 Annual Action Plan will be held in March 2020 and will be coincident with the 30-day public comment period on the final draft plan.

Summary of public comments

To be completed in final plan.

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

To be completed in final plan.

The Process

SECTION II: THE PROCESS

LEAD & RESPONSIBLE AGENCIES 24 CFR 91.200(B)

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

Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	ARLINGTON	Department of Planning and Community Development

The Department of Planning and Community Development is the agency charged with the administration of the federal CDBG funds for the Town of Arlington. The Department prepares all plans and reports, provides financial oversight, and monitors program compliance.

The Department also represents the Town within the North Suburban Consortium, the administering entity for federal HOME Investment Partnership program funds.

Consolidated Plan Public Contact Information

Arlington

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CONSULTATION - 91.100, 91.200(B), 91.215(L)

Introduction

The Town of Arlington, through its Department of Planning and Community Development, engaged in extensive consultations with relevant agencies, organizations, and community-based groups to obtain input on priority needs, recommended strategies, and investment opportunities. The consultations were conducted through a variety of methods including one-on-one interviews, stakeholder sessions, a web-based stakeholder survey, and meetings with a variety of community organizations.

Stakeholder Interviews: In June through October 2019, a series of stakeholder meetings and interviews was conducted to discuss issues and opportunities related to housing and community development needs, as well as fair housing issues, throughout the Town of Arlington and the North Suburban Consortium. Individuals representing government and policy makers, nonprofit organizations, affordable housing providers, and other interested parties were invited to participate to ensure that as many points of view as possible were heard.

Stakeholder Web-based Survey: This survey sought input from housing and community development stakeholders for the purposes of identifying priority needs and providing feedback on the housing and community development conditions in Arlington and the other NSC communities. A total of 34 survey responses were received, consisting of a range of organizations including: city agencies, regional housing agencies, housing providers, lenders, for-profit developers, social service providers and advocate groups, and citizen representatives. The participating agencies included social service providers that support low-income and near-homeless populations to maintain housing and secure available public and private resources. Agencies providing temporary and transitional housing to at-risk population like single mothers, victims of domestic abuse, elderly, people with disabilities and/or mental illnesses etc. were identified and reached out to for information through the survey as well as in-depth interviews.

Public Input Sessions: Three public hearings took place in January 2020, February 2020, and March 2020. The January public hearing focused on gathering input on the Annual Action Plan. The February public hearing focused on gathering input on priority housing and community development needs for the draft Consolidated Plan. The March public hearing will be focused on collecting public input regarding the draft Consolidated Plan and the Annual Action Plan which were published as draft documents. Public notice of the joint hearing and 30-day comment period was published on February 27, 2020, through the Arlington Advocate, posted on the

Town’s website, emailed to the list of interested residents, and directly sent to the Arlington Human Rights Commission, the Disability Commission, the Diversity Task Group of Envision Arlington, human service organizations, and the Arlington Housing Authority.

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)).

The Department of Planning and Community Development, which is responsible for the development of the Consolidated Plan, coordinates many of the planning, community development and housing initiatives within the Town. The Department communicates and collaborates with the relevant Town Departments and independent entities: the Arlington Housing Authority, the Housing Corporation of Arlington, and Human Service providers. The ongoing collaboration enables the coordination of efforts and investments.

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

Arlington is a member of the Somerville-Arlington Continuum of Care (CoC), which recently merged with the Balance of State CoC. Arlington participates in monthly meetings with service providers including coordinated entry and application process for the Emergency Shelter Grant (ESG). Through attendance at the monthly CoC meetings and participation on CoC subcommittees, the Town is able to direct its efforts as well as programs and services to ensure coordination with the CoC. The Department of Planning and Community Development, in coordination with the CoC, representatives from the Arlington Police Department and Department of Health and Human Services, facilitate the annual Point in Time (PIT) count of unsheltered and sheltered homeless persons. In addition, the Police Department and Department of Health and Human Services conduct weekly outreach to Arlington’s homeless population.

The Housing Corporation of Arlington (HCA) is also a participant in the Somerville-Arlington CoC and now the Balance of State CoC and helps coordinate resources for the homeless and at-risk population, and to understand and address the needs. The HCA has two units dedicated to formerly homeless households in the Capitol Square project, and one in the Kimball Farmer House. Four more

units are under development at HCA's 20 Westminster Avenue project. HCA's formerly homeless tenants receive social services and assistance from the Somerville Homeless Coalition, a member of the Somerville-Arlington CoC and now the Balance of State CoC. In addition, HCA runs the Homelessness Prevention Fund (HPF) through which it raises 100% private funds from Arlington residents in an Annual Appeal for making small grants to income-eligible households to prevent homelessness. These grants assist with back rent, first month's rent, moving costs, and/or security deposits. The maximum grant is \$1,500. The recipients must show they will be stable for at least six months to receive a grant. HCA raises approximately \$30,000 annually for the program. Since its inception, HCA has provided over 600 grants totaling over one million dollars.

Arlington also has a Director of Veterans' Services or a Veterans' Services Officer (VSO). This department assists Arlington veterans with homelessness prevention or eradication. Through the Massachusetts General Law Chapter 115 program, Arlington helps veterans with a variety of needs, including providing them with three days of immediate housing in a local hotel. Assistance beyond temporary shelter is coordinated through the New England Center and Home for Veterans where they can access additional benefits, including signing up for HUD's Veterans Affairs Supportive Housing (VASH) vouchers.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Town, through its active participation in the Somerville-Arlington Continuum of Care (CoC) and in the future with the Balance of State CoC, assists in the development of performance standards and helps make decisions for ESG funds. Arlington refers clients to social service providers in the CoC and works with the providers on developing performance standards, policies, and procedures. The CoC maintains fully developed policies and procedures for HMIS administration.

The Arlington-Somerville CoC merged into the Balance of State CoC in late 2019. From Arlington's perspective, this is a positive change as this would increase the area to which the Town would be able to refer people who are in need of housing and support.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

The following table lists the organizations that Arlington consulted with, or the organization serves the Arlington area but was consulted by another community in the NSC consortium.

Agencies, Groups, Organizations who participated

1	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Arlington Recreation Department</p> <p>Services-Children Other government - Local</p> <p>Housing Needs Assessment Non-Housings Need Assessment Market Analysis</p> <p>The Recreation Department representatives were consulted in a community stakeholders session. This Department runs recreational programs for residents of all ages within the community. The issues identified include regulatory challenges, minimum wage, ADA compliance, inclusiveness of facilities (i.e., bathrooms), and providing efficient staffing to run activities year-long.</p>
2	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>Arlington Youth Counseling Center (AYCC)</p> <p>Services- Children Services-Persons with Disabilities Health Agency Child Welfare Agency Services-Health</p>

	<p>What section of the Plan was addressed by Consultation?</p> <p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Housing Needs Assessment</p> <p>Non-Housing Needs Assessment</p> <p>Market Analysis</p> <p>The agency was consulted during a community stakeholder session. The issues identified were limited personnel, long waitlists, and increased demand of services. The anticipated outcome is increasing school-based consulting, bringing more clinicians into schools to continue the focus on mental health. Identified needs and priorities are for the continued individual and family counseling for Arlington residents whose problems involve children or adolescents ages 3-21. Areas for improved coordination include structural renovations and expand clientele to support those under the age of 60.</p>
3	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Fidelity House</p> <p>Services- Children</p> <p>Services-Education</p> <p>Child Welfare Agency</p> <p>Housing Needs Assessment</p> <p>Non-Housing Needs Assessment</p> <p>Market Analysis</p> <p>The agency was consulted during a community stakeholder session. The following issues were identified: accessibility within the Fidelity House building, the community is unaware of services provided by this agency, agencies do not collaborate with one another creating licensing barriers for staff and transportation. Anticipated outcome is to create better accessibility on the building, and adequate access to transportation.</p>

<p>4</p>	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Arlington Boys and Girls Club</p> <p>Services-Children Services-Health Services-Education</p> <p>Housing Needs Assessment Non-Housing Needs Assessment Market Analysis</p> <p>The Agency was consulted within a community stakeholder session. Issues identified included: expanded programming for youth, upkeep of structures, and the demand for recreational opportunities. The Town will seek to improve program outreach.</p>
<p>5</p>	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Housing Corporation of Arlington</p> <p>Housing Services - Housing Service-Fair Housing CHDO</p> <p>Housing Needs Assessment Market Analysis</p> <p>The agency was consulted during a community stakeholder session. Areas for improved coordination include zoning modifications to allow larger structures (higher – building up). Additional areas for improved coordination include timing of HOME funds, other public resources, and the Environmental Review timeframe. The anticipated outcome is a continued focus on affordable housing development.</p>

6	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Arlington Health and Human Services Department</p> <p>Services-Elderly</p> <p>Services-Housing</p> <p>Services-Homeless</p> <p>Services-Health</p> <p>Health Agency</p> <p>Other government – Local</p> <p>Housing Needs Assessment</p> <p>Public Housing Needs</p> <p>Market Analysis</p> <p>Homelessness Strategy</p> <p>This town department was consulted during a community stakeholder session. An area for improved coordination is to create an outreach plan and designating a specific person to coordinate that. An anticipated outcome of the consultation is to receive funding to formalize the position. The consultation process will result in the establishment of housing priorities and CDBG funding allocations consistent with Member Community Needs.</p> <p>Additional issues identified include the need for support to elders to maintain housing stability, the growing issue of hoarding, and the number of elders at risk of homelessness as their long-term rental housing costs rise significantly due to an escalating market. The anticipated outcome is an assessment of opportunities to increase linkages between providers and housing developers.</p>
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7	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Arlington Police Department</p> <p>Other government – Local Civic Leader</p> <p>Housing Need Assessment Homelessness Strategy</p> <p>The Department was consulted during a community stakeholder session. Specifically, the consultation was with the Police Chief and the Mental Health Clinician. Areas for improved coordination are working with the homeless population to get individuals housing and services.</p>
8	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Somerville-Arlington Continuum of Care</p> <p>Continuum of Care Housing Services - Housing Services-Persons with Disabilities</p> <p>Housing Needs Assessment Public Housing Needs Homeless Needs – Chronically homeless Homeless Needs – Veterans Homelessness Strategy</p> <p>The Department was consulted during a community stakeholder session. Anticipated outcomes are CoC moving to broader coverage and regionalizing housing support efforts.</p>

<p>9</p>	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Town of Arlington - Energy Efficiency</p> <p>Other government – Local Business and Civic Leaders</p> <p>Resiliency</p> <p>Housing Needs Assessment Non-Housing Needs Assessment Public Housing Needs Market Analysis</p> <p>The Department was consulted during a community stakeholder session. Areas for improved coordination are working with residents and landlords to connect to energy efficient programs. Anticipated outcomes are continuing to work with the community to create best practices for energy equity.</p>
<p>10</p>	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Town of Arlington – Environmental</p> <p>Other government – Local Business and Civic Leaders</p> <p>Resiliency</p> <p>Housing Needs Assessment Non-Housing Needs Assessment</p> <p>The Department was consulted during a community stakeholder session. The Environmental Planner focuses on climate adaptation and opportunities to utilize public space for building resiliency. Anticipated outcomes include supporting an appropriate resiliency projects and</p>

		leveraging state and private resiliency and climate adaption funding and CDBG funding.
11	Agency/Group/Organization Agency/Group/Organization Type What section of the Plan was addressed by Consultation? How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Arlington Public Health Director Services-Health Health Agency Other government – Local Business and Civic Leaders Housing Needs Assessment Homelessness Strategy Market Analysis The Department was consulted during a community stakeholder session. The Public Health Director focuses on the public health of the community through regulatory enforcement, environmental health, communicable disease prevention, and emergency preparedness. Issues identified were gaps in services for clients across all age groups and inadequate staffing to complete the necessary work.
12	Agency/Group/Organization Agency/Group/Organization Type What section of the Plan was addressed by Consultation? How was the Agency/Group/Organization consulted and what are the anticipated outcomes	Mystic River Watershed Association Planning organization Regional organization Resiliency Housing Needs Assessment Non-Housing Needs Assessment The agency was consulted as part of a community stakeholder session. The agency focuses on the whole Mystic River watershed and specifically

	of the consultation or areas for improved coordination?	on greenways and building resiliency. Anticipated outcomes include supporting an appropriate resiliency projects within the watershed.
13	Agency/Group/Organization Agency/Group/Organization Type What section of the Plan was addressed by Consultation? How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	MetroNorth Workforce Development Board Regional organization Services - Employment Non-Housing Needs Assessment Economic Development The agency was consulted one on one. The agency provides career and employment services to people who are unemployed or looking for better jobs, as well as employers who are looking for employees. Anticipated outcomes include aligning the needs of businesses with the needs of job seekers.
14	Agency/Group/Organization Agency/Group/Organization Type What section of the Plan was addressed by Consultation? How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Minuteman Senior Services Services-Elderly Persons Health Agency Housing Need Assessment Market Analysis This organization was consulted through an in-person session held on June 19, 2019.

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

All relevant agencies were consulted by the Town of Arlington.

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

Local / Regional / Federal Planning Efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
FY2019 CoC Application	City of Somerville	The CoC has prioritized Permanent Supportive Housing and provision of important case management and other services that may include job training, money management training, health care, mental health counseling and substance abuse treatment.
Arlington Housing Production Plan	Town of Arlington	The Housing Production Plan identifies the town's goal to create additional housing opportunities and strategies to achieve this goal including amending zoning, leveraging opportunities and funding, and supporting local developers. This plan will expire in 2021.
Arlington Master Plan	Town of Arlington	The Arlington Master Plan, adopted in 2015, is the guiding document for the community. The Master Plan identifies goals and actions relative to land use, housing, economic development, traffic and circulation, historical and cultural resource areas, natural resources and open space, and public facilities and services. It is likely that the town begin updating the Master Plan during the 5-year lifetime of this Consolidated Plan.
Municipal Vulnerability Planning Report	Town of Arlington	The Municipal Vulnerability Planning effort identified the top priority is addressing flooding in the Mill Brook Corridor, but also focuses on resiliency projects throughout Arlington.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

During the Consolidated Planning process, the Town of Arlington sought input and guidance from all of the major housing, health, mental health and service agencies. Arlington's key constituencies and entities also contributed to this process. As members of the Somerville-Arlington Continuum of Care, which merged into the Balance of State Continuum of Care, and the regional North Suburban HOME Consortium, the Town of Arlington plans and implements key housing and homeless initiatives on a regional basis.

The Town of Arlington coordinated the development of the Consolidated Plan through its participation in two regional efforts: public hearings and web-based survey. The implementation of the Consolidated Plan's strategies will be coordinated with regional efforts while responding to the identified needs of Arlington's low- and moderate-income persons.

CITIZEN PARTICIPATION

Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

The Town, through the Department of Planning and Community Development, implemented a broad-based approach to maximizing citizen participation and input into the identification of priority needs and investment strategies to address those needs. Citizen participation efforts three public meetings and a 30-day period for public comment.

Input from this extensive participation process was utilized to establish the funding priorities for CDBG funds.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL
Public Meeting – January 27, 2020	Broad community, CDBG subrecipients – Town of Arlington	Many CDBG subrecipients were in attendance to discuss their projects that are currently underway and future needs.	Comments were focused on continuing to support the needs of subrecipients, the significant support of volunteers, ADA and safety improvements, and workforce development.	All comments were accepted.	https://arlington.novusage.nda.com/agendapublic/MeetingView.aspx?MeetingID=980&MinutesMeetingID=651&doctype=Agenda https://acmi.tv/videos/select-board-meeting-january-27-2020/
Public Meeting – February 4, 2020	Broad community – Town of Arlington	The attendance was low; however, the response from the community was strong that CDBG funding should be used toward visible and tangible improvements that benefit low- to moderate-income households in the community.	Comments were focused on safety improvements, ADA improvements within public open spaces and recreational facilities, and increased housing development and support.	All comments were accepted.	https://www.arlingtonmagov/Home/Components/News/News/9945/3988?backlist=%2fdepartments%2fplanning-community-development%2fcommunity-development-block-grants-cdbg
Public Meeting – March 9, 2020	Broad community, CDBG subrecipients – Town of Arlington	TBD	TBD	TBD	

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL
30 Day Comment Period – February 27, 2020 to March 30, 2020	Broad community, CDBG subrecipients – Town of Arlington	TBD	TBD	TBD	

Needs Assessment

SECTION III: NEEDS ASSESSMENT

Overview

The Needs Assessment examines needs related to affordable housing, special needs housing, community development, and homelessness. Furthermore, it identifies those needs with the highest priorities which form the basis for the Strategic Plan section and the programs and projects to be administered. Specific detail and data regarding the Town of Arlington's housing needs is available in the North Suburban Consortium's 2020-2024 Consolidated Plan.

The Town of Arlington is categorized by the Metropolitan Area Planning Council as a Streetcar suburb, comprised of village- and transit-oriented residential neighborhoods with a mix of single-family homes, 2-4 family houses, and mid-sized multifamily housing. Arlington has little raw land so new growth occurs through limited redevelopment, infill, and expansion of existing structures. The Town's convenient access to employment centers in Boston and Cambridge attracts highly educated and skilled homebuyers and renters. This desirability has resulted in a significant increase in housing values and median rents. Continued housing market pressure could greatly impact the fabric of Arlington's neighborhoods as more traditionally affordable units and non-residential properties are converted to market rate housing.

The main goals that emerged from the [2016 Arlington Housing Production Plan](#) is that (1) Arlington is an economically diverse place, (2) housing prices are increasing faster than incomes, (3) housing stock is older and in need of updating, and (4) there is unmet demand for housing both in terms of number of units, type, and affordability.

The CDBG program operates under federally-established income limits. Arlington is the direct recipient of CDBG funds. These limits are based on median family income for the Boston-Cambridge-Quincy Metropolitan Statistical Area (MSA), currently defined as Essex, Middlesex, Norfolk, Plymouth, Suffolk, and Rockingham counties, and are adjusted annually.

Generally, very low-income refers to incomes at or below 30% of AMI; low-income refers to incomes between 31 and 50% of AMI; moderate-income refers to incomes between 51 and 80% of AMI; all adjusted for family size. The CDBG program targets low- and moderate-income beneficiaries.

The Town of Arlington and the NSC communities are all part of the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area. Based on HUD’s FY 2019 Income Limit Summary for this area, the Median Family Income (MFI) is \$113,300. The following table provides the current income limits subject to annual adjustments by HUD.

FY 2019 HUD Income Limits for the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area

Household Size	30% of Median Extremely Low Income	50% of Median Very Low Income	80% of Median Low Income
1	\$24,900	\$41,500	\$62,450
2	\$28,450	\$47,400	\$71,400
3	\$32,000	\$53,350	\$80,300
4	\$35,550	\$59,250	\$89,200
5	\$38,400	\$64,000	\$96,350
6	\$41,250	\$68,750	\$103,500
7	\$44,100	\$73,500	\$110,650
8	\$46,950	\$78,250	\$117,750

Source: U.S. Department of Housing and Urban Development (HUD), effective June 28, 2019
<https://www.huduser.gov/portal/datasets/il/il2019/2019summary.odn>

NON-HOUSING COMMUNITY DEVELOPMENT NEEDS – 91.215 (F)

Non-housing community development covers a broad range of needs, including public facilities, infrastructure and transportation, human services, and neighborhood services. These needs are primarily addressed by a broad range of funding sources, supplemented with targeted HUD funding. Existing local and regional plans helped identify needs and were complemented by resident surveys and stakeholder focus groups.

Describe the jurisdiction’s need for Public Facilities and Improvements:

Arlington has a strong commitment to funding public facilities and improvements, especially ADA improvements. For many years, the Arlington Department of Public Works curb cut ramp and sidewalk improvement project has been funded and will continue to be funded to bring curb cut ramps into compliance with ADA requirements. In 2019, the Town completed an ADA Self-Evaluation and Transition Plan to identify future ADA improvement projects that will need to be funded. CDBG funds can be used to leverage funds available through other grant opportunities and Town funding sources.

Arlington plans to commit CDBG funds to the reconstruction of the Edith M. Fox Branch of the Arlington Public Library. The Library needs significant upgrades to ensure accessibility. The Library Trustees are considering a new building which may include other uses, including community meeting space and affordable housing. The CDBG funds can be used to leverage other available funding sources, such as the Massachusetts Board of Library Commissioners. Similarly, Arlington plans to commit funds to improve other public facilities, such as toward the capital improvements needed at Fidelity House, one of Arlington’s public service providers.

Arlington also commits to funding parks and recreational facilities that benefit low-to-moderate income households. Improvements to parks and recreational facilities include accessible paths and equipment. CDBG funds can be used to leverage funds available through other grant opportunities and Town funding sources.

Arlington is committed to appropriating funds that ensure environmental resiliency, specifically through flood drainage improvements. CDBG and other funding sources will be used to improve flood drainage in areas that will benefit low- to moderate-income households.

How were these needs determined?

These needs were determined through stakeholder focus groups and through existing policy and plans. For example, the Municipal Vulnerability Assessment informed the desire to commit funds toward resiliency projects.

Describe the jurisdiction's need for Public Services:

The Town dedicates 20 percent of each CDBG grant to public and human services, which includes a suite of public and private agencies dedicated to issues such as food insecurity, transportation for seniors and people with disabilities, accessing affordable recreational opportunities, and health care. In the future, the Town will continue to fund these types of programs for low-to-moderate income clients and households through the variety of public service providers in the community.

In the future, expanding transportation options and making transportation options more accessible is important for the Town. Once completed in 2020, the Town's Sustainable Transportation Plan will help guide future improvements, implementing more equitable transit options, and improved coordinate human service transportation planning.

The Town would also like to expand housing assistance services for low-to-moderate income clients and households. This might include pairing CDBG funds with HOME funds, as well as other applicable funding sources, to increase the available funds for down payment assistance or a buy down program.

In a new area, the Town of Arlington would like to allocate CDBG funds for economic development in the future in order to offer programs aimed at revitalizing commercial districts, supporting entrepreneurship, promoting a dynamic business climate, and preserving a strong employment base. In particular, consideration of a workforce development grant program would be appropriate. With this program, employers will apply to the Town for grants that they could use to educate and train new or prospective employees who are Arlington residents making a low-to-moderate income. In addition, the Town would like to further the goals of supporting local entrepreneurs who operate microenterprises with technical assistance programs to support with start-up, operational, and training needs.

How were these needs determined?

These needs were determined through stakeholder focus groups and through existing policy and plans. Specifically related to future economic development initiatives, local financial institutions were consulted with to understand the needs of their low-to-moderate income clientele.

Market Analysis

SECTION IV: MARKET ANALYSIS

Overview

Consistent with HUD's objectives, the Town of Arlington has prioritized the expansion of economic opportunity, the availability of safe, decent, affordable housing, and creation of suitable living environments. An analysis of the existing market and community data supports the Town's investment in preserving and producing affordable housing, improving the condition of existing housing stock, retaining and expanding its employment base, and investing in public facilities, parks, and infrastructure.

The housing market data clearly demonstrates the lack of sufficient safe, affordable housing stock. An analysis of median contract rents show a substantial increase in rents from 2009-2017. The median rent increased 22%, reaching a high median rent of \$1,453. The lack of affordable housing is even more acute on the housing value/homeownership front. The median home value increased by over 15% in the 2009-2017 period. The median value of \$577,600 (ACS 2013-2017) has made homeownership unachievable for low- and moderate-income households. The data supports a recurring theme, which is that many people who grew up in Arlington can no longer afford to live in Arlington.

More data and information regarding Arlington's Housing Market Analysis is available in the North Suburban HOME Consortium's Consolidated Plan.

NON-HOUSING COMMUNITY DEVELOPMENT ASSETS – 91.215 (F)

ARLINGTON

Like much of the Metro-North region, the Town of Arlington's labor force has benefited from the national economic recovery and Boston's economic growth. With a civilian labor force of 25,630, Arlington has a relatively low unemployment rate of 3.76% for adults over the age of 25 (ACS 2011-2015). Indeed, Arlington's unemployment rate is lower than most of the NSC Member Communities.

Average commute time is perhaps the best indicator of Boston's impact on Arlington's employment statistics. 54% of Arlington's employed residents travel more than 30 minutes to work, suggesting residents are commuting into Metro-Boston. While Metro-Boston provides employment opportunities, Arlington recognizes the importance of local economic growth on tax revenue and the Town's financial stability.

Local economic growth has been identified as a priority need throughout the Consolidated Plan process. The Town, through its Planning Department, seeks an environment that is "conducive to growing and attracting businesses in order to strengthen and revitalize the Town's neighborhoods and communities and to stabilize and transform our physical, social, and economic environment". CDBG funds are a critical resource that can support business growth through direct financial assistance, commercial property improvements, and infrastructure upgrades.

The Town along with all NSC member communities is served by the Metro-North Regional Employment Board (REB). The REB is a "public-private partnership whose mission is to enable area residents to gain the skills to maximize their economic sufficiency and provide employers with the workforce they need to effectively compete in the changing world economy". The REB charters two career centers, both operated by Middlesex Community College. Initiatives of the REB are supported by local programs that aim to bolster English language skills, family stability, education, and employment readiness.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	17	0	0	0	0
Arts, Entertainment, Accommodations	1,935	0	9	0	0
Construction	601	0	3	0	0
Education and Health Care Services	5,773	0	27	0	0
Finance, Insurance, and Real Estate	1,901	0	9	0	0
Information	1,120	0	5	0	0
Manufacturing	1,075	0	5	0	0
Other Services	748	0	4	0	0
Professional, Scientific, Management Services	4,513	0	21	0	0
Public Administration	0	0	0	0	0
Retail Trade	1,726	0	8	0	0
Transportation and Warehousing	300	0	1	0	0
Wholesale Trade	653	0	3	0	0
Total	20,362	0	--	--	--

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer – Household Dynamics (Jobs)

Labor Force

The tables below reflect labor force data, including the number employed and unemployment rate in the civilian labor force, and the number of people employed in various occupations by sector from the American Communities Survey. The tables also illustrate that most workers—54%—commute more than 30 minutes to work daily.

Total Population in Civilian Labor Force

Total Population in the Civilian Labor Force	25,630
Civilian Employed Population 16 years and over	24,435
Unemployment Rate	4.58%
Unemployment Rate for Ages 16-24	7.25%
Unemployment Rate for Ages 25-65	3.76%

Source: 2011-2015 ACS

Occupations by Sector

Occupations by Sector	Number of People	Median Income
Management, business and financial	10,730	
Farming, fisheries, and forestry	690	
Service	1,275	
Sales and office	4,155	
Construction, extraction, maintenance and repair	625	
Production, transportation and material moving	495	

Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	10,510	46%
30-59 Minutes	10,125	45%
60 or More Minutes	2,095	9%
Total	22,730	100%

Source: 2011-2015

Education

Educational Attainment

Educational Attainment	In Labor Force		Not in Labor Force	Unemployment Rate
	Civilian Employed	Unemployed		
Less than high school graduate	165	40	215	25%
High school graduate (includes equivalency)	1,765	105	445	5%
Some college or Associate's degree	2,885	165	545	5%
Bachelor's degree or higher	16,730	665	2,025	3%

Source: 2011-2015 ACS

Educational Attainment by Age

Age	18–24 yrs	25–34 yrs	35–44 yrs	45–64 yrs	65+ yrs
Less than 9th grade	4	15	10	145	595

9th to 12th grade, no diploma	165	45	55	155	345
High school graduate, GED, or alternative	390	445	325	1,540	2,175
Some college, no degree	455	505	505	1,340	845
Associate's degree	45	175	275	785	365
Bachelor's degree	680	2,530	2,140	4,055	1,320
Graduate or professional degree	35	2,220	3,515	5,000	1,415

Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,135
High school graduate (includes equivalency)	38,103
Some college or Associate's degree	41,138
Bachelor's degree	63,391
Graduate or professional degree	80,650

Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the ACS data, the two highest percentages of jobs exist within the following sectors: Education and Health Care Services (27%) and Professional, Scientific, Management Services (21%). The major occupation by sector is overwhelmingly Management (business and financial) followed by Sales and Office.

The Massachusetts Office of Labor and Workforce Development tabulates employment and wage statistics for Workforce Investment Areas. The Metro-North WIA includes the NSC as well as other regions of Metro-North Boston. The largest occupation is Professional and Technical Services, followed by Management, Sales, and Healthcare.

In terms of projected growth for the Metro-North WIA by 2024, the Office of Labor and Workforce Development projects that the health care and social assistance industry will add nearly 10,283 jobs and the industry category of professional, scientific and

technical services will add 4,284 jobs. The accommodation and food services industry is projected to add 1,927 jobs, while educational services are projected to add 1,375 jobs by 2024.

https://masshiremetronorth.org/regionaldata/#_localplan/

Describe the workforce and infrastructure needs of the business community:

The manufacturing industry has identified a critical need for new workers to replace older, highly-skilled workers who are about to retire. The Advanced Manufacturing sector presents numerous career pathway opportunities for the region's residents to enter into a growing sector. The industry offers a variety of positions that either requires a high school diploma or equivalent, associate's degree, or bachelor's degree.

The healthcare industry has the second highest employment in the Metro-North, under the Professional, Technical, and Scientific industry, with 57,739 workers employed in the region. When compared to the state as a whole, the location quotient for healthcare (the Healthcare and Social Assistance Industry Sector) in the Metro-North region is .77 (13.8% of Metro-North's employment). Private hospitals, physician offices, nursing care facilities, and home healthcare services have the highest number of jobs in the Metro-North region within the healthcare industry. Home Health Care Services added the highest number of jobs from 2013 to 2015. The sheer volume of employment in the healthcare sector virtually demands an REB focus on the healthcare industry. Further, the growing number of retirees in the healthcare workforce in combination with the growth in the aging population in need of healthcare services also presents future workforce areas to address.

Overall, the Industrial Technology (IT) sector has seen major growth nationally and regionally and will continue to do so. Employers within the region have expressed the challenges they have faces in recruiting IT professionals for positions domestically and therefore have had to apply for H1B visas in order to fill local positions. In Metro-North, employment for IT occupations is projected to increase 21% from 2012 to 20122. The majority of growth was in the sectors of software and IT services. Domestic training in the IT sector would be beneficial in reducing the number of H1B visas needed while simultaneously filling in the growing number of IT positions within the region.

Metro-North Regional Employment Board FY2017-2020 Strategic Plan: <https://masshiremetronorth.org/regionaldata/#strategic>

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The growth of the Boston metropolitan area will continue to put pressure on the housing market, placing additional upward pressure on prices, and making it harder and harder for low wage workers.

In June 2019, the Encore Boston Harbor resort and casino opened in Everett, MA, at a total cost of \$2.6 billion. The resort is in a commercial industrial area on the Mystic River, about five miles from downtown Boston. Its development rehabilitated a 33-acre parcel of land previously used for industrial purposes. After a remediation process to clean the site, Wynn Resorts constructed an integrated resort with a hotel, a harbor walk, restaurants, a casino, spa, retail outlets, and meeting and convention space. Public amenities of the year-round harbor walk include a picnic park, paths for bikers and pedestrians, viewing decks, waterfront dining and retail, a performance lawn, floral displays, and boat docks. The operations of the casino require significant employment training and support. With proper job readiness and job training, currently unemployed workers may be able to take advantage of casino and resort related jobs. This is just the second casino-resort located in Massachusetts and offers a large range of new employment opportunities that were not previously offered in the region.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The ability of the NSC workforce to access and take advantage of job opportunities in today's economy varies significantly.

Technological changes are at the forefront. In the midst of the demise of retail and manufacturing, companies are looking for a different "type" of a worker. Companies may increase their use of robotics, but now they need manufacturing workers who are skilled in computers and electronics. A generation ago, manual machines were the predominant driver most business; however, today, even in retail, a straight cashier is no longer sufficient. There is a need for a generalized customer service worker who can talk to customers and solve problems. According to the Metro-North Workforce Development Board, the 2% of people who are unemployed and have the biggest barriers are those that were affected by automation and technology because the skill set required in those industries is different now than what it was a generation ago.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Metro-North region has the second-largest labor force in Massachusetts. The labor force has a full spectrum of workers, from professionals to persons on public assistance. The diversity of the workforce requires a broad menu of available services including workshops, individualized assistance, job search, training, and placements. For dislocated workers, low-income adults, and underemployed persons, career training is provided after an assessment of skills and interest. In many cases, occupational skills training, short-term skills development, and intensive job placement assistance is required. The Metro-North Regional Employment Board (REB) charters two career centers, both operated by Middlesex Community College, to serve the 20-community Metro-North region. The REB focuses on a continual alignment of curricula with employer needs. The alignment has led to the focus on the four emerging areas listed below (HealthCare, Advanced Manufacturing, Life Sciences, and Information Technology). Initiatives include:

The SCILS Initiative is a 4 year \$5 million project led by the Boston Office of Jobs and Community Services (JCS) on behalf of the Metro Boston region. Funded in April 2012 by an H1B Technical Skills Training grant that will improve career opportunities for residents and provide a more highly trained life science workforce for our healthcare and biotechnology sectors. The Initiative will target occupations such as Biological Technicians and Medical Lab Technicians and support occupational training, contextualized learning, customized training, program development and the recruitment, case management and placement of eligible participants.

CONNECT Program - a consortium of service providers in the Chelsea area, USDOL awarded a three-year \$3M Workforce Innovation Fund grant to the REB. The CONNECT Partnership represents an innovative strategy focused on co-location and bundling of complementary services for local residents (especially Chelsea, Revere, and Everett) in order to increase the impact of services in addressing multiple obstacles to family self-sufficiency. CONNECT is a partnership of six organizations that includes: Bunker Hill Community College; Career Source (a Metro-North career center); The Neighborhood Developers (a community development corporation that provides affordable housing and, financial stability, and other services); Metro Credit Union; Centro Latino (an adult basic education/ESOL provider); and Metropolitan Boston Housing Partnership (a homeless prevention and housing services organization).

Healthcare Partnership: The Healthcare Career Ladders tool was designed to raise awareness of healthcare career options among youth in in-school and out-of-school programs, as well as job seekers and training seekers served through the Metro-North Career Centers and area training providers. The tool displays the different occupations in the healthcare field, their corresponding wages, and the steps along a career ladder for each occupation.

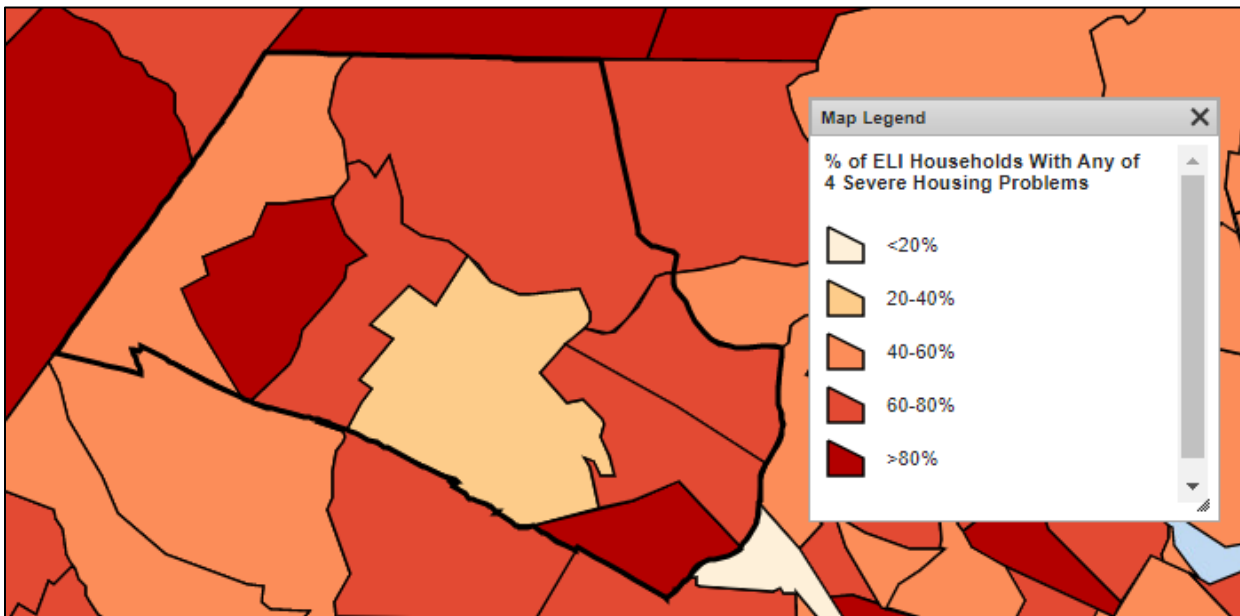
Additionally, the Metro-North REB is a collaborative partner within the Mass Casino Career Training Institute (MCCTI). Founded within Massachusetts Casino legislation, the MCCTI will provide training and placement services within the newly developed Everett Casino. Anticipated skills include casino operations, customer service, culinary arts, and hotel operations.

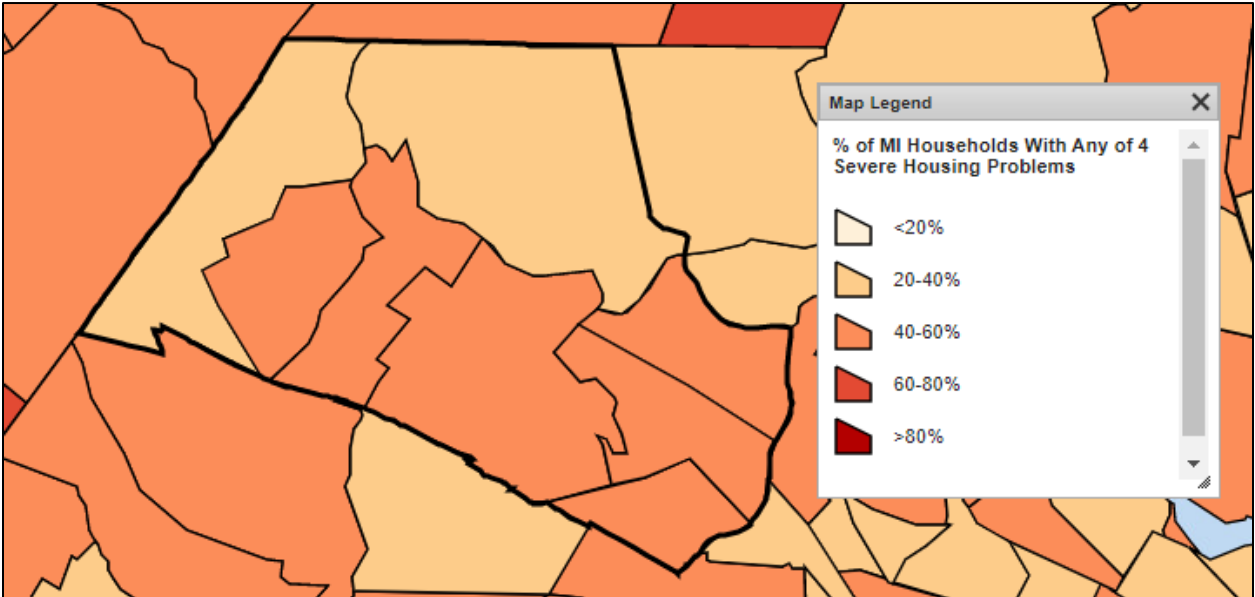
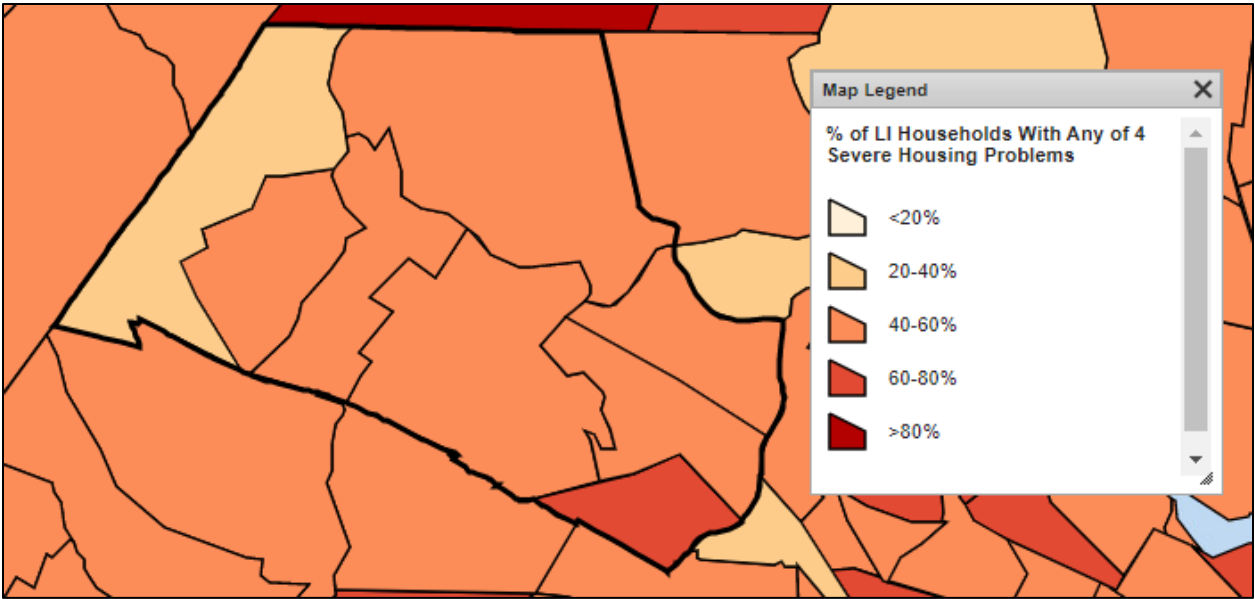
NEEDS AND MARKET ANALYSIS DISCUSSION

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Housing problems for Extremely Low, Low Income, and Moderate Income households exist throughout the Town of Arlington.

As over 60% of the Town's low- and moderate-income households experience housing problems, for the purposes of this evaluation, concentrations are defined as more than 60%.

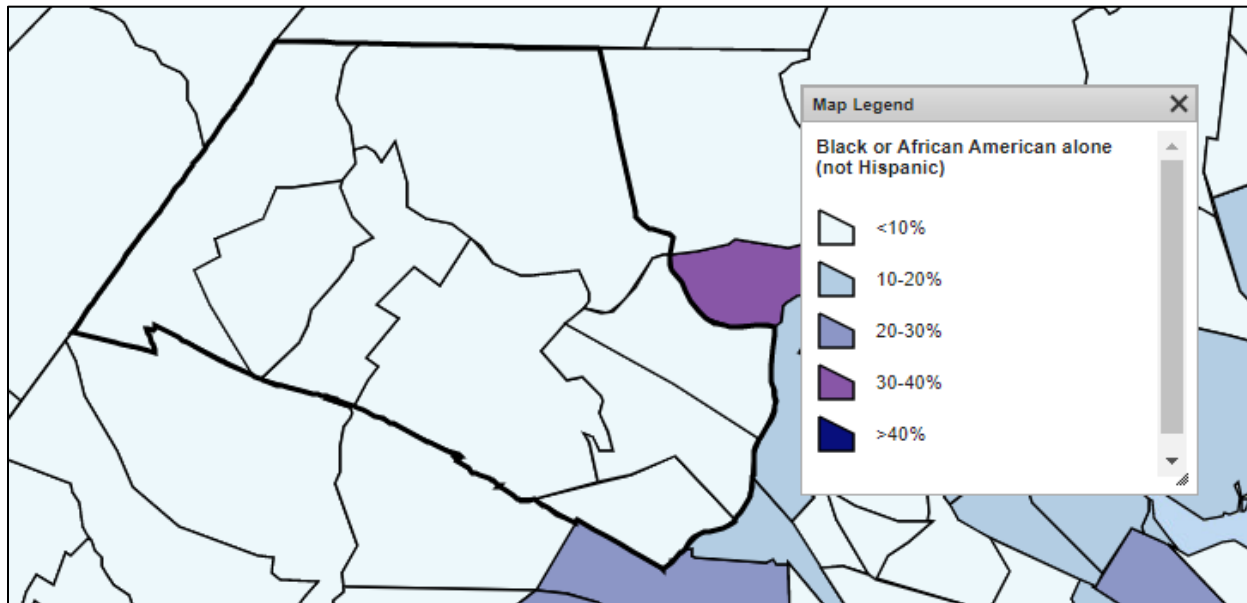


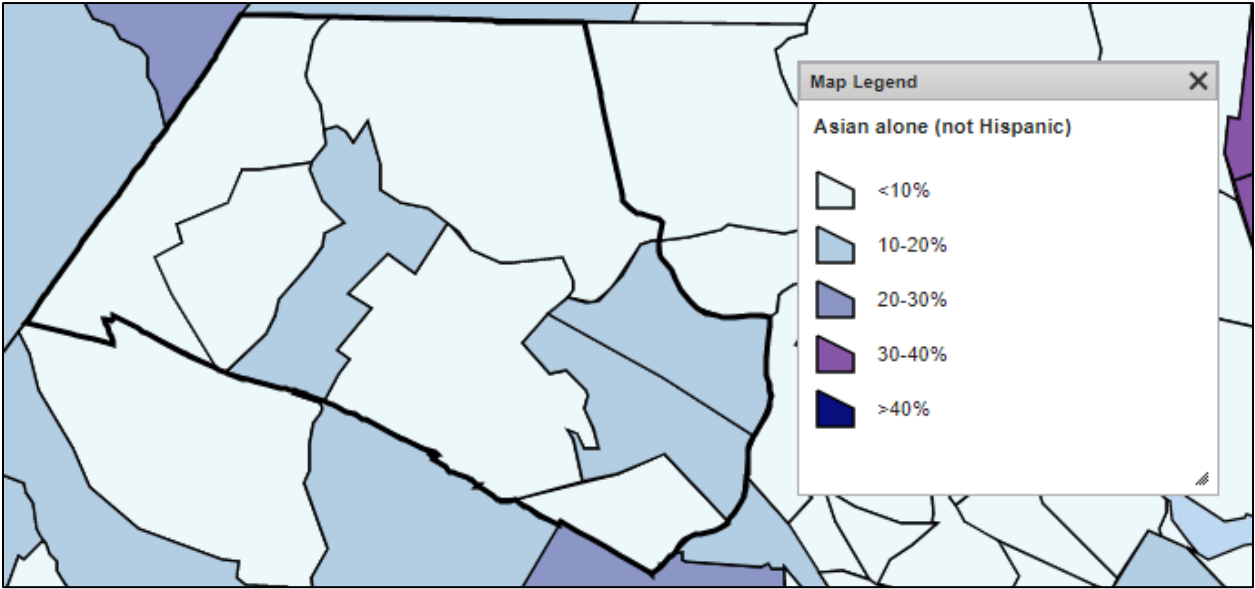
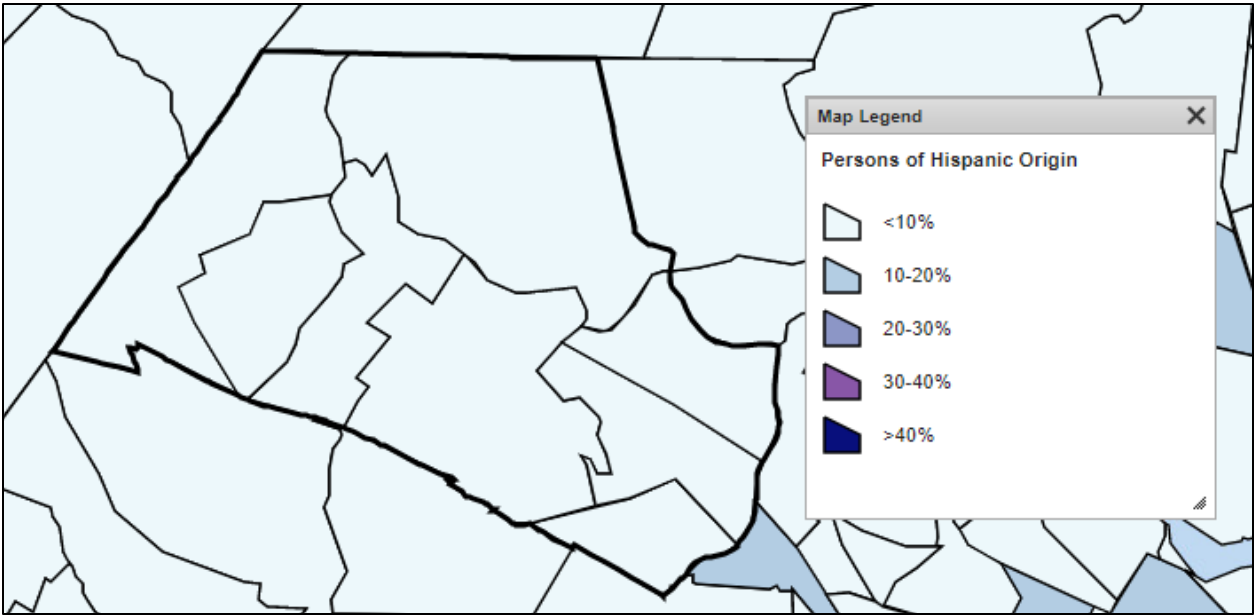


Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The concentration is defined as poverty rates or minority concentrations in excess of 20%.

There are no areas in the Town that exceed a poverty rate or minority concentration of more than 20%. However, there is a significant percentage of Asian households within areas that experience any of the four housing problems.





What are the characteristics of the market in these areas/neighborhoods?

Mapping of minority concentrations and low income families illustrates two adjacent areas that experience concentrations. The neighborhoods that experience a minority and/or poverty concentration are

- Northeast corner of Arlington, adjacent to Somerville
- Central Arlington, south of Mass. Ave.

The Menotomy Manor housing development in East Arlington consists of 179 units of public family housing and is 100% low income. It also includes many multi-family properties on small lots. As a result, the corresponding census tracts have the highest percentage of low/mod income families.

The market is strong in all areas of Arlington and there is a waiting list for housing at Menotomy Manor.

Are there any community assets in these areas/neighborhoods?

East Arlington is home to an elementary School, Thompson School, as well as two public parks and a strong business district along Mass Ave. The areas have good access to Route 16, Alewife Station, and the future green line expansion.

Arlington Center is the location of all local governmental buildings and a strong business district. There is access to public parks and historic resources. Arlington Center has good access to Route 2 and Route 3, and is served by multiple MBTA bus lines.

Are there other strategic opportunities in any of these areas?

There are a number of strategic opportunities in these areas. A wealth of community facilities exist in East Arlington and Arlington Center, including the Edith M. Fox Branch of the Arlington Public Library, Fidelity House, and the Arlington Boys and Girls Club. Fidelity House also partners with Menotomy Manner to address the developmental needs of low-income youth. The program includes free transportation, free memberships, free participation in all youth programs, on-site programming, and summer camp memberships for 5-18 year olds. The program's goal is to continue to provide quality programs and increase the number of youth that participate in the programs. In particular, the Fox Branch and Fidelity House need accessibility improvements.

Both East Arlington and Arlington Center are strong business districts where some of Arlington's largest employers are located to partner with on employment and micro-enterprise efforts.

There are also many recreational facilities and opportunities for environmental resiliency, especially along Alewife Brook.

Strategic Plan

SECTION V: STRATEGIC PLAN

Overview

The strategic plan outlines each jurisdiction's plan for allocating HUD entitlement grants and identifies local priorities within the regional context. Informed by qualitative and quantitative data gathered through citizen participation and consultation with stakeholders throughout the region, market analysis, and an assessment of U.S. Census and other local data that reflect community needs, the strategic plan identifies the highest priority needs toward which to direct grant dollars. The following goals were identified to meet these high-priority needs (in no particular order or ranking):

Goal 1: Improve the Condition of Existing Housing - Improvements to existing housing conditions including the rehabilitation and preservation of owner- and renter-occupied housing to bring units to code standard or provide safety improvements, energy efficiency improvements, access modifications, or treatment of lead or other home hazards.

Goal 2: Increase Economic Development Opportunities - Enhance economic stability and prosperity by increasing economic opportunities for residents through job readiness and skill training, promotion of entrepreneurship (including among culturally diverse populations), and other strategies.

Goal 3: Enhance Parks, Public Facilities, and Infrastructure - Enhance publicly-owned facilities and infrastructure that improves the community and neighborhoods throughout the Town of Arlington. Improvements may include parks, streets, sidewalks, streetscapes, water/sewer/flood drainage, accessibility to meet American with Disabilities Act (ADA), reconstruction of community/recreational facilities, and other infrastructure and facilities.

Goal 4: Increase Access to Jobs, Education, Transportation and Other Services - Increase access to jobs, education, health and wellness, recreation, and health and social services activities.

GEOGRAPHIC PRIORITIES – 91.215 (A)(1)

General Allocation Priorities: Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The Community Development Block Grant (CDBG) program is intended to predominantly serve the needs of areas and individuals that are low-to moderate-income as defined by HUD.

PRIORITY NEEDS - 91.215(A)(2)

Priority Needs

The Town of Arlington conducted an extensive needs assessment and consultation process that identifies many priority needs across the jurisdiction. Virtually all housing and community development needs were identified as important; however, pending available resources throughout the course of the next five years, the Town may not be able to fund activities to address all priority needs. In some cases, a priority need may not be funded because it is addressed through other community resources.

The Priority Needs Summary Table assigns a “high” or “low” priority to each need, as prescribed by HUD. Generally, designating a need as “high priority” means that the jurisdiction plans to allocate funding to address it during the five-year consolidated plan period. A low priority need indicates that, while the need is a recognized priority, there may be insufficient funds to address it with Federal community development resources. To the extent community partners are able to assume these activities through other funding sources, the Plan would support them. Changes in the availability of resources may allow certain low priority needs to be funded, or, conversely, for high priority needs not to be funded. As conditions and resources available vary by jurisdiction, so does the level of priority attached to each need. A high or low priority designation is assigned to each priority need for each jurisdiction.

Priority Needs Summary Table

1	Priority Need Name	Affordable Housing	
	Low/High Need	High	
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals	Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence
	Associated Goals	Improve the Condition of Existing Housing	
	Description	Rehabilitation of quality affordable owner-occupied and rental housing, in addition to the development of energy efficiency improvement program for low-to-moderate-income clients and households.	
	Basis for Relative Priority	The escalating housing costs in the Greater Boston Area has created an affordability crisis among low- and moderate-income households. Arlington and the NSC has prioritized the improving the existing affordable rental and homeownership stock as a strategy to address escalating housing costs. The detailed analysis of housing stock, conditions, market trends, and affordability supports this prioritization.	
2	Priority Need Name	Economic Development	
	Low/High Need	High	

	Population	Extremely Low Low Moderate Large Families	Families with Children Chronic Homelessness Individuals
	Associated Goals	Increase Economic Opportunities	
	Description	Redevelopment or investment in commercial districts, supporting entrepreneurship, promoting a dynamic business climate, and preserving a strong employment base.	
	Basis for Relative Priority	This priority need was determined through extensive stakeholder consultation and through existing policies and plans. Specifically related to future economic development initiatives, local financial institutions were consulted with to understand the needs of their low- to moderate-income clientele.	
3	Priority Need Name	Public Facilities, Infrastructure and Parks	
	Low/High Need	High	
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly/Frail Elderly Persons who are Chronically Homelessness Veterans and Persons with Chronic Substance	Persons with HIV/AIDS and their Families Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development

	Associated Goals	Enhance Parks, Public Facilities and Infrastructure	
	Description	Investing in the improvement and/or reconstruction of Town infrastructure, public facilities, neighborhood facilities, parks and open spaces is essential to improving the quality of life for low- and moderate-income residents. In addition, the Town is committed to ensuring environmental resiliency, specifically through flood drainage improvements in low- and moderate-income neighborhoods.	
	Basis for Relative Priority	Through significant input with broad community and stakeholder participation in the Consolidated Planning process, the Town has identified Public Facilities, Infrastructure, and Parks as a high priority. The Town’s ongoing assessment of public facilities, parks, environmental resiliency, and ADA improvements supports the continuation of investments in these areas.	
4	Priority Need Name	Public Services	
	Low/High Need	High	
	Population	Extremely Low Low Large Families Families With Children Elderly Frail Elderly Public Housing Residents Chronic Homelessness Individuals Mentally Ill Veterans	Persons with HIV/AIDS Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Associated Goals	Increase Access to Jobs, Education, Transportation and Other Services	

	Description	Investment in public and human services, which includes a suite of public and private agencies dedicated to issues such as food insecurity, transportation for seniors, and people with disabilities, to access affordable recreational opportunities and health care.
	Basis for Relative Priority	These needs were determined through extensive stakeholder focus groups and through existing policy and plans.

ANTICIPATED RESOURCES - 91.215(A)(4), 91.220(c)(1,2)

Introduction

The Town of Arlington anticipates an allocation of CDBG funds in the amount of approximately \$1,100,000 annually. To maximize the impact of CDBG funds, the Town expends significant general government funds and encourages all partners and projects to strategically leverage additional funds.

As a member of the North Suburban Consortium, the Town has available HOME Investment Partnership program funds to support direct assistance to moderate income homebuyers and to subsidize the development cost of affordable housing projects. These funds are managed by the City of Malden (Consortium lead)

Anticipated Resources Five Year Summary

Formula Grant Program	Arlington
The Community Development Block Grant Program (CDBG)	\$5,500,000
Total	\$5,500,000

Anticipated Resources Summary Table

Program	Source of Funds	Use of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Allocation	Program Income	Prior Year Resources	Total		
CDBG	Public-Federal	Acquisition Admin and Planning Economic Development Housing Rehab Public Improvement Public Services	\$1,100,000	\$50,000	\$517,437	\$1,667,437	\$4,600,000	Block grant from U.S. Department of Housing and Urban Development to address housing, community development and economic development needs.

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

The Town anticipates CDBG funds will leverage additional resources. Non-Entitlement funds, that will be used to further the goals of the Strategic Plan may include: private foundations, organizations, and individuals. The following leveraged resources are anticipated during the Consolidated Plan:

Town General Funds: The projected Town budget commits resources for the priority activities including Parks and Recreation, Facilities, and Public Works, Health and Human Services, and Economic Development.

Affordable Housing Resources: Affordable Housing developments are likely to utilize a variety of State Housing resources including Low-Income Housing Tax Credit funds, HOME funds, voucher-based Section 8 program, Town Community Preservation Act funds, and private mortgage financing.

Philanthropy: Private funding from national, state, and local funders including the United Way, Symmes Trust, Arlington Patrolman Association, and private foundations/donors. Additionally, the Housing Corporation of Arlington raises funding from private foundations, residents, businesses, and memberships.

New Market Tax Credit Programs: The NMTC program provides tax credit incentives for equity investment.

Section 8 Funds: The Arlington Housing Authority administers and provides rental subsidies to more than 400 Arlington households.

The HOME program matching requirements are met through State Housing Bond funds and the Mass Rental Voucher program. Matching funds requirements are monitored by the Malden Redevelopment Authority as the NSC Lead Entity.

INSTITUTIONAL DELIVERY STRUCTURE – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Institutional Delivery Structure Summary

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Housing Corporation of Arlington	CHDO	Rental	Jurisdiction
Arlington Boys and Girls Club	Subrecipient	Public Services	Region
Fidelity House	Subrecipient	Public Services	Region
Arlington Housing Authority	PHA	Public Housing Public Services	Jurisdiction
Town of Arlington Department of Health and Human Services and Department of Recreation	Subrecipient	Public Services	Jurisdiction

Access of Strengths and Gaps in the Institutional Delivery System

The institutional structure within the Town of Arlington has been developed over years of successful operation. Arlington is a full-service community that has a multi-purpose social service agency, the Department of Health and Human Services (HHS). The Department includes the Board of Health, the Council on Aging, Veteran Services, and the Youth Counseling Center, and has a strong

partnership with the Arlington Police Department. In addition to the essential services provided by the HHS programs, the Arlington Housing Authority and the Housing Corporation of Arlington play key roles in the development and provision of affordable housing.

Through clearly defined roles and responsibilities within a collaborative working environment, the Town of Arlington has a delivery system capable of undertaking projects, programs, and services to meet priority needs of low and moderate income residents.

Homelessness Prevention Services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance			
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance			
Street Outreach Services			
Law Enforcement			
Mobile Clinics			

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education	X		
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling	X		
Transportation	X		

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Town is not a direct recipient of public or private resources with which to address or prevent homelessness. Arlington is an active member of the Somerville-Arlington Continuum of Care (CoC) and supports the goals of the CoC and the efforts of regional non-profits and service providers to provide coordinated access and services. Arlington is able to utilize the CoC partnership to direct homeless residents to appropriate services. At the time of this plan, the Somerville-Arlington CoC has merged with the Balance of State CoC, for which the Town will continue to be an active member.

The Town provides services to veterans through the HHS Veterans program, which is supported by general Town operating funds as well as State resources.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The Somerville-Arlington CoC coordinates an effective delivery system for persons experiencing homelessness as does Balance of State CoC. However, a significant gap in serving special needs populations and persons experiencing homelessness can be attributed to the insufficient supply of permanent affordable housing, as well as barriers to workforce participation. The removal of these barriers would bring the jurisdiction closer to ending homelessness. The Town funds affordable housing efforts as well as a number of education and employment skills programs, consistent with the CoC's priorities.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Arlington is not a direct recipient of public funds dedicated to homeless or any particular special needs population, but has consistently funded public service programs for vulnerable populations and special needs persons. Through its funding decisions, the

Town selects programs that seek to stabilize at-risk populations by funding affordable housing, scholarships and food support, jobs and tutoring for youth.

GOALS SUMMARY – 91.215(A)(4)

Goals Summary Information

Goal 1: Improve the Condition of Existing Housing					
Improvements to existing housing conditions including the rehabilitation and preservation of owner- and renter-occupied housing to bring units to code standard or provide safety improvements, energy efficiency improvements, access modifications, or treatment of lead or other home hazards.					
Priority Needs					
1. Affordable Housing					
Start Year	2020	Outcome	Availability/ accessibility	Category	Affordable Housing
End Year	2024	Objective	Provide decent affordable housing	Target Area(s)	N/A
Goal Outcome Indicator			GOI Quantity	Funding	
Rental Units Rehabilitated			122	CDBG: \$2,560,437	
Homeowner Housing Rehabilitated			12		
Units Acquired			16		

Goal 2: Increase Economic Development Opportunities

Enhance economic stability and prosperity by increasing economic opportunities for residents through job readiness and skill training, promotion of entrepreneurship (including among culturally diverse populations), and other strategies.

Priority Needs

1. Economic Development

Start Year	2020	Outcome	Sustainability	Category	Non-Housing Community Development
End Year	2024	Objective	Create economic opportunities	Target Area(s)	N/A
Goal Outcome Indicator				GOI Quantity	Funding
Businesses Assisted				25	CDBG: \$250,000

Goal 3: Enhance Parks, Public Facilities, and Infrastructure

Enhance publicly-owned facilities and infrastructure that improves the community and neighborhoods throughout the Town of Arlington. Improvements may include parks, streets, sidewalks, streetscapes, water/sewer/flood drainage, accessibility to meet American with Disabilities Act (ADA), improvement of neighborhood/recreational facilities, and other infrastructure and facilities.

Priority Needs

1. Public Facilities, Infrastructure and Parks

Start Year	2020	Outcome	Availability/accessibility	Category	Non-Housing Community Development
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Goal 3: Enhance Parks, Public Facilities, and Infrastructure					
End Year	2024	Objective	Create suitable living environments	Target Area(s)	N/A
Goal Outcome Indicator			GOI Quantity		Funding
Public Facility or Infrastructure Activities Other than Low/Moderate-Income Housing Benefit			45,000		CDBG: \$1,297,000

Goal 4: Increase Access to Jobs, Education, Transportation and Other Services					
Increase access to jobs, education, health and wellness, recreation, and health and social services activities.					
Priority Needs					
1. Public Service					
Start Year	2020	Outcome	Availability/accessibility	Category	Non-Housing Community Development
End Year	2024	Objective	Create suitable living environments	Target Area(s)	N/A
Goal Outcome Indicator			GOI Quantity		Funding
Public Service Activities Other than Low/Moderate Income Housing Benefit			9,000		CDBG: \$850,000

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The Town of Arlington is a participating member of the North Suburban HOME Consortium (NSC), in which HOME-funds are administered by the City of Malden. The NSC estimates over 100 families/households will benefit from HOME funded housing programs over the course of the next five years. HOME-funded activities will include new construction of rental housing, leased to persons at/below 60% AMI and/or dedicated to formerly homeless households; down payment assistance/buy down subsidy programs targeted to low-income households (at or below 80% AMI); and the rehabilitation of rental and homeowner housing.

LEAD-BASED PAINT HAZARDS – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Hazards created by lead-based paint are addressed through enforcement of the Lead Paint Notification Laws, the promotion of the [MassHousing “Get The Lead Out” Program](#), which provides Lead Remediation financing to eligible property owners, and the integration of lead remediation in the housing rehabilitation programs and affordable housing development programs.

Public Awareness and Education is the keystone of an effective public health policy. The Commonwealth’s [Childhood Lead Paint Prevention Program \(CLPP\)](#) provides a wealth of information on the hazards, safe treatment, and legal responsibilities related to Lead-based Paint Hazards. The CLPP additionally tracks childhood blood testing rates and incidence of poisoning. The commitment to raise public awareness led to the passage of Massachusetts’ Lead Law that requires property owners to remove or cover all lead paint hazards in homes built before 1978 if a child under 6 resides in the home.

In addition, a Rental Property Owner must provide these notifications and forms prior to execution of the rental agreement:

- Provide a copy of lead inspections reports
- Provide a copy of the letter of compliance
- Any information about lead in the home

A Seller of home built prior to 1978 must provide the Buyer the following:

- Property Transfer Notification
- A signed Property Transfer Lead Certification
- Any information about lead in the home
- A copy of any lead inspection report, Letter of Compliance, or Letter of Interim Control

- A 10 day period to have the home inspected for lead at the Buyer's expense.

The Commonwealth operates the "Get the Lead Out" program through certified Local Rehabilitation Agencies and private lenders. The program provides secondary financing at desirable rates to remediate/remove lead hazards from residential units. The funds, while limited, are available throughout the Commonwealth.

How are the actions listed above related to the extent of lead poisoning and hazards?

Per the [2017 Childhood Lead Screening Progress Report](#): approximately 88% of Arlington's Housing Stock is considered to be at risk for lead paint hazards; the Town has achieved a 81% screening rate for children under 6; and the rate of children with first-time blood lead levels ≥ 5 $\mu\text{g}/\text{dL}$ is significantly less than 1%. Despite very low rates of elevated blood levels, the Town addresses lead hazard throughout all housing rehabilitation efforts.

How are the actions listed above integrated into housing policies and procedures?

Arlington has fully integrated Lead Hazard education and remediation into housing policies and programs. The Town requires compliance with Mass Lead Notification Laws to be documented within all project files. Affordable rental projects are required to be free of lead-based paint hazards prior to occupancy; first-time homebuyers are required to sign the Commonwealth's Transfer of Property Notification in the case of purchasing of existing properties; and, any new construction or substantial rehabilitation will be fully lead compliant.

Additionally, CDBG and HOME program requirements require the following:

1. The Property Owner is required to provide required notice to all occupants
2. The home is to be inspected by a trained professional
3. Assess if the project is low, moderate, or high-risk de-leading

4. Have work performed by appropriate party
5. Monitor de-leading to insure compliance with federal and state laws
6. Obtain project clearance

ANTI-POVERTY STRATEGY – 91.215(J)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Town of Arlington continues its active engagement in a network of regional and local organizations, operating programs, and initiatives intended to help reduce the number of persons living in poverty. According to the 2013-2017 ACS, 5.18% of Arlington residents live in poverty. To reduce this number, the Town will continue its focus on the following Anti-poverty initiatives:

1. Economic Growth
2. Creation and Preservation of Affordable Housing
3. Support and Self-Sufficiency Programs

In the long-term, focus on economic development and support of microenterprises will mean that Arlington residents will be better able to afford housing in Arlington. In the short-term, support and self-sufficiency programs and the creation and preservation of affordable housing reduce the likelihood of housing instability, especially of elders and disabled populations.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The Town's Anti-poverty strategy is coordinated with this Consolidated Plan as follows:

Economic Development Growth Initiatives

- **Business Development** – The Plan prioritizes the need for economic development and support of microenterprises in Business Districts, and funds ADA improvements and compliance.
- **Provision of Training to Small Businesses** - The Consolidated Plan identifies support for small business development as a priority.

Creation and Preservation of Affordable Housing

- **Affordable housing** - The Consolidated Plan the creation and preservation of housing affordable to extremely low-, low-, and moderate-income households in all plan years.

Self-Sufficiency Programs

- **Public Services** - The Consolidated Plan prioritizes afterschool programs and Senior Services including transportation for seniors and people with disabilities. The City has proposed funding for both programs in all plans years.

MONITORING – 91.230

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

All CDBG-funded projects and programs are monitored by the Department of Planning and Community Development for compliance with all applicable regulations and contract provisions. The Department approaches monitoring as an ongoing process from award through project completion. Section 3 and Equal Opportunity Contracting is included within the department's monitoring functions.

Monitoring functions performed, include:

- Inclusion of program requirements within funding agreements
- Review of reimbursement requests through desk audits, and if appropriate, field observations
- Review of grant recipient's program reports for eligibility of beneficiaries and of activities
- Provision of technical assistance upon request or as determined by desk reviews

The monitoring process is regularly evaluated to ensure effectiveness and improve efficiencies.

HOME program requirements are monitored by the Malden Redevelopment Authority as administrator of the HOME program.