

Lynn, Massachusetts Draft Consolidated Plan

For Housing, Economic & Community Development

Federal Fiscal Years 2020-2024
City Fiscal Years 2021-2025



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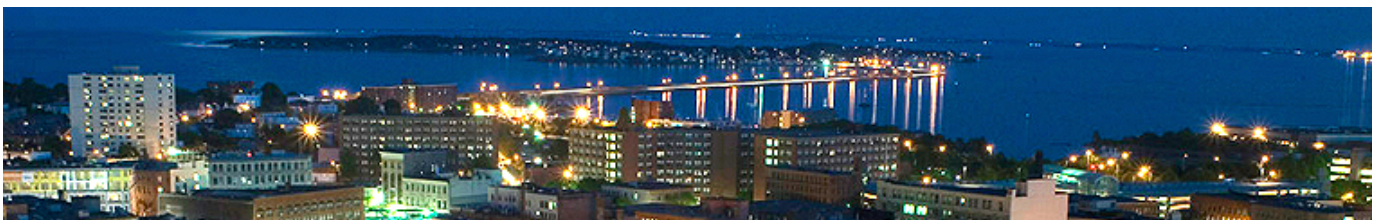


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Executive Summary

ES-05 Executive Summary

1. Introduction

This Consolidated Plan for the City of Lynn, Massachusetts covers City Fiscal Years 2021-2025 (Federal Fiscal Years 2020-2024). Based on consultation with Lynn residents, businesses, non-profit organizations and other stakeholders, the Plan provides an analysis of the community's needs and priorities related to housing, community development and economic development; a housing market analysis; and, a strategic plan framework for addressing identified needs and priorities over the five year period from July 2020 through June 2025. Preparation of the Consolidated Plan is a requirement for receipt of three (3) major formula-based federal grant programs:

- *Community Development Block Grant (CDBG)*: Annual grants are provided to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.
- *HOME Investment Partnerships (HOME)*: Annual grants are provided to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.
- *Emergency Solutions Grant (ESG)*: Annual grants are provided to address the needs of homeless families and individuals and to prevent homelessness. ESG funds may be used for street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, information systems, and administration.

The City is required to develop a Consolidated Plan at least every five years, and an Annual Action Plan for each fiscal year. The US Department of Housing and Urban Development (HUD) defines the Plan requirements in regulations and other published guidance including the September 2020 version of "Using IDIS to Prepare the Consolidated Plan, Annual Action Plan, and CAPER/PER". Under the CARES Act waivers, the deadline to submit the City's Consolidated Plan and Annual Action Plan was extended to August 16, 2021.

Based on current funding levels, the City projects that it will receive *annual* grants of approximately \$2,476,173 from the CDBG program, \$935,847 from the HOME Investment Partnership and \$217,814 from ESG. The *total five-year* allocation for the period covered by this Plan is projected to be

\$12,380,865 from CDBG, \$4,679,235 in HOME funds and \$1,089,070 from ESG. Funding amounts vary from year to year and are subject to Congressional appropriation. In addition to these annual grants, in City Fiscal Year 2021 (Federal Fiscal Year 2020), the City received \$7,425,111 in COVID-related special funding allocations as authorized under the CARES Act (ESG-CV: \$4,755,944 and CDBG-CV: \$2,669,167).

The Consolidated Plan incorporates a discussion of the planning process including citizen participation and stakeholder consultations; an assessment of community needs related to housing, homelessness, public housing, special needs and community/economic development; an analysis of the Lynn housing market, community facilities and assets, and barriers to affordable housing; and, a strategic plan which discusses City priorities and strategies over the next five years. Also included is the Annual Action Plan for City Fiscal Year 2021.

Notes on Consolidated Plan Format and Content

The formats for the Consolidated Plan and Annual Action Plans are defined by HUD. This document follows the required Consolidated Plan Template as detailed in HUD’s “Using IDIS to Prepare the Consolidated Plan, Annual Action Plan, and CAPER/PER”, Version September 2020. Chapter headings and sub-headings reflect the requirements of the Consolidated Plan Template.

The Template specifies required fields and tables. Many tables are pre-populated through HUD’s online eCon Planning Suite. Additional data developed through the City’s local consultation and data analysis processes are included. Generally, the tables include citations for data sources. Note that the information provided in tables and narratives may reflect variances in data sources and time periods. Note also that Census data sometimes refers to “HAMFI”, and at other times to “AMI”. HAMFI stands for HUD Area Median Family Income and AMI stands for Area Median Income. The Plan includes tables that are pre-populated through HUD’s online eCon Planning Suite and other tables developed by the City.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Ten strategic goals have been identified through the Consolidated Plan process, as shown and summarized below. The goals encompass a wide array of interrelated strategies to address the Lynn community’s priority needs related to housing, community and economic development.

Create and Preserve Deed-Restricted Affordable Housing

This goal encompasses initiatives to support implementation of the 2021 “Housing Lynn” Plan and other efforts to: develop new deed-restricted rental housing units with an emphasis on affordability for households at or below the Lynn local median income (which is significantly below the metropolitan

wide Area Median Income) and special needs populations; expand workforce housing; secure adequate capital and operating funds for LHAND's state and federally assisted public housing portfolio; and, secure resources and undertake other activities to recapitalize and preserve existing, deed restricted affordable housing, including expiring use developments

Reduce Housing Cost Burdens and Improve Housing Conditions for Renters

This goal encompasses initiatives to reduce housing cost burdens and improve housing conditions for renters with a priority for households at or below the Lynn local median income including: tenant-based rental assistance programs; initiatives to prevent displacement and respond to the COVID-19 pandemic; housing stability and eviction prevention activities; initiatives to ensure building safety, improve building conditions and promote climate resilience, energy efficiency and sustainability.

Preserve and Expand Affordable Homeownership Opportunities

This goal encompasses initiatives to expand first time homebuyer opportunities and to improve health and safety issues for existing low and moderate-income homeowners with a priority for households earning at or below the Lynn local median income.

Increase Special Needs Housing Opportunities

This goal encompasses initiatives to make housing accessible for persons with disabilities and to provide a range of options that include housing and services for special needs populations.

Reduce Homelessness

This goal encompasses initiatives coordinated by the Lynn Continuum of Care to prevent and end homelessness among residents of Lynn. These include foci on specific at-risk populations such as youth and young adults, families, survivors of domestic violence, and elders, as well as addressing racial equity across the homeless system.

Enforce Fair Housing Laws and Support Residential Development that Advances Neighborhood Diversity

This goal encompasses initiatives to prevent housing discrimination, support neighborhood diversity and promote a welcoming and open community for all residents.

Promote Economic Development

This goal encompasses initiatives to improve the City's economy, reduce income inequality, expand business activity, improve the competitiveness of the Lynn workforce, upgrade regional and local public transportation options, promote private market investment and maximize public benefits resulting from development activity. This includes efforts to incubate and grow small businesses, including artists and the creative industry.

Revitalize and Strengthen Neighborhoods

This goal encompasses initiatives to revitalize and strengthen Lynn’s Downtown, Waterfront, Market Street Gateway, Washington Street Gateway, Central Lynn, Boston Street Corridor and other areas. This goal supports equitable development that fosters safe and diverse neighborhoods; advances climate resilience; development of transit-oriented housing and other mixed use projects; development of market rate and mixed-income housing; leveraging of new private investments; reinvestments in existing homes and multi-family developments; and, improvements to public safety and quality of life.

Improve Public Facilities and Infrastructure

This goal encompasses initiatives to improve public facilities, improve the climate resilience and sustainability of Lynn’s infrastructure and make other necessary improvements and upgrades to municipal buildings, parks and infrastructure.

Expand Public Services and Other Supportive Services

This goal encompasses initiatives to respond to the many supportive service needs of Lynn’s residents including special needs populations. This goal encompasses many objectives including providing services to public housing residents, seniors, at-risk youth, linguistic minorities, victims of domestic violence and other groups.

3. Evaluation of past performance

The City of Lynn is the grantee for the CDBG, HOME, and ESG programs. Planning and administration of all non-housing activities including economic development, community development, public services, infrastructure and community facilities is the responsibility of the City’s Department of Community Development (DCD). Lynn DCD directly administers economic and community development programs and provides oversight and monitoring for sub-recipients of non-housing funds. Planning and administration of all housing related activities funded through the formula programs is the responsibility of the Lynn Housing Authority & Neighborhood Development (LHAND). LHAND, as a sub-recipient, directly administers housing programs and provides oversight and monitoring for other sub-recipients of housing funds.

DCD and LHAND negotiate formal, performance-based contracts with all sub-recipients. Performance-based contracts include specific performance goals related to the Consolidated Plan and Annual Action Plan strategic objectives, along with reporting requirements related to participation rates and low-moderate income household participation.

While resources are inadequate to meet community needs including mitigating the impacts of the global pandemic, the CDBG, HOME and ESG programs continue to make a substantial positive impact on the quality of life in Lynn. Each year, the City provides an analysis of its performance in meeting the Consolidated Plan goals and objectives including detailed information on households served, housing units rehabilitated, jobs retained or added, businesses assisted and other pertinent information. The FY2021 Annual Plan included in Part II provides updated information. The City also produces Consolidated Annual Performance and Evaluation Reports (CAPER) with similar information.

The City's ongoing evaluation of recent performance, including an assessment of strategies that have achieved desired community outcomes, helped shape the strategies identified in the Plan.

4. Summary of citizen participation process and consultation process

The Consolidated Plan was developed through an ongoing collaborative process involving hundreds of citizens and stakeholders from throughout the community, and that built on an extensive series of master planning and other activities involving community participation and consultation. For example, hundreds of Lynn residents and stakeholders participated in the 2019 Lynn City Summit and/or in activities leading up to publication of the "Housing Lynn" report in early 2021, and the strategies and recommendations from those processes are reflected in the Consolidated Plan. While the COVID-19 pandemic placed limitations on large in-person public meetings, intensive outreach efforts were made using local media, websites, email and direct mail to engage all segments of the community including low and moderate income households, agency providers, business owners, homeless and disability service organizations and other stakeholders.

Among the many community consultations reflected in the Consolidated Plan, the City sponsored two virtual Community Forum events in coordination with the Citizen Advisory Board and one agency/stakeholder focus group discussion, and other group and individual stakeholder meetings to develop the Needs Assessment, Housing Market Analysis and Strategic Plan. An online survey of community needs and priorities was completed by 79 community members. The Lynn Continuum of Care, Lynn Chamber of Commerce and other key stakeholder groups were consulted.

The Plan also incorporates recent/relevant studies and analyses from the Boston Region Metropolitan Planning Organization (MPO), Metropolitan Area Planning Council (MAPC), North Shore Workforce Investment Board, MassDevelopment's Transformative Development Initiative (TDI), and others. Many of these studies included community participation and consultation as part of their methodologies.

The City's long-term strategic objectives include implementing plans and recommendations that emerged from the "Housing Lynn" initiative and several major, master planning efforts for the Downtown (including the Lynn Downtown Vision Plan, Lynn Downtown Action Strategy, and Transformative Development Initiative), Transportation, Waterfront, Harbor, Market Street Gateway and

Washington Street Gateway Districts. Each of these master planning efforts involved community participation and stakeholder input which has been considered and incorporated into the Consolidated Plan.

In addition, a public hearing was held before the Lynn City Council in August 2021 to discuss the proposed funding activities for City Fiscal Years 2021 and 2022.

5. Summary of public comments

Public comments on the Consolidated Plan and Annual Action Plan are summarized in “The Process” section.

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

This information is summarized in “The Process” section of the Consolidated Plan.

The Process

PR-05 Lead & Responsible Agencies

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

The City of Lynn Department of Community Development is responsible for preparing the Consolidated Plan and is the grantee and lead agency for the CDBG, HOME and ESG programs.

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	Lynn	Department of Community Development
HOME Administrator	Lynn	Department of Community Development
ESG Administrator	Lynn	Department of Community Development

Narrative

The City of Lynn (City), through the Department of Community Development (DCD), is the grantee and lead agency responsible for administering the CDBG, HOME and ESG entitlement programs and preparing the Consolidated Plan and Annual Plans. DCD plans and administers all non-housing activities including economic development, community development, public services, infrastructure, and community facilities. DCD directly administers economic and community development programs and provides oversight and monitoring for sub-recipients of non-housing funds.

Pursuant to a Memorandum of Understanding between the City and the Lynn Housing Authority & Neighborhood Development (LHAND), LHAND is responsible for planning and administering all housing related activities funded through the formula programs. LHAND, as a sub-recipient, directly administers housing programs and provides oversight and monitoring for other sub-recipients of housing funds. Also, LHAND is the Public Housing Authority (PHA) for the City, administering federal and state public housing, tenant and project-based vouchers and related programs.

DCD and LHAND's program administration activities for the CDBG, HOME and ESG programs include:

- Collaborating to develop the Consolidated Plan and Annual Plans on an ongoing basis. DCD and LHAND staff meet and communicate regularly to coordinate program planning and implementation activities and to ensure consistency in program monitoring and oversight.
- Coordinating public participation activities to promote a high level of public engagement and feedback on housing and community development initiatives. In response to the COVID-19 pandemic, DCD and LHAND implemented a series of virtual meetings, an online survey and other activities to promote community participation and input into the Consolidated Plan and Annual Plans.
- Working as a team to implement Consolidated Plan and Annual Plan activities with the active engagement of a broad and diverse array of community agencies and stakeholders. DCD and LHAND staff are experienced, qualified professionals who receive periodic training to ensure that they remain current with regulatory requirements, best practices and housing and community development trends and issues.
- Regularly communicating with the HUD Field Office and other federal, state and local regulatory and funding entities to promote information sharing, identify new funding sources and opportunities for further collaboration in support of the Consolidated Plan goals.
- Meeting on a regular basis to plan and implement housing and community development activities. DCD and LHAND staff conduct all program planning, implementation, oversight and monitoring for CDBG, HOME and ESG-funded activities. LHAND is an active participant and meets regularly with the Lynn Continuum of Care (CoC) to coordinate the City's efforts to address homelessness issues.

The City's program administration activities promote public engagement, collaboration, accountability and sound administration. The administrative structure has been operational since July 1998, following the City and LHAND's execution of a Memorandum of Understanding.

Consolidated Plan Public Contact Information

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PR-10 Consultation

1. Introduction

This Consolidated Plan (Plan) was developed through an ongoing collaborative process involving extensive participation by community residents and stakeholders representing diverse constituencies and perspectives. To ensure the health and safety of all participants, community forums and other meetings were primarily held online to facilitate community consultation. The Plan builds on and incorporates other recent and/or ongoing planning and community engagement initiatives that involve hundreds of Lynn residents and stakeholders such as the “Housing Lynn: A Plan for Inclusive Growth” (“Housing Lynn”) project described herein. This comprehensive community engagement and consultation effort included Community Forums; public hearings; discussion meetings; one-on-one interviews; correspondence via telephone, letters, and email; review of local and regional reports and studies; surveys of residents; and discussions with local business owners.

The Plan's goals and strategies were developed based on a detailed needs assessment and market analysis and with input from citizens and from public and private agencies that provide housing, health, social services, victim services, employment, fair housing, education and other services. This includes organizations who work with low-income families, homeless persons, persons with disabilities and other special needs populations; state or local health and child welfare agencies; neighboring jurisdictions; regional planning agencies; the local public housing agency (LHAND); Lynn CoC; Lynn businesses; and other stakeholders.

The engagement of these diverse stakeholders helped shape the needs, priorities, and strategies described in the Consolidated Plan. As further discussed in the Plan, there are several significant planning processes that are ongoing or that have occurred within recent years which involved extensive participation by Lynn residents and other stakeholders. The resultant plans and studies from these initiatives have been reviewed and helped to inform the Consolidated Plan goals and strategies.

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

DCD and LHAND work collaboratively and on an ongoing basis with a diverse group of housing providers, private industry, and private and governmental health, mental health and service agencies to plan for and address the needs of Lynn residents. As the City’s Public Housing Authority, LHAND prepares the

annual PHA Plan and is able to directly incorporate the needs and priorities of public and assisted housing residents into its ongoing program planning and implementation initiatives.

Through ongoing planning and coordination initiatives including the Lynn CoC, Citizens Advisory Board and other activities noted below, the City reached out to and consulted with business owners, major health and social service providers, housing providers including agencies providing services to homeless and at-risk households, organizations serving persons with AIDS and other special needs, state and regional agencies, and community residents.

To develop the Consolidated Plan, DCD and LHAND invited over 160 public service agency representatives to an online meeting in March 2021 to discuss Consolidated Plan needs and priorities. Input from these consultations helped to shape and inform the goals and strategies for the next five years and identify resources and activities to address community needs. The City's commitment to inclusive and diverse community consultation is ongoing.

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

The Lynn CoC is a diverse, broad-based multi-agency collaborative that operates under a Governance Charter that is updated periodically. The charter ensures the collaboration of the CoC with private and public organizations within Lynn that are focused on addressing homelessness or have specific programming for this population. It also ensures efforts to engage members of specific subpopulations including those who are chronically homeless, families with children, unaccompanied youth and young adults, and veterans, and the programs that serve them.

As the Collaborative Applicant (CA) for HUD CoC funding, LHAND provides coordination for the CoC in partnership with the CoC Executive Committee and Board of Directors. LHAND has a standing seat on the Executive Committee. The City of Lynn is represented by staff from DCD, the Family Success Center, and the Veterans Services Office. The goals and strategies described in the Consolidated Plan build directly upon the Lynn CoC's coordinated homeless assistance, rapid rehousing, permanent housing and supportive service systems.

The City utilizes CDBG, HOME, and ESG funding to support the efforts of many of the agencies participating in the Lynn CoC that provide supportive services and housing-related activities. Various projects funded include the City's Multi-Service Center, Lynn Shelter Association Day Program, Haven Project, Street Advocate, and rental assistance programs including down payment assistance, security deposits, first and last month's rent, and short-term rental assistance. Approximately \$4,755,944 in ESG-CV funds were also allocated for supportive services to Lynn's homeless individuals and families.

The backbone of the Lynn CoC is the committee structure through which all the work of the CoC is accomplished and the CoC engages with the larger community. Lynn CoC Committees are comprised of

those from the full membership with special expertise or interest in the relevant topic such as youth, veterans, or elders, and at least one member of the Board of Directors.

Recognizing the disproportionate response of Lynn to homelessness relative to other regional communities, the City and LHAND continue to emphasize the need for collaborative regional solutions. Towards this end, LHAND serves as the administrator of the North Shore Housing Action Group (NSHAG), a network of 24 communities organized into three sub-regions. Through this regional collaborative, the City and LHAND work with other non-Lynn agencies to address regional homeless needs and develop supportive housing opportunities in communities that currently have little or no such housing.

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

DCD consults with LHAND and other participants in the CoC on a regular basis regarding the prioritization and utilization of ESG resources. The Lynn CoC reviews and provides recommendations for the final allocation of funds. This process ensures that ESG funds address identified local needs and are utilized in an efficient manner in accordance with HUD and local guidelines.

Members of the Lynn CoC met remotely with DCD staff in December 2020 to discuss allocations of ESG and ESG-CV funding, and to plan for future use of that funding. A virtual meeting of CoC representatives was also held in February 2021 to discuss Consolidated Plan needs and priorities. The CoC Governance Charter is currently being updated and will include revised ESG Policies and Procedures to strengthen the partnership and level of engagement between DCD and the Lynn CoC regarding ESG funding.

The Lynn CoC is currently developing a 3-year Strategic Plan to Prevent and End Homelessness through which it will define the goals and objectives that in turn allow the full membership and committees to generate performance standards and evaluate outcomes. These goals and objectives will be part of the Ranking and Review Committee's analysis of renewal and new project applications during the annual NOFA funding. In addition, all programs funded through the CoC participate in an annual monitoring process to evaluate adherence to HUD regulations and success in meeting the accomplishments identified in their respective funding applications. The annual review also provides an opportunity to identify best practices and gauge success in meeting the performance standards defined by HUD and by the Lynn CoC's own goals and objectives.

Recognizing the importance of HMIS to creating, evaluating, and implementing successful programming, the City allocated \$70,000 in ESG-CV funding to strengthen and implement a new HMIS. The current provider of the Lynn CoC's HMIS is the Balance of State CoC and the Massachusetts Department of Housing and Community Development (DHCD) which has provided notification that it will not be able to provide HMIS after December 2021. The ESG-CV funding is significant to the efforts of the Lynn CoC HMIS Procurement Committee which is currently reviewing vendor RFP responses.

In addition, the Lynn CoC received an HMIS Capacity Building grant from HUD that has been instrumental in developing new policies and procedures including user training mandates and data quality reviews. Through this grant, HUD also provided HMIS Technical Assistance to ensure that policies and procedures are compatible with HUD regulations and expectations. The grant also provided for the integration of the Lynn CoC Coordinated Entry into HMIS including the development of policies and procedures that require all ESG and CoC-funded organizations to enter relevant performance information into HMIS.

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

Table 2 – Agencies, Groups, Organizations Who Participated

1	Agency/Group/Organization	Affordable Housing Associates of Lynn, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On an on-going basis, Affordable Housing Associates, a member of the Lynn Continuum of Care (CoC) collaborates with the City, LHAND, and other stakeholders on housing, supportive services, community development and other issues of concern. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. Information provided by all stakeholders was used in the development of the needs analysis and market analysis and in the formation of goals and strategies for the Consolidated Plan. The CoC participants were directly involved in shaping the homelessness and homelessness prevention strategies described in the Consolidated Plan.

2	Agency/Group/Organization	All Care VNA
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On an on-going basis, All Care VNA & Hospice collaborates with the City, LHAND, and other stakeholders on housing, supportive services, community development and other issues of concern. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. Information provided by all stakeholders was used in the development of the needs analysis and market analysis and in the formation of goals and strategies for the Consolidated Plan.
3	Agency/Group/Organization	Boston Region Metropolitan Planning Organization
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City conducts consultations with the Boston Region Metropolitan Planning Organization on an on-going basis and reviews its planning studies and reports including the Route 1A/Lynnway/Carroll Parkway and other studies. Information provided by the organization was used in the development of the needs analysis and market analysis and in the formation of goals and strategies for the Consolidated Plan.
4	Agency/Group/Organization	Lynn Housing Authority & Neighborhood Development
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy

		Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On an on-going basis, LHAND collaborates with the City and other stakeholders on housing, supportive services, community development and other issues of concern. As the City's PHA, LHAND is responsible for the planning and administration of all housing related activities funded through the formula programs and oversees the City's Lead Based Paint Program. LHAND collaborates with the City in the development of the Consolidated Plan and all Annual Plans, and in the accomplishment of the activities contained therein. In partnership with the City and the Citizen Advisory Board, LHAND served as co-sponsor of the Community Forums and participated in the stakeholder meeting for social service agencies to inform the development of the housing market analysis and housing strategy. As the lead agency for the Lynn Continuum of Care, LHAND participated in the Continuum of Care Public Hearing and meeting to provide input on homeless needs, resources and priorities and ESG fund allocations. LHAND was directly involved in the development of the needs analysis and market analysis and in the formation of housing, supportive services, self-sufficiency, homelessness, homelessness prevention, and other housing and economic development goals and strategies for the Consolidated Plan.
5	Agency/Group/Organization	Lynn Shelter Association
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Lynn Shelter Association is part of the Lynn Continuum of Care (CoC) and regularly collaborates with the City, LHAND and other stakeholders on homelessness prevention and other issues of concern to ensure coordination of efforts, where feasible. As part of the consolidated planning process, the organization was contacted to participate in the

		Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. The organization was also contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. In addition, CoC members were contacted to participate in the Continuum of Care Public Hearing and meeting to provide input on homeless needs, resources and priorities and ESG fund allocations. The CoC participants were directly involved in shaping the homelessness and homelessness prevention strategies described in the Consolidated Plan.
6	Agency/Group/Organization	City of Salem, Planning & Community Development Dept.
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Regional needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Salem, Planning & Community Development Dept. was contacted to solicit input about regional priorities.
7	Agency/Group/Organization	Lynn Business Partnership
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Business leaders were contacted to provide input on needs, resources, and priorities for businesses operating within the City. The input of the business community directly informed the community and economic development strategies described in the Consolidated Plan.
8	Agency/Group/Organization	Lynn Citizen Advisory Board
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs

		<p>Homelessness Strategy</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Non-Homeless Special Needs</p> <p>Economic Development</p> <p>Market Analysis</p> <p>Anti-poverty Strategy</p>
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Working through the City's Department of Community Development (DCD) the Citizen Advisory Board (CAB) played an integral part in the consolidated planning process, facilitating citizen participation by citizens in the community development process and consolidated planning process. Working in partnership with the City and LHAND, the CAB served as co-sponsor of the Community Forums and participated in the stakeholder meeting. The CAB was consulted in the development of the needs analysis and in the formation of goals and strategies for the Consolidated Plan.
9	Agency/Group/Organization	Lynn Inspectional Services Dept.
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	DCD collaborates with the Inspectional Services Department on an on-going basis regarding community development and other issues of concern. City departments were contacted to provide capital budgeting and planning information, including resources and funding for the consolidated plan period.
10	Agency/Group/Organization	Bridgewell
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the	Bridgewell is part of the Lynn Continuum of Care (CoC) and regularly collaborates with the City, LHAND and other stakeholders on homelessness prevention and other issues

	<p>anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>of concern to ensure coordination of efforts, where feasible. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. The organization was also contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. In addition, CoC members were contacted to participate in the Continuum of Care Public Hearing and meeting to provide input on homeless needs, resources and priorities and ESG fund allocations. The CoC participants were directly involved in shaping the homelessness and homelessness prevention strategies described in the Consolidated Plan.</p>
11	Agency/Group/Organization	Catholic Charities North
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	<p>Homelessness Strategy</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p>
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Catholic Charities North is part of the Lynn Continuum of Care (CoC) and regularly collaborates with the City, LHAND and other stakeholders on homelessness prevention and other issues of concern to ensure coordination of efforts, where feasible. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. The organization was also contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. In addition, CoC members were contacted to participate in the Continuum of Care Public Hearing and meeting to provide input on homeless needs, resources and priorities and ESG fund allocations. The CoC participants were directly involved in shaping the homelessness and homelessness prevention</p>

		strategies described in the Consolidated Plan.
12	Agency/Group/Organization	Eliot Community Human Services
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-homeless Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Eliot Community Human Services is part of the Lynn Continuum of Care (CoC) and regularly collaborates with the City, LHAND and other stakeholders on homelessness prevention and other issues of concern to ensure coordination of efforts, where feasible. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. The organization was also contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. In addition, CoC members were contacted to participate in the Continuum of Care Public Hearing and meeting to provide input on homeless needs, resources and priorities and ESG fund allocations. The CoC participants were directly involved in shaping the homelessness and homelessness prevention strategies described in the Consolidated Plan.
13	Agency/Group/Organization	Greater Lynn Senior Services
	Agency/Group/Organization Type	Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the	Greater Lynn Senior Services, Inc. is part of the Lynn Continuum of Care (CoC) and regularly collaborates with the City, LHAND and other stakeholders on homelessness prevention and other issues of concern to ensure

	consultation or areas for improved coordination?	coordination of efforts, where feasible. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. The organization was also contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals and to provide input on housing needs, priorities, and strategies through participation in a focus group/interview. Information from stakeholders participating in this process was used in the development of the housing market analysis and housing strategy. In addition, CoC members were contacted to participate in the Continuum of Care Public Hearing and meeting to provide input on homeless needs, resources and priorities and ESG fund allocations. The CoC participants were directly involved in shaping the homelessness and homelessness prevention strategies described in the Consolidated Plan.
14	Agency/Group/Organization	The Haven Project
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Haven Project is part of the Lynn Continuum of Care (CoC) and regularly collaborates with the City, LHAND and other stakeholders on homelessness prevention and other issues of concern to ensure coordination of efforts, where feasible. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. The organization was also contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. In addition, CoC members were contacted to participate in the Continuum of Care Public Hearing and meeting to provide input on homeless needs, resources and priorities and ESG fund allocations.

		The CoC participants were directly involved in shaping the homelessness and homelessness prevention strategies described in the Consolidated Plan.
15	Agency/Group/Organization	Healing Abuse Working for Change
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On an on-going basis, Healing Abuse Working for Change (HAWC) collaborates with the City, LHAND, and other stakeholders on housing, supportive services, community development and other issues of concern. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. Information provided by all stakeholders was used in the development of the needs analysis and market analysis and in the formation of goals and strategies for the Consolidated Plan.
16	Agency/Group/Organization	Lynn Area Chamber of Commerce
	Agency/Group/Organization Type	Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. Information provided by all stakeholders was used in the development of needs analysis and market analysis and in the formation of goals and strategies for the Consolidated Plan. Members of the

		Lynn Area Chamber of Commerce participated in a virtual meeting to provide input on the needs, resources, and priorities for economic development in the City.
17	Agency/Group/Organization	Lynn Community Health Center
	Agency/Group/Organization Type	Services-homeless Services-Health Services-Education Health Agency Services - Minorities and Immigrant populations
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Lynn Community Health Center is part of the Lynn Continuum of Care (CoC) and regularly collaborates with the City, LHAND and other stakeholders on homelessness prevention and other issues of concern to ensure coordination of efforts, where feasible. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. The organization was also contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. In addition, CoC members were contacted to participate in the Continuum of Care Public Hearing and meeting to provide input on homeless needs, resources and priorities and ESG fund allocations. The CoC participants were directly involved in shaping the homelessness and homelessness prevention strategies described in the Consolidated Plan.
18	Agency/Group/Organization	Lynn Police Department
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Other government - Local
	What section of the Plan was	Homelessness Strategy

	addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	DCD collaborates with the Police Department on an on-going basis regarding community development, public safety and other issues of concern. City departments were contacted to provide capital budgeting and planning information, including resources and funding for the consolidated plan period.
19	Agency/Group/Organization	Lynn School Department
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	DCD collaborates with the Lynn School Department on an on-going basis regarding community development, education and other issues of concern. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. The input provided by the organization informed the needs analysis and goals and strategies described in the Consolidated Plan. The Lynn School Dept. is part of the Lynn Continuum of Care (CoC) and regularly collaborates with the City, LHAND and other stakeholders on homelessness prevention and other issues of concern to ensure coordination of efforts, where feasible.
20	Agency/Group/Organization	Cornerstone Wellness Center
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On an on-going basis, the Cornerstone Wellness Center collaborates with the City, LHAND, and other stakeholders on housing, supportive services, community development and other issues of concern. As part of the consolidated planning process, the organization was contacted to participate in the

	coordination?	Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals.
21	Agency/Group/Organization	Children's Law Center of MA
	Agency/Group/Organization Type	Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On an on-going basis, the Children's Law Center of MA collaborates with the City, LHAND, and other stakeholders on housing, supportive services, community development and other issues of concern. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals.
22	Agency/Group/Organization	Lynn Community Association, Inc.
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On an on-going basis, the Lynn Community Association, Inc. collaborates with the City, LHAND, and other stakeholders on housing, supportive services, community development and other issues of concern. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals.

23	Agency/Group/Organization	Lynn Community Connections Coalition
	Agency/Group/Organization Type	Services-Children Services-Education Other government - State Services - Families
	What section of the Plan was addressed by Consultation?	Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On an on-going basis, the Lynn Community Connections Coalition, a member of the Lynn Continuum of Care (CoC), collaborates with the City, LHAND, and other stakeholders on housing, supportive services, community development and other issues of concern. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. Information provided by all stakeholders was used in the development of the needs analysis and market analysis and in the formation of goals and strategies for the Consolidated Plan. The CoC participants were directly involved in shaping the homelessness and homelessness prevention strategies described in the Consolidated Plan.
24	Agency/Group/Organization	Commonwealth of MA, Dept. of Mental Health, Lynn Site Office
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless Health Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the	The MA Department of Mental Health is part of the Lynn Continuum of Care (CoC) and regularly collaborates with the City, LHAND and other stakeholders on homelessness prevention and other issues of concern to ensure

	consultation or areas for improved coordination?	coordination of efforts, where feasible. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. The organization was also contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. In addition, CoC members were contacted to participate in the Continuum of Care Public Hearing and meeting to provide input on homeless needs, resources and priorities and ESG fund allocations. The CoC participants were directly involved in shaping the homelessness and homelessness prevention strategies described in the Consolidated Plan.
25	Agency/Group/Organization	Lynn Department of Public Health
	Agency/Group/Organization Type	Services-Health Health Agency Other government - Local
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Community Development (DCD) collaborates with the City's Department of Public Health on an on-going basis regarding community development and other issues of concern. City departments were contacted to provide capital budgeting and planning information, including resources and funding for the consolidated plan period. In addition, as part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. The organization was also contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. Information provided by the department informed the community and economic development strategies described in the Consolidated Plan.

26	Agency/Group/Organization	Northeast Justice Center
	Agency/Group/Organization Type	Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Northeast Justice Center, which is an affiliate of Northeast Legal Aid, is part of the Lynn Continuum of Care (CoC) and regularly collaborates with the City, LHAND and other stakeholders on homelessness prevention and other issues of concern to ensure coordination of efforts, where feasible. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. The organization was also contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. In addition, CoC members were contacted to participate in the Continuum of Care Public Hearing and meeting to provide input on homeless needs, resources and priorities and ESG fund allocations. The CoC participants were directly involved in shaping the homelessness and homelessness prevention strategies described in the Consolidated Plan.
27	Agency/Group/Organization	YMCA
	Agency/Group/Organization Type	Housing Services-Children Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans

		Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Lynn YMCA collaborates with the City, LHAND and other stakeholders on homelessness prevention and other issues of concern to ensure coordination of efforts, where feasible. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. The organization was also contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. Information from stakeholders participating in this process was used in the development of the housing market analysis and housing strategy.
28	Agency/Group/Organization	Lynn Museum
	Agency/Group/Organization Type	Cultural Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Lynn Museum collaborates with the City, LHAND, and other stakeholders on community development and other issues of concern. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals.
29	Agency/Group/Organization	Lynn Home for Women
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the	The Lynn Home for Women regularly collaborates with the City, LHAND and other stakeholders on homelessness prevention and other issues of concern to ensure coordination of efforts, where feasible. As part of the

	consultation or areas for improved coordination?	consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. The organization was also contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. Information from stakeholders participating in this process was used in the development of the housing market analysis and housing strategy.
30	Agency/Group/Organization	Metropolitan Area Planning Council
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City conducts consultations with the regional planning organization on an on-going basis and participates in and reviews its planning studies and reports. Information provided by the organization, including <i>Housing Lynn: A Plan for Inclusive Growth</i> , which was developed with the active participation of LHAND and other local stakeholders, was used in the development of the needs analysis and market analysis and in the formation of goals and strategies for the Consolidated Plan.
31	Agency/Group/Organization	My Brothers Table
	Agency/Group/Organization Type	Services-homeless Food
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	My Brothers Table is part of the Lynn Continuum of Care (CoC) and regularly collaborates with the City, LHAND and other stakeholders on homelessness prevention and other issues of concern to ensure coordination of efforts, where feasible. As part of the consolidated planning process, the organization was contacted to participate in the Community

		Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. The organization was also contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. In addition, CoC members were contacted to participate in the Continuum of Care Public Hearing and meeting to provide input on homeless needs, resources and priorities and ESG fund allocations. The CoC participants were directly involved in shaping the homelessness and homelessness prevention strategies described in the Consolidated Plan.
32	Agency/Group/Organization	North Shore Community College
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On an on-going basis, North Shore Community College collaborates with the City, LHAND, and other stakeholders on housing, education, supportive services, community development and other issues of concern. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals.
33	Agency/Group/Organization	North Shore Workforce Investment Board
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved	The City conducts consultations with the North Shore Workforce Investment Board (WIB) on an on-going basis and reviews its planning studies and reports. Information provided by the organization was used in the development of the needs analysis and market analysis and in the formation

	coordination?	of goals and strategies for the Consolidated Plan.
34	Agency/Group/Organization	Pathways, Inc.
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On an on-going basis, Pathways collaborates with the City, LHAND, and other stakeholders on housing, supportive services, community development and other issues of concern. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals.
35	Agency/Group/Organization	New American Association of Massachusetts
	Agency/Group/Organization Type	Services-Education Services - Minorities and immigrant populations
	What section of the Plan was addressed by Consultation?	Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	With its mission of assisting newly arriving refugees and immigrants with integration into American society, promoting economic stability, building bridges with the larger community, and fostering the maintenance of refugee and immigrant cultural identities, the New American Association of Massachusetts (NAAM) collaborates with the City, LHAND, and other stakeholders on housing, supportive services, community development and other issues of concern. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals.

36	Agency/Group/Organization	St. Stephen's Episcopal Church
	Agency/Group/Organization Type	Services - Housing Services-Education
	What section of the Plan was addressed by Consultation?	Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On an on-going basis, St. Stephen's Episcopal Church collaborates with the City, LHAND, and other stakeholders on housing, supportive services, community development and other issues of concern. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals.
37	Agency/Group/Organization	Town of Swampscott, Planning Dept.
	Agency/Group/Organization Type	Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town of Swampscott, Planning Department was contacted to solicit input about regional priorities.
38	Agency/Group/Organization	Gregg Neighborhood House
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On an on-going basis, the Gregg Neighborhood House collaborates with the City, LHAND, and other stakeholders on housing, supportive services, community development and other issues of concern. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with

	coordination?	information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals.
39	Agency/Group/Organization	Lynn Mayor's Office
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As the City's Chief Executive Officer, the Mayor provides leadership and collaborates with DCD, LHAND, and other stakeholders on housing, supportive services, community development and other issues of concern. The Mayor's Office was consulted throughout the consolidated planning process.
40	Agency/Group/Organization	Arts After Hours
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As part of the consolidated planning process, Arts After Hours, a neighborhood organization in Lynn, was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals.
41	Agency/Group/Organization	Lynn Veterans Services
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Non-Homeless Special Needs
	How was the	Lynn Veterans Services is part of the Lynn Continuum of Care

	Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	(CoC) and regularly collaborates with the City, LHAND and other stakeholders on homelessness prevention and other issues of concern to ensure coordination of efforts, where feasible. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. The organization was also contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. In addition, CoC members were contacted to participate in the Continuum of Care Public Hearing and meeting to provide input on homeless needs, resources and priorities and ESG fund allocations. The CoC participants were directly involved in shaping the homelessness and homelessness prevention strategies described in the Consolidated Plan.
42	Agency/Group/Organization	Family and Children's Service of Greater Lynn
	Agency/Group/Organization Type	Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On an on-going basis, the Family & Children's Services of Greater Lynn collaborates with the City, LHAND, and other stakeholders on housing, supportive services, community development and other issues of concern. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals.
43	Agency/Group/Organization	Massachusetts Coalition for the Homeless
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children

		Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Massachusetts Coalition for the Homeless is part of the Lynn Continuum of Care (CoC) and regularly collaborates with the City, LHAND and other stakeholders on homelessness prevention and other issues of concern to ensure coordination of efforts, where feasible. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. The organization was also contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. In addition, Lynn CoC members were contacted to participate in the Lynn CoC Public Hearing and meeting to provide input on homeless needs, resources and priorities and ESG fund allocations. The CoC participants were directly involved in shaping the homelessness and homelessness prevention strategies described in the Consolidated Plan.
44	Agency/Group/Organization	Amirah Inc.
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As an agency that provides aftercare, resources, and opportunities to women who have survived different forms of sexual exploitation, sex trafficking, and prostitution, Amirah is part of the Lynn Continuum of Care (CoC) and regularly collaborates with the City, LHAND and other stakeholders on homelessness prevention and other issues of concern to ensure coordination of efforts, where feasible. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder

		meeting for agencies to provide input on public service needs, resources, priorities and goals. CoC members are contacted to participate in the Continuum of Care meetings to provide input on homeless needs, resources and priorities and ESG fund allocations. The CoC participants were directly involved in shaping the homelessness and homelessness prevention strategies described in the Consolidated Plan. Information provided by all stakeholders was used in the development of the needs analysis and market analysis and in the formation of goals and strategies for the Consolidated Plan.
45	Agency/Group/Organization	Soldier On
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As an organization committed to ending veteran homelessness, Soldier On is part of the Lynn Continuum of Care (CoC), which collaborates with the City, LHAND and other stakeholders on homelessness prevention and other issues of concern to ensure coordination of efforts, where feasible. CoC members are contacted to participate in the Continuum of Care meetings to provide input on homeless needs, resources and priorities and ESG fund allocations. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. The CoC participants were directly involved in shaping the homelessness and homelessness prevention strategies described in the Consolidated Plan. Information provided by all stakeholders was used in the development of the needs analysis and market analysis and in the formation of goals and strategies for the Consolidated Plan.

46	Agency/Group/Organization	MassHire North Shore Career Center
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On an on-going basis, MassHire/North Shore Career Center collaborates with the City, LHAND, and other stakeholders on community development and other issues of concern. MassHire/North Shore Career Center provides area businesses and job seekers with candidate sourcing assistance, job search, and skills training assistance and is part of the Lynn Continuum of Care (CoC). CoC members are contacted to participate in the Continuum of Care meetings to provide input on homeless needs, resources and priorities and ESG fund allocations. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals.
47	Agency/Group/Organization	Centerboard Inc.
	Agency/Group/Organization Type	Services - Housing Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Centerboard provides support for families and young people through housing, access to employment, education and financial empowerment and is invested in the creative economy of Lynn by spearheading public art projects. The agency is also part of the Lynn Continuum of Care (CoC). CoC members are contacted to participate in the Continuum of Care meetings to provide input on homeless needs,

		resources and priorities and ESG fund allocations. On an on-going basis, Centerboard collaborates with the City, LHAND, and other stakeholders on homelessness, housing, supportive services, community development and other issues of concern. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals.
48	Agency/Group/Organization	Justice Resource Institute
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Health Services-Education Health Agency
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	JRI is part of the Lynn Continuum of Care (CoC) and regularly collaborates with the City, LHAND and other stakeholders on homelessness prevention and other issues of concern to ensure coordination of efforts, where feasible. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. The organization was also contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. In addition, CoC members participate in the Continuum of Care meetings to provide input on homeless needs, resources and priorities and ESG fund allocations. The CoC participants were directly involved in shaping the homelessness and homelessness prevention strategies described in the Consolidated Plan.

49	Agency/Group/Organization	United Way of Mass Bay & Merrimack Valley
	Agency/Group/Organization Type	Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The United Way, a member of the Lynn Continuum of Care (CoC), provides support for families and young people by helping them achieve financial opportunity and educational success. On an on-going basis, the United Way collaborates with the City, LHAND, and other stakeholders on homelessness, housing, supportive services, community development and other issues of concern. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals.
50	Agency/Group/Organization	New England Center for Homeless Veterans (NECHV)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a service and care provider for former military service men and women, the NECHV offers a broad array of programs and services that enable success, reintegration, meaningful employment and independent living to Veterans who are facing or at-risk of homelessness. NECHV is part of the Lynn Continuum of Care (CoC), which collaborates with the City, LHAND and other stakeholders on homelessness prevention and other issues of concern to ensure coordination of efforts, where feasible. CoC members are contacted to participate in the Continuum of Care meetings

		to provide input on homeless needs, resources and priorities and ESG fund allocations. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. The CoC participants were directly involved in shaping the homelessness and homelessness prevention strategies described in the Consolidated Plan.
51	Agency/Group/Organization	Leading through Empowering Opportunities Inc. (LEO)
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	LEO is part of the Lynn Continuum of Care (CoC) and regularly collaborates with the City, LHAND and other stakeholders on homelessness prevention and other issues of concern to ensure coordination of efforts, where feasible. As part of the consolidated planning process, the organization was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. The organization was also contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. In addition, CoC members participate in the Continuum of Care meetings to provide input on homeless needs, resources and priorities and ESG fund allocations. The CoC participants were directly involved in shaping the homelessness and homelessness prevention strategies described in the Consolidated Plan.
52	Agency/Group/Organization	Lynn Economic Development & Industrial Corp (EDIC)
	Agency/Group/Organization Type	Housing

		Planning organization
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City conducts consultations with EDIC on an on-going basis and reviews its planning studies and reports. Information provided by the organization was used in the development of the needs analysis and market analysis and in the formation of goals and strategies for the Consolidated Plan.
53	Agency/Group/Organization	Beyond Walls
	Agency/Group/Organization Type	Services-Children Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As part of the consolidated planning process, Beyond Walls, a neighborhood organization in Lynn, was contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. In addition, the organization was contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals.
54	Agency/Group/Organization	Lynn Youth Street Outreach Advocacy
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Lynn Youth Street Outreach Advocacy (LYSOA) is part of the Lynn Continuum of Care (CoC) and regularly collaborates with the City, LHAND and other stakeholders on homelessness prevention and other issues of concern to ensure coordination of efforts, where feasible. As part of the consolidated planning process, the organization was

		<p>contacted to participate in the Community Forums and provide their clients/members with information about the forums and Community Needs Survey for input on the development of the Consolidated Plan. The organization was also contacted to participate in a stakeholder meeting for agencies to provide input on public service needs, resources, priorities and goals. In addition, CoC members were contacted to participate in the Continuum of Care Public Hearing and meeting to provide input on homeless needs, resources and priorities and ESG fund allocations. The CoC participants were directly involved in shaping the homelessness and homelessness prevention strategies described in the Consolidated Plan.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

The City worked to engage all agency types involved in housing, homelessness, community development and economic development activities in the planning process. The COVID-19 pandemic presented challenges for many organizations and individuals; however, the City conducted broad outreach to agencies throughout the community, inviting them to participate in virtual meetings and community forum and/or to complete an online survey regarding needs and priorities. Over 160 public service agency representatives were invited to participate in an online meeting held in March 2021 to discuss the Consolidated Plan and Annual Plans. To the extent that any agencies did not participate, the City welcomes their participation in future planning efforts including those related to funding priorities for future Annual Action Plans.

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

Table 3 – Other 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?
Continuum of Care	Lynn Housing Authority & Neighborhood Development	The Lynn CoC goal to prevent and end homelessness is consistent with the City goals to outreach and provide an array of housing and supportive services to alleviate and prevent homelessness.
PHA 5-Year Plan	Lynn Housing Authority	The LHAND 5-Year Plan outlines the agencies long term goals. Many of the LHAND goals are directly related to the Strategic

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
	&Neighborhood Development	Plan goals, such as: efficiently and effectively managing public housing programs; identifying and securing federal and state funds to support housing revitalization and resident service programs; implementation of a housing strategy; expansion of affordable housing; and implementing supportive services that promote independent living and economic self-sufficiency.
2021 Housing Lynn: A Plan for Inclusive Growth	Metropolitan Area Planning Council (MAPC)	The City’s goal to create and preserve affordable housing is generally consistent with the vision and goals stated in the “Housing Lynn” report, which was developed with the active involvement of LHAND, community residents and numerous local stakeholders: New housing will meet the needs of Lynn residents and increase the strength and vibrancy of neighborhoods. Housing will enable everyone to thrive in a community that is inclusive to all. The Report identifies housing need and demand, vision and goals, future development considerations and opportunities and provides recommendations to achieve the Lynn housing vision and goals. Information from the plan was used to help shape the Needs Analysis, Market Analysis and Strategic Plan chapters of the Consolidated Plan.
Unified Planning Work Program FFY 2021	Boston Region Metropolitan Planning Organization (MPO)	The UPWP goals of promoting infrastructure improvements, reducing congestion, improving reliability, creating economic vitality, and protecting environmental sustainability, are all goals that are consistent with the Lynn Strategic Plan. The UPWP was produced by the Boston Region MPO.
2020 Lynn City Summit Summary Report	Metropolitan Area Planning Council (MAPC)	The Lynn City Summit was held in November 2019 to bring community members, advocates, city departments, non-profits, the business community, and residents together for a fruitful discussion on the most pressing issues that are affecting Lynn today. Areas of discussion included transportation, arts and culture, economic development, housing, public safety and education. The report summarizes the strengths and challenges, ideas and topics identified during the summit, which are consistent with the goals of the City Strategic Plan.
City of Lynn Proposed FY 2020-FY2024 Capital	Edward J. Collins, Jr. Center for	The City’s Five Year Capital Improvement Plan (CIP) prioritizes a variety of goals, including: putting the City on a course toward a stronger financial footing; investing in basic infrastructure needs,

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Improvement Plan	Public Management at the University of Massachusetts Boston under contract to the City of Lynn	such as roads, buildings, and parks/playground; beginning to address the significant space needs at the Lynn Public Schools; and, spurring economic development in downtown and at the waterfront through strategic capital projects. These goals overlap with the Strategic Plan goals of the City. Information from the CIP was used to help shape the Needs Analysis and Strategic Plan chapters of the Consolidated Plan.
Lynn Fire: 5 Year Capital Plan	City of Lynn Fire Department	The 5 Year Capital Plan lists the priorities and needs of the City's Fire Department with respect to apparatus and vehicle replacement and improvements and repairs to facilities. As stated in the Plan, the Department's vision, which overlaps with the Strategic Plan goals of the City, is to train and equip a modern and progressive fire/rescue/EMS department that is thoroughly prepared to meet the challenges of the 21 st century. Information from the Plan was used to help shape the Needs Analysis and Strategic Plan chapters of the Consolidated Plan.
Waterfront Public Safety Building Proposal	City of Lynn Fire Department	The City's Fire Department proposes the development of a Fire Department Public Safety Facility on the waterfront to provide a welcome and comforting public safety presence and plan for public safety needs. The goals of the proposal are consistent with the Lynn Strategic Plan. Information from the proposal was used to help shape the Needs Analysis and Strategic Plan chapters of the Consolidated Plan.
Racial Equity Municipal Action Plan	Metropolitan Area Planning Council (MAPC)	The program is a collaboration with MAPC partners at the Government Alliance on Race and Equity (GARE) and the Federal Reserve Bank of Boston (FRBB) to provide technical assistance to create racial equity action plans and to take meaningful action to advance racial equity. A key goal of the program is to build racial equity practices by establishing racial equity as a community value, developing shared understanding of key equity concepts, and fostering partnerships within the community to address racial inequity. In concert with the City's Strategic Plan goals, the City, LHAND and other community groups are working to enhance staff and organizational capacity to support racial equity work both internally within municipal government and externally throughout the community.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2020 Lynn Municipal Harbor Plan (MHP)	City of Lynn Economic Development and Industrial Corporation (EDIC)	The 2020 Lynn MHP culminates almost two decades of planning and development efforts to revitalize and diversify the Lynn waterfront, centered around a signature public waterfront park. The MHP envisions a reinvigorated, active waterfront community that is welcoming to a wide range of diverse residents and visitors. The Plan goal of maximizing the development potential of land abutting the Atlantic Ocean along the Lynnway is consistent with the goals of the Strategic Plan. It has the potential to generate hundreds of new construction and/or permanent jobs and substantial new tax revenues, and provides an exciting strategy for future land use including mixed uses (housing, commercial, retail), open space and the development of entirely new City neighborhoods.
Transportation Improvement Program (TIP): 2021-25	Boston Region Metropolitan Planning Organization	The Transportation Improvement Program (TIP) is the five-year rolling capital plan for the 97 cities and towns in the Boston Region Metropolitan Planning Organization (MPO) planning area. The TIP documents all transportation projects receiving federal funding in the region over the next five years. The MPO study supports and allocates multiple projects in and around Lynn that overlap directly with the Consolidated Plan goals to improve transit and quality of life.
2020 Greater Boston Housing Report Card	Dukakis Center for Urban and Regional Policy, Northeastern University	Created yearly to identify greater Boston housing needs, impediments to meeting those needs and proposals for attaining them, the goals of the Housing Report Card overlap with the Lynn Strategic Plan to further economic development, create a diverse tax base, and meet the housing needs of residence through continued investment in housing and continued development initiatives.
2019 Waterfront Open Space Master Plan	City of Lynn/ Economic Development and Industrial Corp of Lynn/Dept of Conservation and Recreation	Consistent with the City goals of revitalizing neighborhoods and investing in public facilities and infrastructure, the purpose of the Lynn Waterfront Open Space Master Plan was to locate public parks, plazas, and a continuous promenade along the waterfront, and to provide enforceable Design Guidelines for all public open spaces within the project area. Consistent with the City Strategic Plan goals, the Master Plan vision is to: establish a framework for a vibrant public realm; provide a series of destinations that are connected by parks and promenades; connect downtown and neighborhoods to the waterfront on

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
		well-designed city streets; promote development that engages city street edges and promotes public access; provide welcoming and exciting public parks, plazas, and promenades that are inviting to all members of the public; and provide a range of uses to attract a diversity of visitors at different times of day.
2019 Lynn Revised Waterfront Master Plan	City of Lynn Economic Development and Industrial Corporation (EDIC)	The 2019 Revised Waterfront MP builds off the 2019 Waterfront Open Space MP to create a flexible planning framework for how future development can grow on the waterfront while implementing open space goals. The Plan proposed a flexible approach to land use and regulations that can encourage creative mixed-uses to emerge alongside existing industrial areas and facilitate new development at a scale capable of contributing to a connected public realm and waterfront.
Lynn Public Schools District Plan Overview 2019-24	Lynn Public Schools	The Lynn Public Schools Strategic Plan identifies the goal of "Drawing upon the strength of our community, our families, our students, and our partners, Lynn Public Schools commits to fulfilling the intellectual, physical, and social-emotional potential of all of our students. We work together so our students learn to thrive, advance, and impact the greater community and the world". This is consistent with the City's goal to improve educational attainment and promote economic self-sufficiency among Lynn's low income populations.
A Toolkit for West Lynn: Neighborhood Planning in the City of Opportunity	City of Lynn in partnership with Massachusetts Institute of Technology Dept. of Urban Studies and Planning	The MIT Toolkit identifies the following three goals, which are consistent with the City's Strategic Plan goals: to present development strategies that allow Lynn to continue growing, promote inclusivity and celebrate West Lynn's diversity of experience, background, and talent; harness West Lynn's full potential through robust economic development strategies that improve the economy while contributing to community health and mobility improvements; and, present strategies to promote climate resiliency through responsible development. The long-term strategies/recommendations presented in the Toolkit include the following: allow dense, mixed-use development on the end of the Western Riverfront; create a Riverfront Overlay District; establish exaction-based flood mitigation; and, create a Transportation Demand Management Plan. Information from the Toolkit was used to help shape the Needs Analysis and

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
		Strategic Plan chapters of the Consolidated Plan.
Lynn Business Guide	City of Lynn/EDIC	The Business Guide provides guidance to businesses as they relocate, renovate or expand an existing company, or embark on a new venture. Included in the guide is contact information, business checklist and information on certificates, permits and licensing. The guide supports the City's goal of promoting economic development.
North Shore Workforce Board Strategic Plan 2018-21	North Shore Workforce Board	The NSWB is comprised of over 40 local business, industry, labor, education and training leaders that have statutory authority to fund and promote workforce development initiatives throughout its 19 city and town region, including the City of Lynn, in direct overlap with the City's strategic goals. The board serves as the oversight and policy-making body for federally funded employment and training services in the region. The board also has the broader role of addressing critical labor market issues and developing strategic partnerships with local leaders in economic development, the K-12 and higher education system, government agencies, chambers of commerce, community-based, and labor organizations.
2019 Regional Labor Market Blueprint Update: NE	North Shore Workforce Investment Board (NSWIB)	The NSWIB Regional Labor Market Blueprint Update for the Northeast region provides perspectives on where the region is now, how it is doing, and where it wants to go. NSWIB's strategies are consistent with the City's strategic plan goal of promoting economic development.
Destination 2040: Long-Range Transportation Plan	Boston Region Metropolitan Planning Organization	Destination 2040 is the Boston Region Metropolitan Planning Organization (MPO) Long-Range Transportation Plan (LRTP) that will guide decisions about investments in the transportation network to bring the system from its present state towards the MPO vision for the future: A modern, well-maintained transportation system that supports a sustainable, healthy, livable, and economically vibrant region. The Plan identifies reconstruction of Western Avenue, bridge restoration on Route 1A over the Saugus Rive, and the Blue Line Extension to Lynn as major infrastructure focus areas. The goal of addressing these needs and other regional needs impacting Lynn aligns directly with the Consolidated Plan.
Lynn Public	Lynn Public	The Lynn Public Schools engaged in a highly collaborative and

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Schools Entry Report 2018-2019	Schools	interactive process to establish an Entry Report addressing the following goals, which are consistent with the Consolidated Plan goals: To determine strengths, challenges, and goals in our schools and supporting departments; To gain deeper insight to the student experience; To determine the nature of the relationships between schools and families and schools and the broader community; To become familiar with policies, protocols, and norms; and, To identify data to inform a long-range strategic plan.
Gateway Cities Economic Snapshot TDI Report 2018	MassDevelopment Transformative Development Initiative (TDI)	The TDI initiative is an integrated, place based approach designed to implement strategic and sustainable revitalization activities in areas within Massachusetts designated as Gateway Cities including Lynn. With the objective of reducing blight and underutilization, increasing district activity, and producing new jobs and prosperity, these goals overlap with the Strategic Plan goals of the City. Participation in the TDI program leverages additional funding for projects found in the Strategic Plan. The Gateway City Economic Snapshot includes data from Lynn on residential and commercial real estate and hyper-local economic and industrial conditions, as well as data from a customized survey undertaken Lynn that examines community perceptions of district business and property owners and the people who live, work, or play in the district. Each of these methods establishes current economic conditions to provide a baseline for measuring future changes.
Downtown Action Strategy for the City of Lynn	MassDevelopment Transformative Development Initiative (TDI)	The TDI strives to enhance and accelerate redevelopment in key Gateway City districts. The TDI seeks to implement locally initiated, strategic, and catalytic revitalization activities in the Massachusetts Gateway Cities to effect successful redevelopments, which overlaps with the City goal of promoting economic development.
2016 Lynn Open Space and Recreation Plan	Metropolitan Area Planning Council (MAPC)	The primary purpose of this Plan was to identify the open space and recreational resources in the City of Lynn and to produce a consistent policy directive designed to maintain and enhance the park and recreation facilities of the City. Consistent with goal of investing in public facilities and infrastructure, the Lynn Open Space and Recreation Plan outlines a number of goals and objectives for improvements to the open space and recreational

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
		resources of the City, Specific to the Strategic Plan, it sets goals to improve security and maintenance at all sites, improve and upgrade existing recreational facilities, improve overall appearance and visual character of the City, determine potential locations for new neighborhood and community wide recreation sites, continue to improve accessibility to existing sites for elderly and disabled users, develop pedestrian oriented circulation between open space and recreation areas.
2016 Lynn Coastal Resiliency Assessment	City of Lynn Economic Development and Industrial Corp (EDIC)	Lynn Economic Development and Industrial Corporation (EDIC) conducted a community based process to assess vulnerability and consider adaptation strategies to future climatic conditions along the Lynn shoreline and Saugus River areas. The overall goal of the project was to improve coastal resilience, which is consistent with the Strategic Plan goals of the City.
Route 1a Lynnway Carroll Parkway Study in Lynn	Boston Region Metropolitan Planning Organization (MPO)	The study analyzes exiting conditions to develop short and long term alternatives that would transform the Lynnway and Carroll Parkway into a pedestrian and bicyclist friendly roadway as well as a transportation corridor that serves all modes of transportation and maintains regional travel capacity. MPO recommendations include improvements to the Lynn Commuter Rail Station, Lynn Shore Drive, the Lynnway and route 129, and continued study of extending the Blue Line to Lynn. The study goals of transit improvement are consistent with the goals of the Consolidated Plan.
Lynn Housing Study 2016	RKG Associates, Inc. under contract to LHAND	Information from the Housing Market Study was used to help shape the Needs Analysis, Market Analysis and Strategic Plan chapters of the Consolidated Plan.
2015 Economic Development Strategy	RKG Associates, Inc for the City of Lynn Economic Development Industrial Corporation	The goals of the Economic Development Study were to: evaluate market trends and economic indicators; survey major employers and business leaders to gather experiences and needs; and analyze the tax base of the City and land use patterns to identify economic opportunity zones. These goals coincide with the Strategic Plan of the City and its goals of engaging the public and business communities to target economic development activities that serve specific needs of both groups and to help to shape future plans and strategies.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Downtown Lynn Traffic Circulation Study	City of Lynn	In support of the goal of investing in public facilities and infrastructure, the Lynn Traffic Circulation Study was conducted to evaluate existing downtown traffic flow and circulation; develop short-term, low-cost improvements; and evaluate impacts of converting select one-way streets to two-way operation.
A Technical Assistance Panel Report	Urban Land Institute (ULI) Boston/New England, MassDevelopment	The ULI Technical Assistance Panel connected local residents with ULI experts to develop new approaches for redeveloping the downtown area. The goals of the panel were to: encourage private development; increase active uses of downtown; improve connectivity; identify strategic assets; and create a targeted plan of action. All of these are goals of the Strategic Plan.
Build on the Vision for Downtown Lynn	Metropolitan Area Planning Council (MAPC)	The City worked with MAPC on this study, which outlines the community vision, identifies barriers, and makes recommendations for a vibrant, dynamic and economically competitive Downtown. This initiative includes ideas and recommendations that build on the vision of a prosperous and inviting Downtown Lynn, which overlap with the Strategic Plan goals of the City.
City of Lynn Arts and Culture Application	Lynn Economic Development and Industrial Corporation	The successful Lynn application to the Massachusetts Cultural Council for the creation of a Cultural District outlines goals that align directly with the Strategic Plan. The plan for the cultural district includes: allocating small business loans to artists and arts businesses; rezoning parts of downtown to encourage artist live/work space; and forming a committee of City officials, the local arts community, and other stakeholders to guide the district. The overarching goal of the plan is economic development that attracts new market rate housing and regional consumer dollars to the benefit of the existing local artist community and the City as a whole.
Market Street Vision Plan	City of Lynn	The goal of the revitalization plan for Market Street and the immediately surrounding section of downtown Lynn is to create a mixed income community to build on the existing assets and ongoing investments of the area. This overlaps with the Strategic Plan goals of economic development and leverage of funds.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Washington Street Gateway District Plan	City of Lynn	The goals of the study, which overlap with the goals of the Strategic Plan, are to: facilitate mixed-use development; increase real estate investment; connect the neighborhood and the waterfront; promote accessibility; replace vacant or underutilized land, low-density development, and incompatible uses; and encourage transit-oriented development.
Lynn High Housing Dev Incentive Prog HD Zone Plan	City of Lynn/ Metropolitan Area Planning Council (MAPC)	The City of Lynn worked with MAPC to apply for the Commonwealth Housing Development Incentive Program and to establish a Housing Development Zone in the Downtown and Waterfront areas, which overlaps with the Strategic Plan goals of the City to create and preserve affordable housing. The Housing Development zone provides market-rate housing developments access to a local real estate tax exemption on the property tax increment, as well as access to state tax credits on rehabilitation expenses. The zone explicitly targets market-rate development for the lowest-income neighborhoods in the City, in part to promote neighborhood stabilization and economic development (in addition to residential development and housing stock diversity). The HD zone plan followed several significant zoning reforms in the application of the City, and the redevelopments in the HD zones are eligible for the HDIP incentives.
Lynn Downtown Action Strategy (2016)	City of Lynn/ MassDevelopment	Working with MassDevelopment, and consultants Interface Studio and Nelson\Nygaard, the City drafted the Lynn Downtown Action Strategy, a plan to bring more street activity to a 5-block-by-5-block node around the Lynn MBTA station. The plan largely focused on public art, wayfinding and other signage, programming, complete streets and walkability improvements, improved parks and plazas, and infill development. The infill development strategy catalogued opportunity sites, and suggested mixed-use, commercial, and residential developments for them, which is consistent with the goals of the Strategic Plan.
Community Health Needs Assessment (2016)	NextShift Collaborative	NextShift Collaborative, a planning consultancy, published a Community Health Needs Assessment (CHNA) for Lynn in 2016. Healthcare Worker’s Union 1199-SEIU commissioned the study, which addressed the broad health needs of the community in the context of North Shore Medical Center (NSMC) consolidating services and closing Union Hospital.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Union Hospital Study (2018)	Metropolitan Area Planning Council (MAPC)	<p>In 2019, Partners HealthCare closed Union Hospital in Lynn as part of its consolidation of North Shore Medical Center. The closing of the only hospital in Lynn was contentious in the community. Partners is now building a medical village, offering outpatient and medical professional services on a quarter of the Union Hospital site, and it plans to sell the remainder of the site. In 2018, the City worked with MAPC to conduct a community process and site study to plan for the future of the hospital. The plan proposes that Lynn create new base zoning for a Medical Village district at the site. That proposed district would allow for senior housing at various densities, assisted living, and general office, medical village, and open space uses. The site was purchased, and concept plans include senior living on the front parcel, including units with supportive services, and single-family homes at the rear near Lynn Woods. More than 50% of units would be affordable, with up to 70% restricted for local residents, which is consistent with the Strategic Plan goals of the City.</p>
Former Marshall School Site Study (2019)	Metropolitan Area Planning Council (MAPC)	<p>MAPC recently conducted a study of the former site of Marshall Middle School. The study assessed market conditions and various redevelopment scenarios, including commercial, residential, and public open space uses, and it looked at the viability of Affordable Housing as a component of the redevelopment, which overlap with the Strategic Plan goals of the City to revitalize neighborhoods, promote economic development, and create and preserve affordable housing. The study assessed current zoning and potential alternatives based on similar projects in Lynn and nearby. The process included public vetting of potential zoning alternatives, as well as financial analysis and conversations with developers to ensure ultimate viability.</p>
Northern Strand Zoning Study	Metropolitan Area Planning Council (MAPC)	<p>Commissioned by EDIC, MAPC is currently studying a potential zoning overlay for land adjacent to the Northern Strand Community Trail. In 2018, the Commonwealth committed \$1.5 million to extend the trail into Lynn and to the Waterfront. This zoning study includes public engagement and land use analysis to develop land use goals along the trail and the surrounding Saugus River neighborhood.</p>

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Creative Placemaking	Metropolitan Area Planning Council (MAPC)	Downtown Lynn has been an official state Cultural District since 2012, and the visibility of Downtown Lynn as a cultural destination has only grown through installation of public art, such as the Beyond Walls murals and Ghosts of Lynn. Building on this, MAPC is currently developing a creative placemaking plan for Lynn. The plan will include an overall creative placemaking strategy, analysis, and recommendations based in part on public workshops and other engagement and overlaps with the goals to revitalize the City and promote economic development.

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

Commonwealth of Massachusetts

On an ongoing basis, the City cooperates and coordinates its housing and economic development activities with the Commonwealth of Massachusetts. The Consolidated Plan also incorporates relevant data from the state on issues such as Lead Based Paint and other topics.

Neighboring Jurisdictions

The City reached out to neighboring jurisdictions regarding regional priorities and strategies for housing, job creation, workforce development, transportation, and other critical activities. Plans, reports, and other documents identifying regional priorities and strategies were researched and reviewed in developing the Consolidated Plan.

Regional Planning Agencies

On an ongoing basis, LHAND and DCD staff collaborate with the Metropolitan Area Planning Council (MAPC) and other regional planning agencies to develop coordinated housing and community development policies and programs. For example, LHAND and the Mayor’s Office worked with MAPC to facilitate a community-driven process to develop an Affordable Housing strategy that augments market-rate residential development. Titled “Housing Lynn: A Plan for Inclusive Growth”, the March 2021 Plan is based on a comprehensive analysis of community needs and priorities. See also other MAPC initiatives noted above.

Narrative (optional):

Describe any efforts to enhance coordination with private industry, businesses, developers, and social service agencies

As part of the Consolidated Plan process, DCD and LHAND conducted extensive consultations with City officials and department heads, business leaders, public service agencies, and other community stakeholders. These consultations build on a lengthy history of ongoing collaboration and communication that goes well beyond the Consolidated Plan process. The citizen participation process is described in PR-15.

As shown on Table 2, a wide range of other stakeholders provided input towards the development of the housing market analysis and housing strategy. These included Lynn CoC members agencies and other social service agencies who were invited to an online meeting in March 2021. In addition, “Housing Lynn: A Plan for Inclusive Growth” was an integral resource that was used to inform the consolidated planning process and help shape the Needs Analysis, Market Analysis and Strategic Plan sections of the Consolidated Plan. Completed in March 2021, the report reflected input from hundreds of residents as well as an assessment of housing needs based on demographic and housing data. The plan attempts to convey the housing needs and demand that represent Lynn’s population as a whole based on quantitative data analysis and qualitative information collected through public engagement.

Social Service Agencies

As part of its efforts to identify and prioritize needs for the Lynn community and solicit input from all stakeholders, the City held a virtual focus group meeting for agencies and organizations serving the Lynn community and members of the Citizen Advisory Board. Over 160 agency representatives, including members of the Lynn CoC, were invited to attend and provide input. This included agencies that provide: housing; services for children, elderly persons, persons with disabilities, persons with HIV/AIDS, victims of domestic abuse, homeless persons, minorities and immigrant groups; health, education, employment, and fair housing services; and other services. Participants were asked to provide input on public service needs and priorities, especially those impacting low-income and/or special needs populations. As part of the discussion, participants were also asked to identify the resources that are currently available and planned and the major gaps in housing and supportive services. Information gleaned from this meeting was used to develop Consolidated Plan needs, priorities and strategies in the areas of public services, housing and community facilities. Among the issues emphasized by participants in this meeting was the need to target affordable housing to extremely low-income households, given that the metropolitan AMI is significantly higher than that of the City of Lynn. Concerns about income and racial inequality, the need for additional transitional housing, permanent supportive housing and housing that incorporates mental health and other supportive services, health care needs for the homeless and other issues were raised by participants.

Private Industry, Businesses, Developers

The City works on an on-going basis with businesses and civic groups to promote trade, industry and business development. This includes collaboration with the Lynn Area Chamber of Commerce and the Lynn Business Partnership to strengthen the City's economic infrastructure and business community.

Working with Lynn EDIC, the City is responsible for initiating outreach efforts to enhance "living wage" job opportunities to unemployed and underemployed residents throughout the community. This includes meeting with established and potential businesses to encourage business growth, retention and start-up opportunities; and administering CDBG funds for business loans through the Lynn Municipal Finance Corporation (LMFC). These funds leverage millions of dollars in private equity/debt financing/grants and result in the creation and retention of jobs in the City.

Information provided by the business community was used to develop Consolidated Plan needs, priorities and strategies in the areas of community and economic development.

Citizen Advisory Board

The City of Lynn's Citizen Advisory Board (CAB) is an eighteen member group appointed by the Mayor and City Council to advise the City on housing and community development issues. It facilitates active participation by citizens and makes every effort to encourage citizen participation in the community development process. The CAB disseminates information and holds public meetings and hearings about the CDBG Program, community needs, and proposals to meet those needs. The CAB facilitates communication with the public, and advises the Mayor, through LHAND and DCD staff, regarding community development needs and program proposals. Board members also provide ongoing communication with their respective City Councilors concerning housing and community development issues. Finally, the Board strives to increase the quality of citizen participation in the Consolidated Planning process.

The CAB played an integral part in the planning process. Working in partnership with DCD and LHAND, the CAB served as co-sponsor of the virtual Community Forums and was consulted in the development of the needs analysis and in the formation of goals and strategies for the Consolidated Plan.

City Departments and Elected Officials

In addition to its on-going collaborations, DCD contacted City Departments including Lynn Inspectional Services, Lynn Assessor's Office, Lynn Health Department, Lynn School Department, Lynn Police Department, Lynn Fire Department, and others regarding capital/infrastructure needs and other relevant information. Working in partnership with DCD, the City's Principal Planner was engaged throughout the Consolidated Planning process. Input from City and State elected officials helped inform the housing and community needs and strategies identified in the Consolidated Plan. Table 2 includes a sample of the City Departments and elected officials that were consulted.

See also discussion regarding cooperation and coordination with other public entities.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

DCD, in partnership with LHAND and the Citizen Advisory Board, coordinated all public participation activities to promote a high degree of public involvement and feedback on housing and community development needs, priorities and strategies. In light of the limitations on in-person meetings posed by the COVID-19 pandemic, the majority of meetings and interactions were conducted through virtual meetings, telephone conferences and email communications. In addition, an online survey was conducted to provide opportunities for residents to express their views of community needs and priorities. The planning process encouraged participation from low- and moderate-income persons, residents in areas where CDBG funds are proposed for use, minorities, non-English speaking persons, persons with disabilities, public housing residents, and local and regional institutions, including the Lynn CoC, businesses, non-profit organizations, community-based organizations and others. Input from the citizen participation process informed the setting of goals and strategies for the Consolidated Plan.

In addition to the public participation activities specific to the Consolidated Plan that are summarized in Table 4 (Citizen Participation Outreach), other recent planning processes that involved significant numbers of community residents and other stakeholders helped inform the consolidated planning process. Two examples of this include the Lynn City Summit and the “Housing Lynn: A Plan for Inclusive Growth” report that was finalized in March 2021, both of which included extensive citizen participation.

The Lynn City Summit held in November 2019 brought together community members, advocates, City departments, non-profits, the business community, and residents to discuss the most pressing issues affecting Lynn. Areas of discussion included transportation, arts and culture, economic development, housing, public safety and education. Over 240 individuals participated in the all-day event that featured workshops and a community resource fair that provided an opportunity to connect one-on-one with City departments and organizations working to improve and enhance community development in the City. Participants communicated their opinions regarding strengths, challenges and “big ideas” to address specific challenges and preserve specific strengths. This information was used to inform the City’s needs and strategic plan.

“Housing Lynn: A Plan for Inclusive Growth” was the result of a community-driven process, involving hundreds of residents, to develop a housing affordability strategy that complements the City’s market-rate development initiatives. Facilitated and produced by the Metropolitan Area Planning Council, the City, LHAND and the Mayor’s Office worked with the community to understand and raise awareness of housing need, establish goals, and identify strategies and actions to increase housing security for Lynn

residents and proactively guide the type, amount, and location of future residential development. Hundreds of residents participated in the process, which was used to help shape the Needs Analysis, Market Analysis and Strategic Plan sections of the Consolidated Plan.

Community Forums and Community Needs Survey

As part of the Consolidated Plan planning process, two virtual Community Forums were held in March 2021. The forums engaged the community through an introductory presentation on the Consolidated Plan and Annual Plans followed by an open discussion in which participants were asked to provide their opinions on what they consider the housing, economic, and community development priorities for the City. Approximately 36 individuals participated. Interpretation services were provided during the forums.

Further outreach was conducted through administration of a Community Needs Survey. The survey polled respondents about their priorities for the City's housing, community and economic development, infrastructure, and public services. In an effort to reach as many citizens as possible, the survey was administered in multiple languages (English, Spanish and Khmer) and was available on-line. Hard copies of the survey were available at LHAND's elderly/disabled public housing sites. Seventy-nine survey responses were collected. The following initiatives were identified by more than 70% of the respondents as "high priority" initiatives:

Housing Initiatives:

- Preserve and rehabilitate affordable, rental housing (82% of respondents)
- Permanent and supportive housing for the homeless (76% of respondents)
- Housing for people with special needs (79% of respondents)
- Enforcement of neighborhood codes and health and safety standards, i.e. rodent control (81% of respondents)

Community and Economic Development Initiatives

- Programs to create new jobs (80% of respondents)
- Programs to keep existing jobs in Lynn (80% of respondents)
- Job training programs (82% of respondents)

Infrastructure Initiatives:

- Improvements to public parks and recreational facilities (73%)
- Street, sidewalk and parking improvements (82% of respondents)
- Water, sewer, and drainage improvements (77% of respondents)

Public Service Initiatives:

- Increase transparency and engagement in decision making (77% of respondents)
- Services for seniors (82% of respondents)

- Services for people with disabilities (82% of respondents)
- Services for people with special needs, i.e. homeless, HIV/AIDS, alcohol/substance abuse, abused women and children (81%)
- Youth after-school and summer programs (86% of respondents)
- Educational programs (77% of respondents)
- Programs to reduce racial disparities (71% of respondents)
- Neighborhood cleanups (75% of respondents)

To inform citizens about the forums and survey, a flyer (in English, Spanish and Khmer) was distributed to public service agencies and public housing developments. The public service agencies that were contacted are included in Table 2. The flyer provided details about the citizen outreach efforts and the link for the on-line survey. Community groups were asked to alert their clients/members that community forums would be taking place and a Community Needs Survey administered as part of the Consolidated Planning process. Information about the forums was also publicized on agency websites, bulletin boards and through social media outlets.

Continuum of Care Public Hearing

On November 19, 2020, the Lynn CoC hosted a virtual public hearing to provide local agencies and citizens an opportunity to voice their opinions about the needs of the homeless in Lynn and how McKinney funds should be utilized to provide housing and services for the homeless population. Agency representatives discussed the work they are doing to eliminate homelessness and provide housing and services for the homeless population. Participants expressed the need to work together towards the goal of eliminating homelessness.

Thirty-two people participated in the public hearing and expressed the need for additional services for the homeless.

DCD and LHAND also invited CoC members to participate in an online meeting held in February 2021 to discuss the Consolidated Plan process, identify potential sources of data and solicit the CoC's involvement in shaping the Consolidated Plan needs and priorities.

Public Review

The City provided formal opportunities for public review and comment prior to finalizing the Consolidated Plan and Annual Action Plans. This included:

- To prepare its Annual Action Plan priorities, the City issued a public notice in the Daily Evening Item on **March 22, 2021** to inform non-profit organizations of the availability of proposal applications and to solicit public input on community needs and funding allocations. Subsequently, the Citizen Advisory Board (CAB), a group appointed by the Mayor and City Council to advise the City on housing and community development issues, in cooperation with

DCD and LHAND, reviewed and evaluated the proposals for consistency with the Annual Action Plan priorities. This information was essential to the funding allocation process.

- As discussed above, in March 2021, the City convened two Community Forums and administered a Community Needs Survey to obtain citizen views and input regarding community needs and priorities.
- The City invited over 160 public service agency representatives to an online meeting in March 2021 to discuss agency views of community needs and priorities.
- The City published legal notices and provided opportunities for public review and comments on the draft FFY 2020-2024 Consolidated Plan and 2020 Annual Action Plan. A public hearing with the Lynn City Council was held in August 2021 to allow the public to review the Plan and to submit comments. The Notice of Public Hearing was published in newspapers of local circulation prior to date of the public hearing. The proposed Plan was made available for review and citizens were afforded an opportunity to review and comment on the plan following the Notice of Public Hearing.
- All public comments were considered during the development of the plans. A summary of public comments is included in Table 4.

Citizen Participation Outreach

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community	Thirty-two individuals attended the Lynn CoC Public Hearing held on November 19, 2020.	Agency representatives discussed the work they are doing to eliminate homelessness and provide housing and services for the homeless population. Participants voiced the need for additional services.	Not applicable.	
2	Virtual Meeting	CoC Members	CoC members participated in a virtual meeting with LHAND and DCD in February 2021 to discuss the Consolidated Plan outreach process, potential data sources and CoC involvement in developing Consolidated Plan needs and priorities.	Participants expressed a willingness to provide CoC input to the Consolidated Plan process and to help outreach to their clients to encourage participation in the Community Forums and online survey.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Virtual Meeting	Public Service Agencies	Over 160 public service agency representatives were invited to participate in a virtual meeting to discuss agency perspectives on community needs and priorities. A total of 26 agency representatives participated. The meeting included a presentation on the Consolidated Plan and Annual Plan processes, background on the CDBG, HOME and ESG funding sources and other relevant information.	Participants identified a range of community needs, concerns and priorities. The fact that Lynn’s median income is much lower than the metropolitan area median income was emphasized, as it highlights the need to target housing resources to the extremely low income households. The need for a variety of subsidized housing resources was discussed including transitional housing, permanent supportive housing, and housing that combines mental health and other services. Concerns were raised about the need to address longstanding income and racial inequalities and		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				disparities in developing new programs. The need for health care services for homeless and other populations, the need for additional wheelchair accessible units, food insecurity and other concerns were raised by participants.		
4	Public Meeting	Non-targeted/broad community	Approximately 20 individuals attended the 1st Community Forum held virtually on March 24, 2021. Participants included: Lynn residents, homeowners, and members of the workforce; and volunteers and staff of Lynn public services agencies.	Participants voiced the need for affordable and accessible housing; services and shelter for the homeless; school funding; health care needs; senior center needs; equitable development; racial equality and other needs. The issue of Lynn’s median income being significantly lower than that of the larger metropolitan SMSA was	Not applicable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				raised, pointing to the need to target resources to the very lowest income households. The Lynn Public Health Director voiced the need for more space to accommodate all the health needs (emotional and physical) of the residents of Lynn.		
5	Public Meeting	Non-targeted/broad community	Approximately 20 individuals attended the 2nd Community Forum held virtually on March 25, 2021. Participants included Lynn residents and members/staff of Lynn public services agencies. Interpretation services were provided.	Participants largely echoed the concerns noted above in the prior public meeting. The need for permanent supportive housing, health care services for elders and the homeless, capital improvements for public housing and related concerns were identified. Other concerns included addressing income	Not applicable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				inequality and racial disparities within the community.		
6	Community Needs Survey	Non-targeted/broad community	79 respondents completed the survey.	See above summary of survey results.	All comments were reviewed.	
7	Public Hearing	Non-targeted/broad community	Approximately xx individuals attended the public hearing on August 10, 2021 to discuss the Consolidated Plan and proposed funding activities for fiscal years 2020 and 2021.	All public comments were considered during the development of the final plans.		

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the Consolidated Plan provides information on the City of Lynn’s needs related to affordable housing including public housing, homelessness, special needs housing, and community/economic development. The information below is based on community consultations and an analysis of relevant data from a variety of sources including the US Census, the Lynn Continuum of Care (CoC), Lynn Housing Authority & Neighborhood Development (LHAND) and other sources such as the “Housing Lynn: A Plan for Inclusive Growth” report which was prepared by the Metropolitan Area Planning Council for the City of Lynn, community steering committee, Mayor’s office, and LHAND. Variations in the numbers and percentages shown reflect the differences in data sources including the time periods referenced and methodologies utilized. It should be noted that available plans, studies, and data may not fully reflect the impact of the COVID-19 pandemic and as such it may not accurately reveal the severity of the needs facing the City’s population.

NA-10 Housing Needs Assessment

Summary of Housing Needs

Comprising 13.5 square miles and home to more than 94,000 people, Lynn is one of the largest municipalities in Massachusetts and the largest in Essex County. Located on the North Shore on the Massachusetts Bay and Atlantic Ocean, Lynn is about 10 miles from downtown Boston. Lynn is an older city with aged housing stock that reflects its industrial past. The City is comprised of seven wards and many neighborhoods.

As discussed in the 2021 “Housing Lynn: A Plan for Inclusive Growth” report, the City’s housing needs and demands can be summarized at the high level as follows:

- Much of Lynn’s existing housing stock is older, and new production has not kept up with population growth (see the Housing Market Analysis).
- Many Lynn residents cannot afford Lynn’s market-rate housing (see the Housing Market Analysis).
- Lynn’s current Affordable Housing stock does not sufficiently meet the present need, and some units are expected to be lost without intervention.
- Many Lynn residents face the risk of displacement through eviction, gentrification and other factors.
- Demand for housing in Lynn is both growing and changing.

Lynn’s population is growing, generating the need for additional housing. However, production of new housing - especially affordable housing - and investments in preserving existing housing have not kept pace with the population growth. Housing costs are rising at a rate that is higher than increases in household income, exacerbating housing cost burdens for an increasing percentage of households. The composition of Lynn's households is also changing, which affects the types and location of housing needed.

Population, Household Types

- Based on American Community Survey (ACS) data, Lynn’s population grew to 93,070 persons as of 2017, a 7% increase over the 2009 population. More recent data from MAPC indicates the population grew to 94,299 people as of 2019. It should also be noted that the population count is most likely an underestimate given that Lynn is home to historically undercounted populations

including immigrants, communities of color, and people who lack English proficiency.(Source: “Housing Lynn: A Plan for Inclusive Growth”).

Table 5 - Housing Needs Assessment Demographics

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	87,196	93,070	7%
Households	32,388	32,980	2%

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

- Lynn’s population has been increasing since 1980 and is projected to grow to 99,187 people by 2030, according to MAPC’s official MetroFuture population projections. Patterns of economic growth have driven recent population growth, increasing regional demand for housing. (Source: “Housing Lynn: A Plan for Inclusive Growth”).
- While the total population is increasing, the number of *households* in the City has decreased since 2000. Based on ACS estimates, the number of households was approximately 32,980 in 2017, which represents a decrease of 1.6% since 2000 (Source: “Housing Lynn: A Plan for Inclusive Growth”).
- A growing population and shrinking household count indicate that average household sizes are increasing. The average household size increased from 2.60 in 2010 to 2.84 in 2017 for renters and homeowners combined.(Source: “Housing Lynn: A Plan for Inclusive Growth”).
- This decreasing number of households is likely related to the lack of affordable and accessible housing for those wishing to form households or maintain independent households. Without housing options that are affordable and accessible, young adults are more likely to live with parents longer and seniors are more likely to move in with family members, even if they would rather live independently. Further, the decreasing household count likely indicates pent up housing demand.
- Lynn’s population includes an estimated 13,317 disabled individuals, which accounts for approximately 14% of the City’s population, compared to 11.5% statewide and 13% nationwide (Data Source: 2019 American Community Survey 1-Year Estimates).20% of households are headed by a single female compared with 12% statewide and 13% nationwide (Data Source: 2018 ACS 5 Year Estimates, DP02).
- 65% of households are families, 32% have children under 18, and 37% are married couples. Approximately 29% of households consist of one person living alone (Data Source: 2018 ACS 5 Year Estimates, DP02).

Age of Residents

- An estimated 8% of Lynn’s population is under the age of 5 and another 19% are ages 5 to 19. Overall, the largest agecohorts are young adults from ages 20-34, who comprise 24% of the population, and those ages 35-54, comprising another 26%. Older adults age 55 to 64 comprise 12% of the population, those age 65 to 84 comprise another 10%, and those age 85 or older comprise only 2% of the population. The population of people 55 and older has grown 8% since 2010 from roughly 19,800 people to 21,400 people and are expected to grow 20% over 2010 levels by2030 (*Data Source: “Housing Lynn: A Plan for Inclusive Growth”*).
- US Census-based Comprehensive Housing Affordability Strategy (CHAS) data indicate that 31% of *households* include elderly individuals 62 years of age and older; 10% include elderly individuals age 75 or older; and, 21% include one or more children 6 years old or younger.

Race, Ethnicity, Country of Origin

- Lynn has become more racially and ethnically diverse, and communities of color now comprise the majority of Lynn residents. The non-White population increased from 33,420 people (38% of total population) in the year 2000 to 57,817 people (62% of total population) in 2017. The racial and ethnic composition is currently 39% Latinx, 38% White, 12% Black, 8% Asian, 1% Native or Indigenous, 2% multiracial, and 1% other (*Data Source: “Housing Lynn: A Plan for Inclusive Growth”*).
- The percentage of foreign born people in Lynn is 41% compared with 17% statewide and 14% nationwide (*Data Source: 2018 American Community Survey 1-Year Estimates*). The percentage of the population that speaks a language other than English (55%) is more than twice that of the U.S. (22%) and Massachusetts (25%) percentages, with Spanish being the most common language (*Data Source: 2019 American Community Survey 1-Year Estimates*).

Table 6 - Foreign Born Population and Language Spoken at Home

	Lynn, MA	MA	U.S.
Place of Birth*			
Native Population	59%	83%	86%
Foreign-Born Population	41%	17%	14%
Language Spoken at Home**			
English Only	45%	75%	78%
Language Other Than English	55%	25%	22%
Spanish	42%	10%	13.5%
Other Indo-European Languages	7%	9%	4%
Asian and Pacific Islander Languages	3%	4%	4%
Other Languages	3%	1%	1%

**Data Source: 2018 American Community Survey 1-Year Estimates*

***Data Source: 2019 American Community Survey 1-Year Estimates*

Income

Lynn is one of the poorest communities in the state based on per capita income, ranking 339 out of 351 Massachusetts cities and towns. Further, median household income is significantly lower than statewide and regional income levels for the Greater Boston region:

- Lynn’s median household income of \$53,513 is approximately 75% of Massachusetts’ median income of \$74,200, and 65% of the Greater Boston region’s median income of \$81,800 (*Data Source: American Community Survey, 2013-2017 5-year estimates*).
- Lynn’s median *homeowner* household income of \$85,892 is more than double the median *renter* household income of \$34,096 (*Data Source: “Housing Lynn: A Plan for Inclusive Growth”*).
- Income disparities are significant across racial and ethnic groups. The median income is \$55,129 for Asian households, \$46,269 for Black households, and \$43,092 for Latinx households compared to \$61,579 for non-Latinx White households (*Data Source: American Community Survey, 2013-17 5-year estimates; note that Black households are inclusive of Afro-Latinx households*). The median income for non-Latinx White households in Lynn is 43% higher than the median income of Latinx households and 33% higher than the median income of Black households (*Data Source: “Housing Lynn: A Plan for Inclusive Growth”*).
- While more than 60% of Lynn households have incomes of less than \$75,000, more than one in four households has an income of less than \$25,000, including approximately 10% with an income of less than \$10,000 (*Data Source: “Housing Lynn: A Plan for Inclusive Growth”*).
- An estimated 16% of Lynn residents have incomes below the poverty level compared with 9% statewide and 12% nationwide (*Data Source: 2019 American Community Survey 1-Year Estimates*).
- 60% of households (n=19,725) have incomes between 0% and 80% of HUD Adjusted Median Family Income (HAMFI) (*Table 7*).
- 28% of all households are extremely low income (9,175 households at 0%-30% HAMFI); 17% are very low income (5,530 households at >30%-50% HAMFI); and 15% are low income (5,020 households at >50%-80% HAMFI). There are an estimated 4,730 households with income between 0% and 80% of AMI that have one or more children 6 years old or younger (*Table 7*).

Table 7 - Total Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	9,175	5,530	5,020	3,520	9,735
Small Family Households	3,090	2,400	2,295	1,660	5,485
Large Family Households	635	640	780	520	1,290
Household contains at least one person 62-74 years of age	2,140	920	945	720	2,015
Household contains at least one person age 75 or older	1,480	660	430	310	525

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Households with one or more children 6 years old or younger	1,915	1,545	1,270	745	1,320

Data Source: 2013-2017 CHAS

According to the Community Needs Survey conducted as part of the Consolidated Plan process:

- 31% of respondents indicated that someone in their household experienced a loss of employment income due to the COVID-19 pandemic; and,
- 47% of respondents indicated that in the prior 30 days it was difficult for the household to pay for usual household expenses, including but not limited to food, rent or mortgage, car payments, medical expenses, student loans.

Education

On average, the City’s residents have lower levels of educational attainment than residents statewide and across the United States:

- 76% of Lynn residents are high school graduates or higher, compared with 91% statewide and 88% nationwide (*Data Source 2019 American Community Survey 5-Year Estimates*).
- The percentage of Lynn students scoring proficient or above on the Massachusetts Comprehensive Assessment System (MCAS) for 2019 was significantly below statewide achievement. For example, 52% of Grade 10 Lynn students scored proficient or above on the MCAS Spring 2019 tests in science and technology/engineering as compared with 74% statewide (*Data Source: Massachusetts Department of Elementary and Secondary Education*).
- Note that the Massachusetts Department of Elementary and Secondary Education did not administer Spring 2020 MCAS for the 2019-2020 school year due to the cancellation of state assessments and school closures related to COVID-19.
- For the 2019-2020 school year, the average SAT scores in Lynn for reading, writing and math are approximately 10% below the scores for students statewide.

Table 8 - Average SAT Scores 2019-2020 School Year, Lynn Public Schools

	Lynn, MA	MA
Reading/Writing	504	555
Math	501	557

Data Source: Massachusetts Department of Elementary and Secondary Education

Lynn’s public schools serve a predominately low-income, minority population. The demographics of Lynn’s public school enrollment for the 2020-2021 include the following (*Data Source: Massachusetts Department of Elementary and Secondary Education*):

- The percentage of economically disadvantaged students (65.1%) is almost 30 percentage points more than the statewide percentage (36.6%).
- The percentage of English language learners (31.5%) is three times more than the statewide percentage (10.5%).
- 68% of students are Latinx compared with 22% statewide.

Table 9 - Lynn Public School Data – Selected Populations 2020-2021

Title	% of District	% of State
First Language not English	61.3	23.4
English Language Learner	31.5	10.5
Students With Disabilities	17.7	18.7
High Needs	79.5	51.0
Economically Disadvantaged	65.1	36.6

Data Source: Massachusetts Department of Elementary and Secondary Education

Employment

Since the first reported cases of COVID-19 in early March 2019, hundreds of thousands of Massachusetts residents have experienced job or income losses resulting in record high unemployment. Lynn, along with many other lower-income communities and communities of color, was hit particularly hard. Industries that have been negatively impacted include, but are not limited to, retail, food service, hospitality, home health care, creative fields including artists, and many others. For the month of March 2021, Lynn’s unemployment rate was 9.3%, which was significantly higher than the statewide figure of 6.6% (*Data Source: Massachusetts Department of Unemployment Assistance*) and the nationwide rate of 6% (*Data Source: Bureau of Labor Statistics*) and more than double the 3.5% unemployment rate from a year earlier.

Housing Problems and Needs

Based on US Census data and related projections (see Summary Tables below), housing cost burdens, substandard housing and overcrowding are the most common housing problems facing Lynn households. Further, the number of households with housing cost burdens is likely to increase substantially in the coming years given the imbalance between supply and demand. The continued rise in housing costs coupled with high unemployment and household incomes that do not keep up with inflation can be expected to increase housing cost burdens and also may help push more households into overcrowded status.

It is important to note that the following statistics in the Housing Needs Summary Tables below cover periods before the pandemic began; thus, the current number of people with housing problems may be significantly higher:

- There are an estimated 9,329 renter households and 3,550 homeowner households with incomes at or below 80% of AMI that are cost burdened. Elderly households account for 20% of the renter households at or below 80% of AMI that are cost burdened and 33% of owner households at or below 80% of AMI that are cost burdened.
- There are an estimated 4,739 renter households and 1,755 homeowner households in Lynn with income at or below 80% of AMI that are *severely* cost burdened. Elderly households account for 18% of the renter households at or below 80% of AMI that are severely cost burdened and 34% of owner households at or below 80% of AMI that are severely cost burdened.
- The percent of homeowner occupied units is highest for White alone households as compared to other racial and ethnic groups. For example, 25% of Hispanic/Latino households are homeowners compared to 54% of not Hispanic or Latino households.
- An estimated 7,185 households with income at or below 100% of AMI have at least one housing problem (lacks kitchen or complete plumbing, severe overcrowding, and/or severe cost burden). 73% are renter households.

According to the 2020 Greater Boston Housing Report Card: “Since the first reported cases in the Commonwealth in early March, COVID-19 has caused major disruptions in all aspects of the housing sector. Hundreds of thousands of people who have experienced job or income losses are worrying about how to afford rent or mortgage payments in the months ahead...The data indicate that if unemployment remains high or increases, many households will not be able to continue to make housing payments without new and continued support.” Data presented in the “Housing Lynn: A Plan for Inclusive Growth” report, indicates:

- More than 42% of all Lynn households are housing cost burdened, spending more than 30% of their income on housing costs, and 21% are severely cost burdened, spending more than 50% of household income on housing.
- An estimated 51% of renters are housing-cost burdened; 53% of that group is severely housing cost burdened. By contrast, only 32% of owner households are housing cost burdened; 42% of that group is severely housing cost burdened.
- 24% of renters in Lynn are low income and cost burdened and 27% are severely cost burdened.
- Some groups are disproportionately housing cost burdened. An estimated 51% of renters are housing-cost burdened; 53% of that group is severely housing cost burdened. By contrast, only 32% of owner households are housing cost burdened; 42% of that group is severely housing cost burdened.
- In Lynn, 63% of low-income households (regardless of tenure) are housing cost burdened; 52% of that group is severely housing cost burdened.
- While 37% of White households are cost burdened, more than half of Latinx (55%) and nearly half of Black households (47%) are cost burdened.

- In 2017, there were 83 home sales associated with foreclosures in Lynn, or 6% of all home sales. In the future, there may be an increase in foreclosures just as there may be an increase in evictions due to loss of income associated with the pandemic. People who lose their homes may wind up in overcrowded housing situations or without housing entirely. Federal, state, and local funding could only respond to a fraction of the need for rental and mortgage payment support. While temporary eviction moratoria prevented renters from losing their homes through 2020, experts expect a significant wave of evictions and foreclosures in 2021 without significantly greater federal and state intervention.

Participants in the Consolidated Plan consultation process also highlighted the need for workforce housing and for affordable artist live/work space, noting the very limited number of such spaces currently available and the importance of the creative industry to Lynn’s economic future.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

Table 10 – Housing Problems Table

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	415	115	20	10	560	15	20	60	0	95
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	210	90	75	65	440	0	0	15	10	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	380	245	190	205	1,020	0	80	50	110	240
Housing cost burden greater than 50% of income (and none of the above problems)	3,525	700	10	0	4,235	765	730	260	75	1,830

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	1,520	1,915	585	50	4,070	230	500	995	560	2,285
Zero/negative Income (and none of the above problems)	345	0	0	0	345	75	0	0	0	75

Data Source: 2013-2017 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

Table 11 – Housing Problems 2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,530	1,150	295	280	6,255	775	830	385	195	2,185
Having none of four housing problems	3,110	2,535	2,435	1,380	9,460	345	1,015	1,905	1,670	4,935
Household has negative income, but none of the other housing problems	345	0	0	0	345	75	0	0	0	75

Data Source: 2013-2017 CHAS

3. Cost Burden > 30%

Table 12 – Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,325	1,535	290	4,150	245	405	635	1,285
Large Related	505	390	35	930	25	170	190	385

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	1,585	214	75	1,874	520	455	215	1,190
Other	1,420	760	195	2,375	200	240	250	690
Total need by income	5,835	2,899	595	9,329	990	1,270	1,290	3,550

Data Source: 2013-2017 CHAS

4. Cost Burden > 50%

Table 13 – Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,875	425	10	2,310	180	280	80	540
Large Related	315	15	0	330	25	100	35	160
Elderly	765	99	0	864	385	190	30	605
Other	1,070	165	0	1,235	175	160	115	450
Total need by income	4,025	704	10	4,739	765	730	260	1,755

Data Source: 2013-2017 CHAS

5. Crowding (More than one person per room)

Table 14 – Crowding Information

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	510	285	230	220	1,245	0	55	40	70	165
Multiple, unrelated family households	80	40	35	30	185	0	15	25	50	90
Other, non-family households	15	20	0	20	55	0	15	0	0	15

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Total need by income	605	345	265	270	1,485	0	85	65	120	270

Data Source: 2013-2017 CHAS

Describe the number and type of single person households in need of housing assistance.

An estimated 29% of households (n=9564) in Lynn are occupied by one person living alone (*Data Source: 2019, American Community Survey 1-Year Estimates*).

- An estimated 25% of all homeowner-occupied units and 30% of renter occupied units are single person households (*Data Source: 2019, American Community Survey 1-Year Estimates*).
- The median income for single person households is \$22,492. (*Data Source: 2019 American Community Survey 1-Year Estimates*).
- Using 30% as the percentage paid for rent, a person with income of \$22,492 could afford monthly rent of \$562 which is substantially below current market rents. Assuming that at least 51% of single person households are in need of housing assistance, there are at least 4,877 single person households in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disabled

There are an estimated 13,317 disabled persons living in Lynn.

- Of these individuals, 9% (1,199) are under the age of 18; 48% (6,368) are between 18 and 64; and 43% (5,750) are 65 and over (*Data Source: 2019 American Community Survey 1-Year Estimates*)
- An estimated 26% of the disabled civilian non-institutionalized population is employed compared with 72% for the population with no disability (*Data Source: 2019 American Community Survey 5-Year Estimates*).
- Assuming that at least 51% of disabled residents are in need of housing assistance, an estimated 6,791 disabled persons in Lynn are in need of housing assistance.

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking

Precise estimates for the number of victims of domestic violence in Lynn are not available. According to Jane Doe Inc. (JDI), the Massachusetts Coalition Against Sexual Assault and Domestic Violence, “Sexual and domestic violence, stalking, and violence against women are pervasive and costly issues in Massachusetts, across the country, and around the world. While we’ve made progress over the past few decades in reducing the incidents of this violence, there’s much work to be done to promote healthy communities and healthy relationships.”

For the fourteenth consecutive year, on September 12, 2019, the National Network to End Domestic Violence (NNEDV) conducted a one-day unduplicated count of adults and children seeking domestic violence services in the United States. This survey documents the number of individuals who sought services in a single 24-hour period, as well as the types of services requested, the number of service requests that went unmet due to a lack of resources, and the issues and barriers that domestic violence programs face as they strive to provide services to victims of domestic violence. Based on the one-day count, 1,857 victims were served in one day in Massachusetts (*Data Source: National Network to End Domestic Violence*).

Healing Abuse Working for Change (HAWC) serves individuals and families that are affected by domestic abuse. Below is information on the number and characteristics of Lynn clients served by HAWC during a recent one year period (*Data Source: HAWC’s Services Delivered Report and Demographics Report for the period 7/1/2019-6/30/2020*). It is important to note that these statistics are for the period ending July 1, 2020, when the pandemic had only been a factor for a few months. The COVID-19 pandemic has impacted many people significantly since this time, and individuals and families who were already struggling have struggled disproportionately during this time. It is likely that the numbers of people who need assistance with domestic violence, housing, food access, childcare and job training/placement will be higher in the next reporting period.

- 751 clients were served (Community Based Advocacy Program, Legal Advocacy Program, Shelter Program, Children’s Services Program).
- 562 clients received advocacy through HAWC’s Community Based Advocacy Program.
- 13 Lynn-based clients were entered into the HAWC Shelter Program.
- 646 clients received assistance through HAWC’s Legal Advocacy Program.
- 21 families received services through HAWC’s Children’s Services Program.
- 30% of the clients (224) were white, 11% (80) were Black/African American, 2% (13) were Asian, 41% (310) Hispanic/Latino, 3% (23) Multi-Racial, 2% (15) Other and 11% (86) Unknown.
- For those clients whose income levels were known, 76% (148) were persons with income under \$20K, 17% (33) persons with income from \$20K-\$39,999, 5% (9) were persons with income

\$40K-\$69,999, 2% (3) persons were with income \$70K-\$99,999 and less than 1% (1) person with income over \$100K.

- Age of clients served: 4% (32) were ages 0-17, 11% (82) were ages 18-24, 75% (567) were ages 25-59, and 7% (49) were ages 60+, 3% (21) age was unknown.
- 85% (641) of the clients served were female, 11% (85) were male, and 4% (25) were unknown.
- 9% (64) of the clients served were persons living with disabilities.
- Language was unknown for 4% of the clients, 66% (492) spoke English and 28% (209) spoke Spanish. Other languages spoken that accounted for 2% of the clients served included Haitian Creole, Portuguese, Vietnamese Arabic, Mandarin Chinese, Cambodian/Khmer, and Thai.
- English proficiency level was unknown for 7% of clients. For those who were known, 23% (174) had limited English proficiency and 70% (523) had English language proficiency.

Over the course of the reporting year, HAWC revised the way information about housing was gathered and, as such, many clients were not reflected in the following housing data:

- 71 clients stated that they had stable housing.
- 97 clients stated that they have housing needs and 45 clients indicated that they had unstable housing.
- For clients who reported having housing needs or unstable housing, the reasons given included: insufficient income, domestic violence, other violence, substance use, lost employment, health problems, family dispute, or other issues.

What are the most common housing problems?

Based on the data presented above, the lack of affordable, quality housing is the most significant and common housing problem in Lynn, and it impacts both renters and homeowners. As housing costs increase without a corresponding rise in incomes, housing issues such as cost burdens, overcrowding, unsuitable housing, and homelessness can reasonably be expected to increase.

For example, Lynn residents and service providers describe housing overcrowding as a common occurrence in the City, particularly in the downtown and nearby neighborhoods. Insufficient housing production in response to increased demand leads to rising housing costs, which in turn can lead to overcrowding. Overcrowding is more common in high-cost housing markets, and disproportionately impacts lower-income households and, therefore, people of color and immigrant households.

- An estimated 2,043 homes (6.2%) in Lynn are overcrowded using the federal definition. This is likely to be an underestimate, given that most overcrowding happens without official acknowledgement by landlords or tenants. The overcrowding problem is growing. In 2010, an

estimated 4.0% of homes were overcrowded according to estimates (*Data Source: "Housing Lynn: A Plan for Inclusive Growth"*).

- While overcrowding is always a concern for health and safety, it is an especially dangerous circumstance during the COVID-19 pandemic. Studies show that housing overcrowding is a driver of the virus's spread. Because many people of color and immigrants in Lynn have low incomes and are more likely to live in overcrowded conditions—as well as experience other circumstances that put them at risk, such as exposure at work—these residents are also disproportionately contracting and dying of COVID-19 (*Source: "Housing Lynn: A Plan for Inclusive Growth"*).

Individuals who participated in Lynn's Community Needs Survey voiced their opinions about the need for affordable housing:

- 82% indicated that the preservation and rehabilitation of affordable, existing rental housing is a high priority;
- 79% of participants indicated that housing for people with special needs is a high priority;
- 76% indicated that permanent and supportive housing for the homeless is a high priority.
- 65% indicated that homeownership assistance, including grant and loan programs for low and moderate income homeowners is a high priority;
- 64% indicated that the development of new affordable, rental housing for residents with incomes of 80%, 50%, and 30% of AMI is a high priority; and,
- 64% indicated that the development of affordable homeownership is a high priority.

Are any populations/household types more affected than others by these problems?

Low-income and minority households are more likely to be affected by housing problems than other populations in the City, with renters bearing the greatest burden as noted above.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Imminent Risk

Female heads of households with children comprise a substantial portion of the extremely low-income population in the City who are at imminent risk of either residing in shelters or becoming unsheltered. The Lynn Continuum of Care 2020 Point-in-Time count indicated there are 1008 persons in households in families either in shelter or transitional housing and 19 households with only adults in similar housing. Only 13 adults were found to be unsheltered. Homeless subpopulations include persons with serious mental illness, veterans, chronic substance abusers, persons with HIV/AIDS, and survivors of domestic violence. Affordability of housing as well as a lack of local affordable housing resources are impacting this population.

The Lynn Public Schools (LPS) reports that there are 764 homeless students enrolled with LPS, 158 students doubled up, seven students in hotels/motel, 223 in shelters, 376 unaccompanied students, and 145 students in foster care. Over the course of the 2019-2020 school year, LPS had 1,098 total homeless students enrolled at some point. This included 202 students doubled up, 16 students in hotels/motels, 328 students in shelters, 551 unaccompanied students and 1 unsheltered student. Additionally, there were 201 students in foster care at some point in the 2019-2020 school year. Students in foster care are counted separately and are not considered homeless under ESSA.

Once a family becomes homeless, this experience can shake the very self-reliance and determination families need to get back on their feet. They often require on-going case management or mentorship to help them get housed and remain housed when various life challenges arise that could threaten their tenuous grip on stability. Formerly homeless families and individuals may require referrals to financial resources and community services. The most common services needed for families to achieve stability include health care, mental health resources, financial education, job search and training. LHAND and LPS, through a grant from United Way and the Seimer Foundation, have implemented a successful program to provide these services to at risk families enrolled in the local school system.

Typically, families assisted with rapid rehousing funds through state-funded RAFT, HomeBASE, and ERMA-programs are headed by single adults (a majority of whom are female) with an average age of 31 years. Previous living conditions leading to homelessness include eviction from a private rental unit, living in places not meant for human habitation, and displaced family members. Average household incomes are very low and vary between 30% and 50% of Area Median Income. Many of the clients have inconsistent previous employment histories and have difficulty maintaining stable employment.

The majority of individuals provided with Emergency Solutions Grant (ESG) rapid re-housing funds previously had unstable housing situations with recent stays at Lynn Shelter Association's emergency shelter. While working toward rehousing, clients normally receive case management as they work with a local service provider to complete a Housing Stability Plan. Through this program, clients have been averaging approximately \$3,010 for start-up housing costs.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City and Lynn CoC use the definition of “at-risk” of homelessness as defined by 24 CFR 576.2. Estimates were determined by the most recent Point-in-Time study and data provided by the Lynn Public Schools.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Housing cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI at greatest risk. In addition, the shortage of affordable and accessible housing is also contributing to the problem.

Other examples of risk factors include those identified in the RAFT screening tool developed by the Massachusetts Department of Housing and Community Development such as: eviction from a private dwelling; health and safety concerns; severe overcrowding; utility shutoff; past shelter stays and the number of moves during a one-year period.

Discussion

See above.

NA-15 Disproportionately Greater Need: Housing Problems

Introduction

HUD defines housing problems as: (1) lacks complete kitchen facilities; (2) lacks complete plumbing facilities; (3) more than one person per room; and, (4) cost burden greater than 30%. According to HUD's eCon Planning Suite Desk Guide, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percent or more) than the income level as a whole. The tables below provide information on income, tenure, housing needs by income category and race:

0%-30% of Area Median Income

Lack of affordability is a very significant housing problem that impacts households from all racial and ethnic groups with incomes at or below 30% of AMI. American Indian/Alaska Native households in this income category experience a disproportionate greater need regarding housing problems using HUD's definition: 100% of American Indian/Alaska Native households in this income category have at least one housing problem as compared with 77% for all households. Rates for other racial and ethnic groups are no more than 10 percentage points greater than the jurisdiction as a whole (*Table 16*).

Note that there are 30 American Indian/Alaska Native households in this income group, which represents less than 0.5% of the overall number of households in this income category for the jurisdiction as a whole.

30%-50% of Area Median Income

Lack of affordability is a very significant housing problem that impacts households from all racial and ethnic groups with incomes between 30-50% of AMI. Black/African American households and Pacific Islander households in this income category experience a disproportionate greater need regarding housing problems: 94% of Black/African American households, and 100% of Pacific Islander households have at least one housing problem as compared with 79% for the jurisdiction as a whole. Rates for other groups are no more than 10 percentage points greater than the jurisdiction as a whole (*Table 17*).

Note that there are 20 Pacific Islander households in this income group, which represents less than .5% of the overall number of households in this income category for the jurisdiction as a whole.

50%-80% of Area Median Income

Lack of affordability is also a significant housing problem that impacts households from all racial and ethnic groups with incomes between 50-80% of AMI, although less severe than for lower income households. There are no groups in this income category with a disproportionately greater need regarding housing problems using HUD’s definition. However, for the jurisdiction as a whole, 45% of the households in this income category have at least one housing problem (*Table 18*).

80%-100% of Area Median Income

Lack of housing affordability impacts households from all racial and ethnic groups to a lesser degree than for lower income households; however, it is an emerging issue as Lynn’s housing market becomes more expensive. There are no groups in this income category with a disproportionately greater need regarding housing problems using HUD’s definition. However, for the jurisdiction as a whole, 45% of the households in this income category have at least one housing problem (*Table 19*).

Table 15 - Tenure by Race/Ethnicity

Householder	Homeowner occupied	Renter occupied	Total	% Homeowner Occupied	% Rent Occupied
Total	15,778	17,532	33,310	47%	53%
White alone	12,465	9,770	22,235	56%	44%
Black or African American alone	1,290	2,733	4,023	32%	68%
American Indian and Alaska Native alone	37	125	162	23%	77%
Asian alone	701	871	1,572	45%	55%
Native Hawaiian and Other Pacific Islander alone	6	13	19	32%	68%
Some Other Race alone	936	3,212	4,148	23%	77%
Two or More Races	343	808	1,151	30%	70%
Not Hispanic or Latino	13,858	11,742	25,600	54%	46%
Hispanic or Latino	1920	5790	7,710	25%	75%

Data Source: Decennial Census, 2010, H5 and H14

0%-30% of Area Median Income

Table 16 - Disproportionally Greater Need 0 - 30% AMI

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,050	1,705	420
White	2,910	890	150
Black / African American	870	170	85
Asian	400	70	25
American Indian, Alaska Native	30	0	0
Pacific Islander	0	35	45
Hispanic	2,590	510	115

Data Source: 2013-2017 CHAS

**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

30%-50% of Area Median Income

Table 17 - Disproportionally Greater Need 30 - 50% AMI

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,395	1,135	0
White	1,300	730	0
Black / African American	695	45	0
Asian	395	100	0
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	1,905	250	0

Data Source: 2013-2017 CHAS

**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

50%-80% of Area Median Income

Table 18 - Disproportionally Greater Need 50 - 80% AMI

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,255	2,765	0
White	975	1,270	0
Black / African American	305	355	0
Asian	180	160	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	755	965	0

Data Source: 2013-2017 CHAS

**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

80%-100% of Area Median Income

Table 19 - Disproportionally Greater Need 80 - 100% AMI

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,075	2,440	0
White	400	1,085	0
Black / African American	125	460	0
Asian	60	135	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	435	695	0

Data Source: 2013-2017 CHAS

**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

Discussion

The number and percentage of Lynn households experiencing one or more housing problems is very high, with minority households more likely than White households to experience these problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems

Introduction

HUD defines *severe* housing problems as: (1) lacks complete kitchen facilities; (2) lacks complete plumbing facilities; (3) more than 1.5 persons per room; and, (4) cost burden over 50%. Households experiencing these problems are generally considered housing insecure and are at a higher risk for homelessness than those with less severe housing problems. According to the tables below:

0%-30% of Area Median Income

Severe housing cost burdens is a very significant housing problem that impacts households from all racial and ethnic groups with incomes at or below 30% of AMI. Asian households and American Indian/Alaska Native households in this income category experience a disproportionate greater need regarding severe housing problems: 69% of Asian households, and 100% of American Indian/Alaska Native households in this income category have one or more severe housing problems as compared with 58% for the jurisdiction as a whole. Rates for other racial and ethnic groups are no more than 10 percentage points greater than the jurisdiction as a whole (*Table 20*).

Note that there are 30 American Indian/Alaska Native households in this income group, which represents less than .5% of the overall number of households in this income category for the jurisdiction as a whole and there are 495 Asian households in this income category, which represents approximately 5% of the overall number of households in this income category for the jurisdiction as a whole.

30%-50% of Area Median Income

Severe housing cost burdens is a very significant housing problem that impacts households from all racial and ethnic groups with incomes from 30-50% of AMI. Asian households and Pacific Islander households in this income category experience a disproportionate greater need regarding severe housing problems: 53% of Asian households and 100% of Pacific Islander households have at least one severe housing problem as compared with 36% for the jurisdiction as a whole. Rates for other groups are no more than 10 percentage points greater than the jurisdiction as a whole (*Table 21*).

Note that there are 20 Pacific Islander households in this income group, which represents less than .5% of the overall number of households in this income category for the jurisdiction as a whole and there are 495 Asian households in this income category, which represents approximately 9% of the overall number of households in this income category for the jurisdiction as a whole.

50%-80% of Area Median Income

Asian households in this income category experience a disproportionate greater need regarding severe housing problems: 25% of Asian households have at least one severe housing problem as compared with 14% for the jurisdiction as a whole. Rates for other groups are no more than 10 percentage points greater than the jurisdiction as a whole (*Table 22*).

Note that there are 340 Asian households in this income category, which represents approximately 7% of the overall number of households in this income category for the jurisdiction as a whole.

80%-100% of Area Median Income

Hispanic households in this income category experience a disproportionate greater need regarding severe housing problems: 30% Hispanic households have at least one severe housing problem as compared with 13% for the jurisdiction as a whole. Rates for other groups are no more than 10 percentage points greater than the jurisdiction as a whole (*Table 23*).

0%-30% of Area Median Income

Table 20 – Severe Housing Problems 0 - 30% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,305	3,455	420
White	2,115	1,685	150
Black / African American	670	370	85
Asian	340	130	25
American Indian, Alaska Native	30	0	0
Pacific Islander	0	35	45
Hispanic	1,980	1,115	115

Data Source: 2013-2017 CHAS

**The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

30%-50% of Area Median Income

Table 21 – Severe Housing Problems 30 - 50% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,980	3,550	0
White	485	1,545	0
Black / African American	330	405	0
Asian	260	235	0
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	835	1,325	0

Data Source: 2013-2017 CHAS

**The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

50%-80% of Area Median Income

Table 22 – Severe Housing Problems 50 - 80% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	680	4,340	0
White	175	2,070	0
Black / African American	30	625	0
Asian	85	255	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	380	1,345	0

Data Source: 2013-2017 CHAS

**The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

80%-100% of Area Median Income

Table 23 – Severe Housing Problems 80 - 100% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	475	3,050	0
White	60	1,420	0
Black / African American	65	525	0
Asian	10	180	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	340	795	0

Data Source: 2013-2017 CHAS

**The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

Discussion

The number and percentage of Lynn households experiencing one or more severe housing problems is very high, with minority households more likely than White households to experience these problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens

Introduction:

Housing cost burden is a broad citywide problem impacting all racial and ethnic groups. Table 24 provides information on housing cost burdens citywide and by race and ethnicity. While this issues impacts the entire community, minority households are more likely to face disproportionately greater housing cost burdens than White households. Also, as noted, the local area median income in Lynn is significantly lower than that for the metropolitan Boston area as a whole.

Housing Cost Burden

Table 24 – Greater Need: Housing Cost Burdens AMI

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	18,500	7,445	6,600	435
White	10,035	3,165	2,585	150
Black / African American	2,165	1,085	815	85
Asian	1,200	430	490	35
American Indian, Alaska Native	15	0	30	0
Pacific Islander	35	0	20	45
Hispanic	4,715	2,535	2,445	125

Data Source: 2013-2017 CHAS

Discussion:

Cost Burdened

According to CHAS data shown on Table 24, an estimated 23% (7,445) of Lynn households are housing cost burdened, spending 30-50% of their income on housing costs. However, if we add those households that are severely cost burdened, the percentage increases to more than 42% of Lynn households. Cost-

burdened households pay more for housing than they can afford, and may have to make tough choices between this necessary cost and others, like health care, childcare, or groceries (*Source: "Housing Lynn: A Plan for Inclusive Growth"*). There are no groups that are disproportionately impacted in this category.

Severely Cost Burdened

According to CHAS data shown on Table 24, an estimated 20% (6,600) of Lynn households are severely housing cost burdened, spending more than 50% of their income on housing costs. American Indian/Alaska Native households are disproportionately impacted: 67% (20) of American Indian/Alaska Native households are severely housing cost burdened as compared with 20% for the jurisdiction as a whole. Rates for other groups are no more than 10 percentage points greater than the jurisdiction as a whole.

Note that there are 20 American Indian/Alaska Native households that are severely housing cost burdened, which represents less than 0.1% of the overall number of households for the jurisdiction as a whole.

NA-30 Disproportionately Greater Need: Discussion

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

On average, minority households have lower incomes compared with the City as a whole, are more likely to be renters than homeowners and more likely to have one or more housing problems including severe housing problems. Lack of affordability and related housing cost burdens are particularly acute issues among this population.

If they have needs not identified above, what are those needs?

See above discussion.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

While the City as a whole is very diverse, the vast majority of Black and Latinx residents live in Downtown Lynn and neighborhoods adjacent to Downtown. White and Asian populations are less concentrated, but the majority of White people live in areas of Lynn farther from Downtown.

The table below provides information by census tract on the City's largest racial and ethnic groups:

- Black or African American households represent 18.2% of total households. The percentage of Black or African American households in the following census tracts is greater than 10 percentage points above the citywide percentage of Black or African American households: 2065 and 2070.
- Asian households represent 8.3% of total households. The percentage of Asian households in the following census tracts is greater than 10 percentage points above the citywide percentage of Asian households: 2071 and 2072.
- Hispanic or Latino households represent 42.8% of total households. The percentage of Hispanic or Latino households in the following census tracts is greater than 10 percentage points above the citywide percentage of Hispanic or Latino households: 2055, 2060, 2061, 2062, and 2068.

- Minorities are substantially underrepresented in the following census tracts: 2051, 2052, 2053, 2054, and 2056.

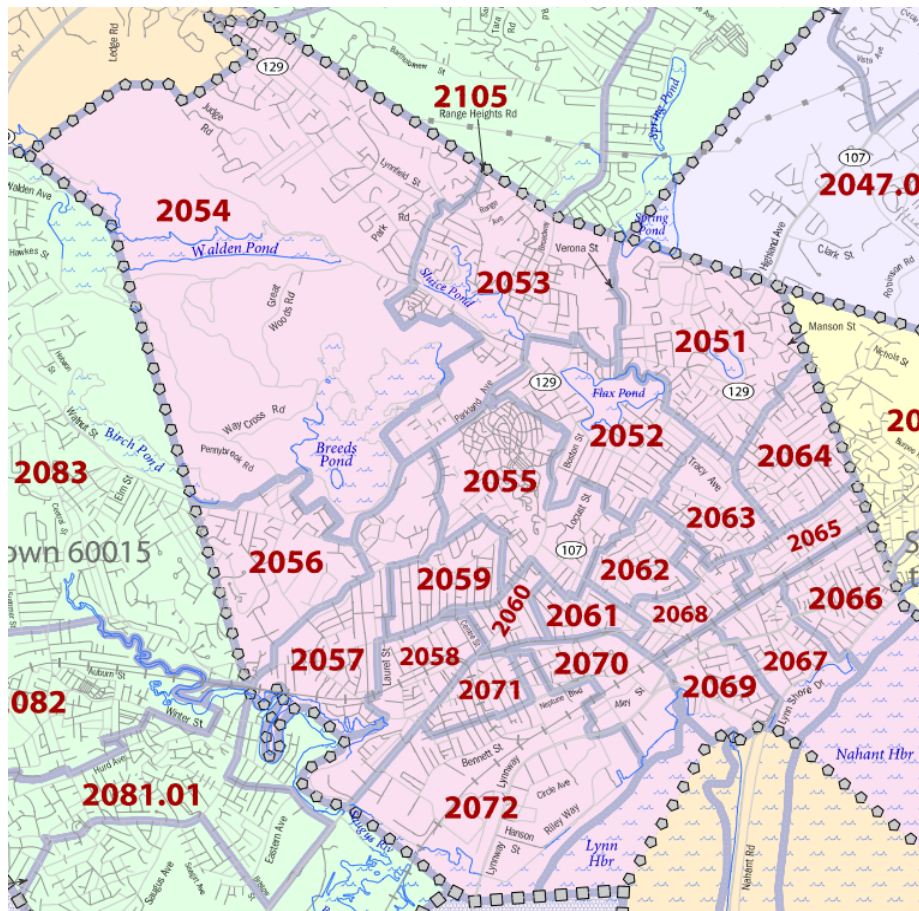
Table 25: Race/Ethnicity of Households by Census Tract

Census Tract	Household Race/Ethnicity		
	Black or African American	Asian	Hispanic or Latino (of any race)
Lynn City	18.2%	8.3%	42.8%
Census Tract 2051	13.9%	4.8%	29.5%
Census Tract 2052	16.3%	5.3%	48.5%
Census Tract 2053	1.4%	4.0%	23.4%
Census Tract 2054	2.9%	3.6%	9.2%
Census Tract 2055	20.0%	8.9%	53.1%
Census Tract 2056	14.0%	4.1%	29.2%
Census Tract 2057	17.7%	7.9%	34.7%
Census Tract 2058	19.0%	8.7%	50.8%
Census Tract 2059	11.2%	11.3%	40.9%
Census Tract 2060	21.0%	10.8%	61.0%
Census Tract 2061	20.5%	11.4%	64.0%
Census Tract 2062	16.9%	6.9%	63.5%
Census Tract 2063	18.3%	8.1%	50.4%
Census Tract 2064	21.3%	6.2%	42.2%
Census Tract 2065	32.7%	11.0%	50.6%
Census Tract 2066	18.0%	13.1%	26.9%
Census Tract 2067	23.3%	8.4%	33.0%
Census Tract 2068	25.3%	6.3%	63.5%
Census Tract 2069	21.1%	0.0%	40.1%
Census Tract 2070	39.0%	6.1%	38.0%
Census Tract 2071	24.0%	24.3%	47.4%

Census Tract	Household Race/Ethnicity		
	Black or African American	Asian	Hispanic or Latino (of any race)
Census Tract 2072	19.0%	24.5%	37.6%

Data Source: 2019 American Community Survey 5-Year Estimates Data Profiles

Map of Lynn Census Tracts



NA-35 Public Housing

Introduction

Lynn Housing Authority & Neighborhood Development (LHAND) is the Public Housing Authority for the City of Lynn. LHAND also plans and administers housing-related programs funded through CDBG, HOME and ESG and plays a leadership role in the Continuum of Care. The following tables reflect information primarily from HUD’s Public and Indian Housing Information Center (PIC) system. The Totals in Use table has been modified by LHAND. While LHAND administers both federal and state-funded public housing and rental voucher programs, the tables below reflect data only for federally funded Public Housing, Mod Rehab and Voucher programs. In addition to the federally assisted housing shown on the following tables, LHAND administers 406 state-assisted public housing units and 474 Massachusetts Rental Voucher Program (MRVP) vouchers.

Totals in Use

Table 26 - Public Housing by Program Type

	Program Type (Federally Funded)								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	136	455	1,412	17	1,259	7	50	79

**Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

Data Source: LHAND, June 2021

Characteristics of Residents

Table 27 – Characteristics of Public Housing Residents by Program Type

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	14,614	16,614	17,260	15,432	19,089	22,242	20,187
Average length of stay	0	7	10	7	5	8	3	5
Average Household size	0	1	2	2	1	2	2	2
# Homeless at admission	0	31	18	28	3	18	2	5
# of Elderly Program Participants (>62)	0	43	283	351	5	340	4	2
# of Disabled Families	0	129	180	404	11	385	4	4
# of Families requesting accessibility features	0	*	29	*	*	*	*	*
# of HIV/AIDS program participants	0	*	*	*	*	*	*	*
# of DV victims	0	*	*	*	*	*	*	*

*Not Available

Data Source: LHAND, June 2021

Race of Residents

Table 28 – Race of Public Housing Residents by Program Type

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	75	296	893	15	784	7	33	54
Black/African American	0	58	110	458	2	418	0	15	23
Asian	0	3	48	59	0	55	0	2	2
American Indian/Alaska Native	0	0	1	1	0	1	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

**Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition
Data Source: LHAND, June 2021*

Ethnicity of Residents

Table 29 – Ethnicity of Public Housing Residents by Program Type

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	91	213	597	2	542	2	36	15
Not Hispanic	0	45	242	815	15	717	5	14	64

**Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition
Data Source: LHAND, June 2021*

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

LHAND currently has a total of 44 accessible units in its state and federal-funded public housing developments. Of the 21,241 applicants currently on the waiting lists maintained by LHAND, 29 have requested accessible units, which represents less than 1% of the total applicant population.

Table 30 - Current Applicants on LHAND Waiting Lists

Program	Applicants on Waiting List	Applicants Requesting Accessible Units
Federal Elderly/Disabled	2,571	29
Federal Family	320	0
Section 8	835	0
State Elderly/Disabled	6,656	0
State Family	9,324	0

Data Source: LHAND, June 2021

Table 31 - LHAND Accessible Units

Program	Units
Federal Elderly/Disabled	16
Federal Family	7
State Elderly/Disabled	20
State Family	1

Data Source: LHAND, May 2021

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

LHAND residents have been severely impacted by the COVID-19 pandemic in terms of employment loss, health care and other related issues. The overwhelming majority of LHAND residents (including participants in the Housing Choice Voucher program) are very-low income households with inadequate sources of income to support family needs; however, as a result of receiving federal or state housing assistance through LHAND, they are generally not housing cost burdened. (Note that under HUD rules Housing Choice Voucher program participants may elect to spend more than 30% of household income on rent under certain circumstances.) Many residents do not speak English as their primary language and need translation, English as a second language classes and other related services.

LHAND residents who are working age and non-disabled are generally in either low-wage jobs or unemployed. Programs and initiatives to help improve family economic self-sufficiency such as those provided through the Family Success Center and other local partners are needed by many of these residents.

Elderly and/or disabled households served by LHAND generally need transportation, health care, food assistance and specialized services to support independent living. LHAND actively partners with a broad group of local agencies to address these needs.

While Lynn's housing is relatively affordable compared to the region, voucher holders face challenges finding units that meet program cost and housing quality standards. Thus, voucher holders often need assistance with housing search, security deposit assistance, transportation and other assistance. While discrimination based on source of income is illegal in Massachusetts, voucher holders oftentimes meet resistance from private landlords who are unfamiliar with and/or unwilling to sign up for the program.

How do these needs compare to the housing needs of the population at large

LHAND residents have needs that are comparable to other low-income residents of Lynn with the significant exception that LHAND's residents are much *less likely* to experience rent instability, substandard housing, and overcrowding conditions than other low-income Lynn residents because: 1) LHAND residents rents are calculated based on their income and are designed to be affordable; 2) LHAND units must meet applicable federal, state and/or local inspection standards; and 3) household occupancy must meet LHAND standards.

Discussion

See above.

NA-40 Homeless Needs Assessment

Introduction

The Lynn CoC oversees the City’s homeless strategy and the administration of all McKinney-Vento/HEARTH Act-funded grants, except McKinney-Vento funds that are directly allocated to the Lynn Public Schools. The Lynn CoC is a broad-based coalition comprised of local social service organizations, homeless advocates, health service agencies, State agencies, local government representatives, consumers and the local housing authority. LHAND is the lead agency for the Lynn CoC.

Since its inception, the various organizations which comprise the Lynn CoC have built a comprehensive and coordinated system of housing resources and supportive services designed to move homeless families and individuals toward permanent housing and economic self-sufficiency. The homeless services system utilized by HUD and the Lynn CoC is known as the Homeless Management Information System (HMIS) that stores client-level data about the individuals and households who use the services. LHAND has been designated as the HMIS Lead for the Lynn CoC which currently uses ETO through a collaborative agreement with the Balance of State CoC. The Lynn CoC is currently undergoing an HMIS vendor procurement process as it will no longer have access to ETO through this agreement after December 2021.

Information in the Homeless Needs Assessment was obtained from the 2020 Point-In-Time count, data from the CoC’s HMIS, and the State’s HMIS system.

Homeless Needs Table

The tables below provide information on the estimated size of Lynn’s homeless population including both sheltered and unsheltered individuals and families with children. It also includes information on the inventory of “beds” available for each group. The information is based on the January 2020 annual point-in-time survey completed by Lynn CoC. Note the following information related to the size of the sheltered and unsheltered homeless populations:

- There are an estimated 1,008 homeless persons in households with children (comprising 604 children and 404 adults), all of whom were sheltered as of the date of the survey.
- There are an estimated 32 homeless individuals in households without children, of which 13 were not sheltered.
- An estimated 79 individuals are considered “chronically homeless,” of which 6 were not sheltered.

- Homeless subpopulations documented below include persons with serious mental illness, adults with substance abuse disorders, persons with HIV/AIDS and victims of domestic violence, veterans and unaccompanied youth.

Homeless Needs Assessment

Table 32- Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	1,008	0	1,000	500	200	376
Persons in Households with Only Children	0	0	3	5		120
Persons in Households with Only Adults	138	13	113	52	30	525
Chronically Homeless Individuals	73	6	65	65	10	700
Chronically Homeless Families	5	0	5	5	3	365
Veterans	0	0				
Unaccompanied Child	3	0	3	5	0	120
Adults with HIV	8	0				

Data Source: Lynn Continuum of Care

The homeless population is not rural.

Table 33: Point-in-Time Subpopulations Summary

Homeless Needs Assessment Chronically Homeless Subpopulations	Sheltered		Unsheltered	Total
	Emergency Shelters	Safe Havens		
Chronically Homeless Individuals	73	0	6	79
Chronically Homeless Families (total number of families)	25		0	25
Chronically Homeless Families (total persons in household)	65		0	65
Other Homeless Subpopulations	Emergency Shelters & Transitional Housing		Unsheltered	Total
Adults with serious mental illness	111		6	117
Adults with substance abuse disorder	39		6	45
Adults with HIV/AIDS	8		0	8
Victims of Domestic Violence	75		0	75

Data Source: Lynn CoC

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Not applicable.

Nature and Extent of Homelessness: (Optional)

Table 34 - Nature and Extent of Homelessness

Race	Sheltered	Unsheltered (optional)
White	598	10
Black or African American	308	3
Asian	5	0
American Indian or Alaska Native	4	0
Pacific Islander	5	0
Multiple Races	107	0
Ethnicity	Sheltered	Unsheltered (optional)
Hispanic/Latino	875	9
Non-Hispanic/Non-Latino	152	4

Data Source: Lynn CoC

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2020 Point-In-Time (PIT) Count estimates that 97% of the homeless in Lynn were members of a homeless family comprised of both adults and children. Children under the age of 18 represent 58% of the total number of homeless in the City, 100% of which are sheltered. Of the total number of households with children (295) counted, 100% were sheltered in local emergency shelters. This is a result of the supportive housing resources that have been developed by the Lynn CoC. No veterans were identified during the 2020 Point-In-Time Count.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The 2020 Point-In-Time Count estimated that approximately 59% of the homeless in Lynn reported themselves as White; 30% as Black or African American; 1% as Asian, American Indian or Alaskan Native, or Pacific Islander; and 10% as multiple races. Based upon Lynn's racial makeup, the Black or African American homeless population is disproportionately high as Lynn's Black or African American residents represent 13% of the City's population. Regarding ethnicity, the Hispanic homeless population is disproportionately high, representing approximately 85% of the homeless population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2020 Point-in-Time Count identified that approximately 99% of homeless persons (1,027 persons) were residing in emergency shelters and 1% (13 persons) were unsheltered. Combining all households, 96% were sheltered and 4% unsheltered. This high percentage of sheltered persons and households has been achieved due to the Lynn CoC's ability to develop a comprehensive housing and supportive service delivery system for the City's homeless.

Of the total number of homeless identified, 612 persons or 59% were female, of which less than .5% were unsheltered and 428 or 41% were male, of which approximately 98% were sheltered. None of the individuals identified as transgender or gender non-conforming.

Discussion

Based upon the number of families with children who are in emergency shelters, the City and Lynn CoC will focus on housing and support services to this population. As indicated, children under the age of 18 represent 58% of the total number of homeless in Lynn.

NA-45 Non-Homeless Special Needs Assessment

Introduction

Lynn is the largest city in Essex County and has a significant population of special needs individuals that require affordable housing and/or various supportive services. The special needs populations discussed in this section include:

- Elderly Households
- Frail Elderly Households
- Developmentally Disabled Households
- Physically Disabled Households
- Persons with Alcohol/Other Drug Addictions
- Victims of Domestic Violence
- Female Heads of Households
- HIV/AIDS population
- Households that speak a language other than English at home
- Youth

Describe the characteristics of special needs populations in your community

Elderly and Frail Elderly Households

According to the eCon Planning Suite Desk Guide an elderly person is defined as an individual who is 62 and older and a frail elderly individual is defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework.

Data on the frail elderly in Lynn is not readily available using this definition; however, according to the Massachusetts Healthy and Aging Community Profile, 18.5% of Lynn residents aged 65 and over have an independent living difficulty. It can reasonably be assumed that this percentage increases as the population ages:

- The racial composition of Lynn residents 65 and older is: White 75%, African American 8%, Asian 5%, and other 12%. 17.5% of Lynn residents 65 and older are Hispanic/Latino (*Data Source: Massachusetts Healthy Aging Community Profile*).
- An estimated 44% of residents 65 and older are married, 17% are divorced or separated, 29% are widowed and 9% were never married (*Data Source: Massachusetts Healthy Aging Community Profile*).
- 28% of residents 65 and older have less than a high school education and 35.5% live alone (*Data Source: Massachusetts Healthy Aging Community Profile*).
- Health data for residents 65 and older indicates that 67% have four or more chronic conditions (*Data Source: Massachusetts Healthy Aging Community Profile*).
- Residents 65 and older self-reported that they live with the following disabilities: 18% have a hearing disability; 9% have vision difficulty; 14% have cognition difficulty; 31% have ambulatory difficulty; and, 12% have self-care difficulty (*Data Source: Massachusetts Healthy Aging Community Profile*).
- An estimated 21% of residents 65 and older had income below the poverty level with 38% having income less than \$20,000 (*Data Source: Massachusetts Healthy Aging Community Profile*).
- 63% (2,140) of households that contain at least one person 75 or older and 45% (3,060) of households that contain at least one person 62-74 years of age, earn less than 50% of HAMFI, i.e. are extremely low or very low income (*Table 7*).

Developmentally and Physically Disabled Households

The population of Lynn's disabled residents has the following characteristics:

- Disabilities include hearing difficulty (1,232 persons), vision difficulty (1,411 persons), cognitive difficulty (6,484 persons), ambulatory difficulty (7,971 persons), self-care difficulty (2,676 persons), and independent living difficulty (5,821) persons (*Data Source: American Community Survey, 2019 1-Year Estimates*).
- There are an estimated 5,750 disabled residents 65 years of age and over, which equates to 47% of the disabled population 18 years old and older (*Data Source: American Community Survey, 2019 1-Year Estimates*).
- 71% of the City's population age 16 and over with a disability, are not in the labor force (*Data Source: American Community Survey, 2019 5-Year Estimates*).
- 27% of the City's population age 25 and over with a disability, have less than a high school education force (*Data Source: American Community Survey, 2019 5-Year Estimates*).
- Median earning for the City's disabled population age 16 or older with earnings is \$30,985 (*Data Source: American Community Survey, 2019 5-Year Estimates*).

- 30% of the City’s disabled population is below the poverty level, 14% is 100 to 149% of poverty level, and 56% is at or above 150% of the poverty level (*Data Source: American Community Survey, 2019 5-Year Estimates*).

Persons with Alcohol/Other Drug Addictions

Precise estimates of the population of persons in Lynn with alcohol and other drug addictions is difficult to attain; however, according to the Massachusetts Department of Public Health, Bureau of Substance Abuse Services (BSAS), during FY2017, 2,214 individuals from the City were admitted to treatment programs (*Data Source: BSAS Description of Admissions*). Due to the pervasive nature of drug and alcohol problems nationwide, this is a conservative estimate of the population of persons with alcohol and other drug addictions in the City:

- While Lynn represents 1.4% of the state’s population, the number of admissions from the City represents 2.3% of statewide admissions.
- At admission, clients identify a “primary drug” of use, which is the substance for which they seek treatment. The largest numbers of admissions were respectively for heroin use (53.5%) and alcohol (31.4%) use.
- Massachusetts has repeatedly ranked in the top ten states nationwide for opioid overdose deaths. In 2018, there were 1,617 confirmed opioid related overdose deaths statewide. This does not include deaths that are suspected to be opioid related, or the cases still under investigation. Although the number of opioid related deaths in Massachusetts continues to drop, the number of confirmed opioid-related overdose deaths for all intents in Lynn rose from 51 in 2018 to 55 in 2019 (*Data Source: Massachusetts Department of Public Health, Number of Opioid-Related Overdose Deaths, All Intents by City/Town 2015-2019*)

Individuals admitted to BSAS contracted programs during FY2017 had the following characteristics (*Data Source: BSAS Description of Admissions*):

- 62% male, 74% white, 81% non-Hispanic, 72% never married
- 89% between the ages of 18 and 50 (13% ages 18-25, 22% ages 26-30, 38% ages 31-40, and 16% ages 41-50)
- 55% unemployed
- 32% homeless
- 49% past year needle use
- 46% with prior mental health treatment

Female Heads of Households

According to data compiled by “Bread for the World”, single mothers head just over half of all U.S. low-income households with children and female-headed households, particularly those led by women of color, are more likely to be food-insecure and live in poverty than other U.S. households. Contributing factors include gender discrimination in pay, benefits, and employment; job segregation; lack of access to affordable child care; mass incarceration; and, gender-based violence.

An estimated 6,532 or 20% of Lynn households are female-headed family households with no spouse present:

- Median income for these households is \$34,205 as compared with \$71,303 for all family households and \$61,480 for male-headed family households with no spouse present (*Data Source: American Community Survey, 2019 1-Year Estimates*).
- 83% of female-headed family households, with no husband present and with children under 18 years old have a median income of less than \$50,000 (*Data Source: American Community Survey, 2016 1-Year Estimates*).

HIV/AIDS Population

According to the Massachusetts Department of Public Health Office of HIV/AIDS, as of January 1, 2018, an estimated 492 people in Lynn were living with HIV (*Data Source: 2018 Massachusetts HIV/AIDS Epidemiologic Profile, Regional HIV/AIDS Epidemiologic Profile of Lynn, Massachusetts*).

- Lynn ranks as the seventh highest community statewide for average number of HIV infection diagnoses per 100,000 for the period 2014-2016 (average of 16 or 3% of total),
- Lynn ranks as the ninth highest community statewide for rates of HIV infection diagnosis for the period 2014-2016 (average rate of 17.7 per 100,000).
- According to the 2016 report titled “Creating Community Health and Wellbeing In Lynn: A Community Health Needs Assessment and Plan”, the rate of HIV/AIDS prevalence in Lynn was almost 1.5 times higher than the state average.

Individuals living with HIV/AIDS had the following characteristics:

- 61% male, 31% white (non-Hispanic), 36% Black (non-Hispanic), 28% Hispanic/Latino, and 4% Asian/Pacific Islander;
- 52% were born in the United and 48% were born outside of the United States/Puerto Rico/U.S. dependency; and,
- 13% under age 34, 27% ages 35-49, 39% ages 50-59, and 21% age 60 and above.

Households that Speak a Language other than English at Home

- 41% of Lynn residents were foreign-born as compared with 17% statewide and 14% nationwide.
- An estimated 55% of Lynn’s population ages 5 and older speak a language other than English at home.
- For residents ages 5 and older for whom poverty status is determined, an estimated 16% of people who speak a language other than English at home are below the poverty level (*Data Source: American Community Survey, 2019 1-Year Estimates*).
- An estimated 48% of residents who speak a language other than English at home have less than a high school education as compared with 7% of residents who speak only English at home (*Data Source: American Community Survey, 2019 1-Year Estimates*).

Youth

Lynn’s population includes an estimated 27,707 youth between the ages of 5 and 19, accounting for approximately 29% of the City’s population (*Source: American Community Survey, 2019 1-Year Estimates*). Public School enrollment data indicates that 65% of public school students are economically disadvantaged, 79.5% have high needs, and for 61% English is not their first language (*Data Source: Massachusetts Department of Elementary and Secondary Education*). A significant percentage are “at risk” for low educational attainment, substance abuse, health problems, and involvement with the criminal justice system. See also prior discussion of education data.

According to the 2019 Charles E. Shannon Community Safety Initiative:

- The Lynn Police Department (LPD) Gang Unit continues to monitor the activities of over 10 different gangs that operate in the City with an estimated 250-300 members and associates, about 80% of whom are under age 25.
- The City has experienced a large uptick in gang violence and shooting incidents, most notably between two feuding gangs, which alone have been responsible for at least 21 reported shooting incidents resulting in 14 persons being shot in 2019. For 2019, LPD responded to 68 shots fired incidents with 30 of them confirmed gang related. The number of gang related firearm incidents increased 66% in 2019 from 2018 totals.
- Of the 1147 youth served in 2019, the percentage of youth assessed for level of risks were as follows:
 - 11% low risk, i.e. youth in danger of engaging in risky behavior or gang activity due to the presence of known risk factors such as exposure to gang affiliates in their home or community.
 - 53% moderate risk, i.e. youth exposed to the same risk factors as low-risk youth, as well as additional risk factors such as school failure, dropping out, truancy, substance abuse, and gang involvement.

- 36% high risk, i.e. youth who are perpetrators or victims of shooting or stabbing violence, and/or are known gang members.

What are the housing and supportive service needs of these populations and how are these needs determined?

The need for quality, affordable housing is the most pervasive need across all special needs populations. This need is especially acute among low-income households, given the gap between affordable housing supply and demand. This need has also been exacerbated by the many impacts of the COVID-19 pandemic which have placed enormous hardships on renters and homeowners alike. In light of Lynn’s large population of non-English speaking residents, there is also a large and growing demand for services such as ESL courses, translation and related services.

As Lynn’s special needs populations are overwhelmingly very-low income, they are often hard-pressed to make ends meet. Those who are working age are generally either unemployed or working in low-wage jobs, a situation that has worsened due to COVID-19 related unemployment. This group needs access to adult education, literacy, employment and training, child care and other services needed to increase household income and attain economic self-sufficiency.

Other special needs groups such as the frail elderly and disabled generally need access to transportation, health care and specialized support services in order to ensure that they can live independently in community settings. Victims of domestic violence face a multiplicity of needs that require specialized case management and support services. Lynn’s large population of at-risk youth need access to comprehensive youth development programs including, but not limited to, after-school and summer tutoring, mentoring, career exploration and other initiatives.

Below is a discussion of the housing and supportive service needs of the City’s non-homeless special needs populations. These needs were determined through research and investigation, and an ongoing collaborative process involving participation by community residents and stakeholders representing diverse constituencies and perspectives as discussed in “The Process” section of this Consolidated Plan.

For example, during the Consolidated Plan process, residents participated in a Community Needs Survey in which they expressed the need for housing and supportive services for the City’s special need populations. The following housing and public service initiatives for the special needs population were identified as “high priority” initiatives by more than 70% of respondents to the Community Needs Survey. Survey results were generally consistent with the information presented at the 2019 Lynn City Summit:

- Housing for people with special needs (78.5% of respondents)
- Permanent and supportive housing for the homeless (76.3% of respondents)

- Services for seniors (81.6% of respondents)
- Services for people with disabilities (81.8%)
- Services for people with special needs, i.e. homeless, HIV/AIDS, alcohol/substance abuse, abused women and children (80.8%)
- Youth after-school and summer programs (86.1%)
- Educational programs (76.9%)
- Programs to reduce racial disparities (71.1%)

Elderly and Frail Elderly Households

Primary needs for these groups include, but are not limited to, rental assistance, home repair loans and grants (for elderly homeowners), home care and health care, transportation, and nutrition. The need for community-based health care is acute among the frail elderly group in order to reduce the need for nursing home care. Due to physical challenges, many seniors need units that are accessible and/or retrofitting of existing units to improve safety and reduce hazards. Housing for seniors should provide or be in close proximity to information, transportation, social and health services and opportunities for community involvement.

During the Consolidated Planning process, the City’s Public Health Department communicated the need for additional facilities to accommodate the health needs, both physically and emotionally, of the City’s residents, especially in light of the COVID-19 pandemic. Specific needs include space for a Senior Center, call center, flu clinic, vaccine clinic, as well as a place to provide educational seminars and informational meetings.

Developmentally and Physically Disabled Households

According to “Creating Community Health and Wellbeing In Lynn: A Community Health Needs Assessment and Plan” completed by the NextShift Collaborative in 2016, Lynn experiences disproportionately high rates of adverse social and economic conditions and disadvantage, which exacerbate health risks and drive many of the health challenges facing the community:

- Lynn residents suffer from a disproportionate burden of serious chronic diseases including childhood asthma, overweight/obesity, and diabetes.
- Health challenges for Lynn residents are not limited to chronic conditions. In comparison to residents of North Shore cities, Lynn residents have higher rates of premature mortality, hospital and emergency department utilization, opioid related mortality and morbidity, adverse birth outcomes, and teen pregnancies.

- Overall, Lynn residents die at higher rates than people of the same age in the other cities and are also more likely to die at a young age. The leading causes of death in the City are cardiovascular disease and cancer, while leading causes of illness include unintentional injuries and substance abuse. The most common hospital admissions are for heart disease, chronic obstructive pulmonary disease (COPD) and mental health-related issues.
- Lynn residents also experience higher rates of mental health and substance use challenges relative to residents of other cities in the state.

In addition to rental assistance or home repair assistance (for homeowners), persons with physical disabilities need accessible housing facilities and community-based healthcare. Physically disabled persons may need housing that is adapted to their needs and designed to allow mobility and access. Psychiatric evaluation, crisis intervention, stabilization, and follow up may also be needed for persons requiring mental health services.

Facing employment challenges, persons with disabilities need supportive services to help them become economically self-sufficient and to prevent homelessness. Legal services, housing advocacy and financial education and life skills training would benefit the City’s disabled population.

Persons with Alcohol/Other Drug Addictions

Persons with alcohol and other drug addictions often require assistance to overcome their addictions, including outpatient care, individual and group counseling, education and other services.

Victims of Domestic Violence

Among the many services needed for victims of domestic violence and their families are access to emergency services and shelter, mental health counseling, support groups, legal advocacy, children’s programs, outreach programs, and permanent housing.

Female Heads of Households

Families headed by women are at increased risk of economic insecurity and homelessness. Among their needs are rental assistance or home repair assistance (for homeowners), accessible childcare, access to public transportation, safe recreational space for children, job training, and financial literacy training.

HIV/AIDS Population

Housing and supportive services needs for the HIV/AIDS population includes housing advocacy resources, facilitated access to health care, nutrition, transportation and others.

Households that speak a language other than English at home

For households that speak a language other than English at home, needs include, but are not limited to, education, job training, health care and other supportive services in a culturally sensitive and appropriate manner. These include GED preparation, Adult Basic Education (ABE), and English as a Second Language (ESL).

Youth

Youth needs include, but are not limited to, educational support (after school and summer), teen summer jobs, nutrition and health care, HIV prevention, violence and substance abuse prevention, career development, recreational and cultural support, teen pregnancy prevention, and gang prevention. Programs to facilitate in home learning and expand access to fast internet service have become increasingly important as schools closed in response to the pandemic.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Massachusetts Department of Public Health Office of HIV/AIDS, as of January 1, 2018, an estimated 492 people in Lynn were living with HIV (*Data Source: 2018 Massachusetts HIV/AIDS Epidemiologic Profile, Regional HIV/AIDS Epidemiologic Profile of Lynn, Massachusetts*). Additional information regarding the size and characteristic of the Lynn population with HIV is included above.

Discussion

See above.

NA-50 Non-Housing Community Development Needs

Describe the jurisdiction’s need for Public Facilities

The City recognizes the importance of ongoing investments to maintain and enhance the community infrastructure including public facilities. While accurate long-term capital needs for infrastructure and community facilities are not available for all areas, it is clear that these needs dramatically exceed currently available and projected resources. The “City of Lynn Proposed FY 2020-FY2024 Capital Improvement Plan” (CIP) identified the need for 265 projects with a total projected cost of \$587.4 million, which reflects the significant needs across City departments. Due to budget constraints, the CIP includes only 36 of the projects costing nearly \$231 million. Priority needs for the next five years include:

- Revitalization of City recreational and park facilities;
- Infrastructure improvements citywide and to support designated development priority areas, including school facility improvement and new school construction; and,
- Capital improvements and equipment for Lynn municipal buildings.

Examples of public facilities projects identified in the City’s Capital Improvement Schedule for FY2020-FY2024 include construction of two new middle schools, upgrades to police and file equipment, and replacement of information technology equipment.

How were these needs determined?

These needs were determined based upon consultation with City departments and Lynn residents during Community Forums, through the Community Needs Survey, and during preparation of the City’s CIP.

Describe the jurisdiction’s need for Public Improvements

The City has a significant need for non-housing community development improvements including infrastructure repairs citywide and various improvements to support the local target areas defined in the Consolidated Plan (including, but not limited to, Downtown including Lynn Downtown Cultural District, Waterfront, Market Street Gateway, Washington Street Gateway and Boston Street Corridor):

- Road reconstruction, sidewalk repairs and replacements at various locations citywide; and,
- Infrastructure support including, but not limited to, streets, streetscape, lighting and other improvements for priority revitalization areas.

Examples of public improvement projects identified in the City’s Capital Improvement Schedule for FY2020-FY2024 include the Western Avenue and Essex Street design projects and the Chapter 90 road resurfacing, concrete and asphalt sidewalks, and line striping project.

How were these needs determined?

These needs were determined based on a review of Consolidated Plan data and consultation with City departments and Lynn residents during Community Forums, through the Community Needs Survey, and during preparation of the City’s CIP.

The following public services and infrastructure initiatives were identified by more than 70% of the respondents to the Community Needs Survey as “high priority” initiatives:

- Improvements to public parks and recreational facilities (73% of respondents)
- Street, sidewalk and parking improvements (82% of respondents)
- Water, sewer, and drainage improvements (77% of respondents)
- Increase transparency and engagement in decision making (77% of respondents)
- Services for seniors (82% of respondents)
- Services for people with disabilities (82% of respondents)
- Services for people with special needs, i.e. homeless, HIV/AIDS, alcohol/substance abuse, abused women and children (81%)
- Youth after-school and summer programs (86% of respondents)
- Educational programs (77% of respondents)
- Programs to reduce racial disparities (71% of respondents)
- Neighborhood cleanups (75% of respondents)

Describe the jurisdiction’s need for Public Services:

Public services encompass a broad array of programs and services including arts and culture; youth education, recreation and development; senior services; disability services; adult literacy, adult education, ESOL, employment readiness and job training; health services; substance abuse prevention; community safety; and, cultural diversity.

Overall, there are numerous and extensive public service needs that far outstrip the capacity of the City and its non-profit agencies to fully address. Some of the most critical needs include the following. See also prior discussions of Homeless and Non-Homeless Special Needs populations:

- Youth - Many Lynn youth are “at risk” for low educational attainment, substance abuse, health problems, and involvement with the criminal justice system. Youth needs have been extensively documented by Lynn agencies and include educational support; nutrition and health care; HIV prevention; violence and substance abuse prevention; career development; recreational and cultural support; teen pregnancy prevention; etc. Gang activity and gang-related violence have reportedly been on the increase, generating the need for prevention and intervention efforts to provide alternatives to gang violence.
- Seniors –Lynn seniors have similar needs to their counterparts around the county including health care and nutrition services; access to transportation; home care; and, for frail seniors, access to affordable, assisted living. The diversity of Lynn’s population in terms of language, race and ethnicity require a range of solutions tailored to the specific needs of various groups within the larger senior population.
- Adults – Lynn residents are more likely to be unemployed or underemployed, and to be uninsured or underinsured (for health care). The economic dislocation created by COVID-19 has increased the need for adult literacy and education, job training activities, health care access efforts and the like. Domestic violence issues are also a significant factor for Lynn adults and youth.
- Minority Populations – The majority of Lynn residents are communities of color, and there is a large population of persons who were not born in the United States. There is a significant need for English as a Second Language classes, translation services and other efforts to facilitate dialogue and communications. Other needs include adult literacy and education programs, job training, health care and other supportive services that are provided in a culturally sensitive and appropriate manner.
- Public Safety – The community continues to confront significant public safety concerns including substance abuse, high rates of property crimes, and gang violence. Programs and services to engage community residents in public safety awareness and other positive activities are called for.
- While not solely a public service issue, participants in the Consolidated Plan process also highlighted several non-housing needs including for incubator/maker space and technical

assistance to support the development of small businesses, rehearsal/performance for the creative industry, and other needs.

How were these needs determined?

These needs were determined based on Consolidated Plan data and consultation with local agencies and Lynn residents during Community Forums and through the Community Needs Survey.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

This section of the Consolidated Plan includes an analyses of housing market characteristics and trends, homeless and special needs facilities and services, barriers to affordable housing and non-housing community/economic development assets. These analyses incorporate information from current plans, studies and groups including the Housing Production Plan, “2021 Housing Lynn: A Plan for Inclusive Growth” (“Housing Lynn”), the Continuum of Care plans, the Housing Market Study 2016, and the 2015 Economic Development Strategy. Additional data sources include the US Census, American Community Survey (ACS), and Comprehensive Housing Affordability Strategy (CHAS). Some figures vary among different sources based on varying sampling methods and universes.

As noted in the “Housing Lynn” report, Lynn has historically been a relatively affordable place to live in the region, even as Boston and other surrounding communities became increasingly more expensive. However, increased demand to live in Lynn’s inner core and too little housing production in response is making the City less affordable and exacerbating housing problems for many residents. Housing costs are rising due to new high-end development and increasing rents and property values of the older housing stock. Because the city is home to high numbers of low-income households (62% of all households), renters (56% of all households), those with a history of housing instability, and residents ages 65 or older (12% of the population) on fixed incomes—these market changes bring an increased risk of displacement.

Significant characteristics of the jurisdiction's housing market in general, including the supply, demand, and condition and cost of housing

- The City has a total of 36,194 housing units. After experiencing a slight decrease in the number of housing units between 1990 and 2000, the supply of housing grew by 1,139 units (+3.3%) from 2000-2010. From 2010-2018, Lynn’s housing stock grew by another 418 housing units. New market-rate units currently under construction primarily in the Downtown and Waterfront neighborhoods are not reflected in these totals.
- While 19,840 households meet the federal definition of low-income, the Commonwealth of Massachusetts calculates that Lynn has 4,435 subsidized units with deed restrictions. In

addition, approximately 3,648 households receive rental assistance through federal or state vouchers administered by Lynn Housing Authority & Neighborhood Development (LHAND) or other public housing authorities.

- Sales and rental prices in the City have increased substantially. Between 2015 and 2018, median asking rents increased 25% (from \$1,435 to \$1,790). During this same period, median rent for a 2-bedroom apartment increased 27% (MAPC Rental Listings Database). The median home sales price in 2019 was \$350,000, a 136% increase from 2000 prices (The Warren Group), and prices continue to rise sharply. The increase in rental prices has exacerbated the housing affordability gap for low-income households. Among all renters, an estimated 51% are housing cost burdened; however, that figure rises to 63% among Lynn’s low-income households. Overall, more than 42% of the City’s households – both renters and homeowners - are either cost burdened (i.e. paying between 30-50% of income for housing costs) or severely cost burdened (i.e. paying more than 50% of income for housing costs.)
- Sufficient housing at affordable prices is not available to meet the needs of low and moderate income households in Lynn- even before factoring the economic hardships created as a result of the COVID-19 pandemic. While many homes on the open housing market in Lynn may be less expensive than in other communities in the region, they cost much more than many residents can afford. Lynn is also experiencing more buyers from neighboring cities purchasing homes in Lynn due to the lower cost of housing and many of the Lynn buyers are squeezed out of the market. Moreover, these homes may become more expensive as the housing market tightens. Similarly, renters in market-rate housing who receive rent subsidies through vouchers face an increasingly difficult time finding housing as rents increase.
- At least 1,412 market rate units are recently completed, under construction, or in the planning stages providing evidence of the strength of the housing market. Under construction in the City are the following market rate developments: 259 rental units at the Caldwell building in Downtown Lynn; 331 rental units at the Breakwater North Harbor complex in the Waterfront district; and, 72 condominium units on Blossom Street near Downtown and the Lynnway corridor. A 24-unit condominium development on Western Avenue was completed in 2019. In addition, there are several major market rate developments in the early planning stages including up to 550 rental units on the site of the former Lynnway Mart; 78 condominiums at the Lynn Harbor98 project in the Waterfront district on the site of the Porthole Restaurant; and, a potential mixed use development at the former Garelick Farms milk processing plant along the Lynnway.

Housing stock available to serve persons with disabilities and other special needs

The housing needs of persons with disabilities and other special needs are diverse depending on individual need and household income level. While some require only a decent and affordable housing

unit, others require accessible features and/or various types of supportive services. Existing housing resources for low-income disabled and special need households include the following:

- Public housing units and tenant-based vouchers administered by LHAND. LHAND’s state and federally-assisted public housing inventory of 861 units (455 federally-funded and 406 state-funded units) includes 44 accessible units. See Table 50.
- Other subsidized housing units owned by various non-profit and private owners, some of which are targeted for specific special needs populations. See Table 37 for an inventory of all 4,307 subsidized housing units in Lynn (including LHAND public housing units).
- Emergency shelter, transitional housing and permanent supportive housing for homeless individuals and families as detailed in Table 53.

Based on feedback in the Community Forums, it is clear that existing resources are not adequate to meet all the housing needs of these populations.

Condition and needs of public and assisted housing

LHAND administers an aging portfolio of 861 units of state and federally assisted public housing. While LHAND strives to maintain its housing portfolio to all applicable housing quality standards, there is an extensive need for capital improvements to address and update aging building systems. LHAND’s most recent estimates cite the need for more than \$175 million for the comprehensive revitalization of its federally funded sites (Wall Plaza and Curwin Circle) and \$57 million for restoration and revitalization of its state portfolio.

Brief inventory of facilities, housing and services that meet the needs of homeless persons

The Lynn CoC has developed a comprehensive housing and supportive services delivery system consisting of emergency shelter, transitional housing and permanent supportive housing units for both individuals and families. As further detailed below, a total of 1,211 housing and shelter beds have been brought on line over a multi-year period. Sub-populations provided housing includes the chronically homeless, families with children, homeless individuals, veterans and unaccompanied youth. Supportive services include prevention and outreach activities, case management, legal advocacy, job training and employment, representative payee, alcohol/substance abuse, mental health, educational services, meal programs, housing search, and general health care programs. See additional detail in Tables 18 and 19.

Regulatory barriers to affordable housing

The primary barriers to additional affordable housing in Lynn are the extremely limited funding available from federal and state government sources; the high cost of land and housing in the local and regional markets; the limited availability of land for development; and, the aged conditions of a majority of the housing stock. While the Massachusetts Subsidized Housing Inventory (SHI) indicates that over 12% of the City's housing inventory is subsidized, therefore exceeding the state's minimum threshold of 10% under Chapter 40B, there remains a very significant affordability issue in the community with a majority of low-income renters paying more than 30% of income towards housing costs. The "Housing Lynn" report identified a framework for future development intended in part to address this need.

Significant characteristics of the jurisdiction's economy

Overall, the City continues to lag behind the region, a dynamic which was likely exacerbated by the economic downturn caused by the global pandemic. The City continues to prioritize economic development efforts which will generate new jobs and businesses, with the expectation that these efforts will spur both rises in household income and revitalization of priority areas including the Downtown, Waterfront, Market Street Gateway, Boston Street Corridor and Washington Street Gateway Districts. This includes significant interest in attracting start-ups and other small businesses, including artists and other creative industry professionals, to locate in Lynn.

MA-10 Number of Housing Units

Introduction

Lynn’s housing inventory is estimated to be 36,194 housing units, most commonly consisting of single family homes and small multifamily buildings of 2-4 units. (New market-rate units currently under construction primarily in the Downtown and Waterfront neighborhoods are not reflected in these figures.)

After experiencing a slight decrease in the number of housing units between 1990 and 2000, the total supply of housing grew by 1,139 units (+3.3%) from 2000-2010. From 2010-2018, Lynn’s housing stock grew by another 418 housing units. However, the supply of affordable housing that is deed restricted has remained relatively stable. While the City exceeds the state’s Chapter 40B minimum goal of 10% affordable housing, the supply of affordable housing is inadequate to meet the needs of current low-income households including persons with disabilities and special needs.

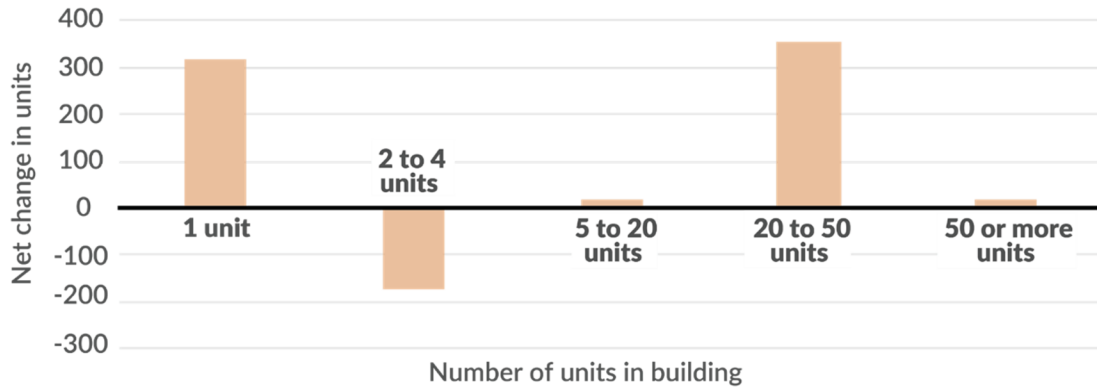
All residential properties by number of units

The “Housing Lynn” report notes that the most common housing types in Lynn are single-family homes and small multifamily buildings (2-4 units). Each of those types compose 34% of Lynn’s housing. Attached single-family homes (such as town homes) are 4% of Lynn’s housing. Buildings with 5-9 units and 10-19 units each constitute 5% of the city’s housing while structures with buildings with 20-49 units constitute 8%. The largest multifamily buildings, with 50 units or more, represent 9% of the city’s housing.

The City’s development patterns represent an ongoing shift in favor of single-family housing and relatively large multi family development:

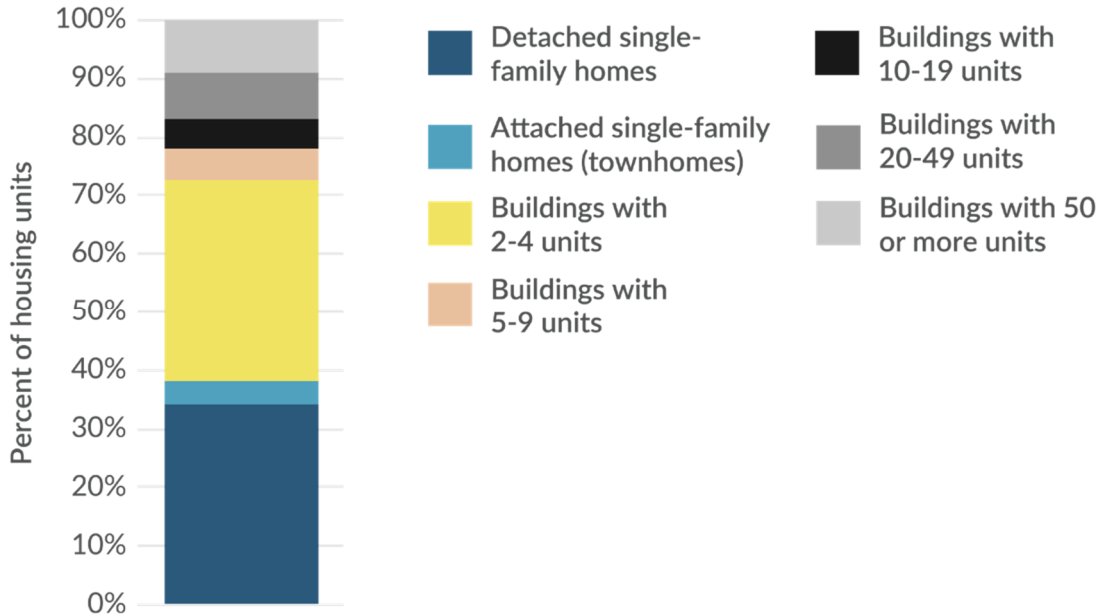
- Between 2009 and 2018, Lynn added single-family homes and houses in buildings with 20-50 units, but lost units in small multifamily buildings.
- According to the City of Lynn Assessors records, the number of housing units located on properties with single-family homes increased by 318 between 2009 and 2018 (fiscal years 2010 and 2019). The number of units in buildings with 20-49 units also increased by 353. The number of units in buildings with 5-19 units and in buildings with 50 or more units each increased by 16. Meanwhile, the number of units on 2-to4 unit residential properties decreased by 175 units.

Figure 1: Net New Housing Units By Number Of Units In The Building, Lynn, 2009-2018



Source: Lynn Assessor, FY2010-FY2019

Figure 2: Housing Units By Number Of Units In the Building, Lynn, 2017



Source: American Community Survey, 2013-2017 5-year estimates

Table 35 – Residential Properties by Unit Number

Property Type	Number	%
1-unit detached structure	11,800	34%
1-unit, attached structure	1,310	4%
2-4 units	11,910	34%
5-19 units	3,645	11%
20 or more units	5,770	17%
Mobile Home, boat, RV, van, etc.	110	0%

Property Type	Number	%
Total	34,545	100%

Data Source: 2013-2017 ACS. Updated data from “Housing Lynn” report indicates the total number of residential properties is 36,194

Unit Size by Tenure

Housing units with three or more bedrooms account for 69% of owner units in the City as compared with 28% for renter units. Over the period from 2010 to 2019, Lynn experienced an increase of 1,513 homeowner households; however, renter households declined by 2,680 units according to ACS data. During the same period, the average household size of owner-occupied units increased from 2.89 to 3.05 and the average household size of renter-occupied unit increased from 2.61 to 2.83 (*Data Source: 2010 and 2019 American Community Survey, 1-Year*).

Table 36 – Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	90	1%	1,125	6%
1 bedroom	685	5%	5,525	30%
2 bedrooms	3,755	26%	6,465	35%
3 or more bedrooms	10,140	69%	5,200	28%
Total	14,670	101%	18,315	99%

Data Source: 2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

As detailed in the table below, the City has 4,307 subsidized units with deed restrictions, or 12.06% of housing inventory. Units are targeted for low-income households with income less than 80% of AMI, with the vast majority targeted to very low and extremely low-income households with income less than 50% of AMI. In addition, approximately 3,648 households receive rental assistance through federal or state vouchers administered by LHAND or other public housing authorities. While the need for affordable housing among Lynn households is much larger than the supply, the percentage of deed restricted affordable housing exceeds the statewide figure of 9.3% and the Chapter 40B goal of 10%. Further, the percentage and number of affordable units in Lynn greatly exceeds that of most neighboring communities.

Table 37 - Lynn Subsidized Housing Inventory

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY

Lynn

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/Comp. Permit?	Subsidizing Agency
1705	Curwin Circle	92 Curwin Circle	Rental	277	Perp	No	HUD
1706	M Henry Wall Plaza	95 Tremont St.	Rental	176	Perp	No	HUD
1707	Caggiano Plaza	174 South Common St.	Rental	105	Perp	No	DHCD
1708	Essex/Tilton	Essex-Tilton Sts	Rental	47	Perp	No	DHCD
1709	Mary McGee House	37 Green Street	Rental	50	Perp	No	DHCD
1710	Meadow Court	174 South Common St.	Rental	85	Perp	No	DHCD
1711	Olive St.	6 Olive St.	Rental	24	Perp	No	DHCD
1712	Woodman Street	Woodman St	Rental	40	Perp	No	DHCD
1713	n/a	39 Shepard St/Warren St	Rental	16	Perp	No	DHCD
1714	n/a	Scattered sites	Rental	29	Perp	No	DHCD
1715	n/a	72 Neptune Street	Rental	6	Perp	No	DHCD
1716	104 South Common	104 South Common St	Rental	7	2021*	No	HUD
1723	Chestnut Gardens Apts	196-216 Chestnut St./301 Essex St	Rental	65	2027*	No	HUD
1724	Cobbett Hill	498 Essex Street	Rental	117	2031*	No	MassHousing DHCD
1727	Broad St Apts	103-109 Broad St.	Rental	60	2033*	No	HUD
1728	Fabens Building	312-332 Union Street	Rental	37	2031*	No	MassHousing
1729	St. Mary's Plaza	30 Pleasant St.	Rental	99	2023	No	HUD
1731	Harbor Loft Apartments	7 Liberty Sq; 678 Washington St	Rental	358	2032*	No	HUD MassHousing

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/Comp. Permit?	Subsidizing Agency
1732	King's Lynne	Garfield Ave/ O'Callaghan Way	Rental	441	2021*	No	DHCD MassHousing
1733	Kings Beach Tower	130 Eastern Avenue	Rental	183	2036*	No	MassHousing
1734	Leisure Towers	10 Farrar St	Rental	181	2029	No	HUD MassHousing
1735	Louis Barrett House	147 Washington St/ Whittier St/Hanover St	Rental	145	2091	No	DHCD MassHousing
1736	Marian Gardens	Blossom & Neptune St (18 Anderson Ln)	Rental	93	2038*	No	HUD
1738	Neptune Towers	Neptune Boulevard	Rental	334	2034	No	HUD
1739	New Rockmere Gardens	32 Commercial St.	Rental	12	2035*	No	HUD
1742	Ocean Shores	50 Lynnway	Rental	202	2031*	No	MassHousing
1743	Olympia Square	429 West Washington St.	Rental	44	2032*	No	HUD
1746	Quaker Meadows	65 Memorial Pk Ave./70 Green St	Rental	104	2033*	No	MassHousing
1747	Rockmere Gardens	26-28 Commercial St.	Rental	72	2035*	No	HUD
1748	Rolfe House	7 Willow St. at Blake	Rental	70	2030*	No	MassHousing
1749	Section 8 Mod Rehab	Scattered sites	Rental	97	2021*	No	HUD
1750	Silsbee Tower	67 Silsbee Street	Rental	146	2034*	No	MassHousing
1751	St. Stephen's Tower	25 Pleasant St. & Bond	Rental	130	2022*	No	MassHousing
1752	The Ruth	2 Rogers Ave	Rental	32	2021*	No	HUD
1755	Willow Apartments Trust	19 Willow St.	Rental	44	2025	No	HUD
1756	Wilson Gardens	189-199 Lewis St, 6-10 Wilson Terr	Rental	26	2021	No	MassHousing
3922	St. Theresa House	32 South Common Street	Rental	32	2054	No	DHCD HUD

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/Comp. Permit?	Subsidizing Agency
3923	Brickyard Village	22-28 Warren St; Shepard St, LaGrange Terr, June Lane	Rental	28	2033	No	<i>DHCD</i>
4348	DDS Group Homes	Confidential	Rental	73	N/A	No	<i>DDS</i>
4576	DMH Group Homes	Confidential	Rental	44	N/A	No	<i>DMH</i>
6706	St. Jean Baptiste	Franklin, Lyman, Endicott & Loughton Streets	Rental	24	perp	No	<i>DHCD</i> <i>HUD</i> <i>MHP</i>
6707	YMCA Expansion	20 Neptune Boulevard	Rental	38	2034	No	<i>DHCD</i> <i>HUD</i> <i>FHLBB</i>
9583	Washington Square Residence	144 Broad Street	Rental	43	2061	NO	<i>DHCD</i> <i>MassHousing</i>
10459	Gateway North	700 Washington St	Rental	71	Perp	NO	<i>MassHousing</i> <i>DHCD</i>
Lynn Totals				4307	Census 2010 Year Round Housing Units Percent Subsidized		35,701 12.06%

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The table below provides information on the inventory of expiring use properties in the City. The Community Economic Development Assistance Corporation (CEDAC) estimates that 637 units in Lynn are at risk in 2022. The City and LHAND continue to work aggressively with project owners and sponsors to identify and implement measures to preserve long-term affordability of expiring use units.

Table 38 – CEDAC Expiring Use Inventory – April 2021

Property Name	Section 8 PBA Units	Section 8 Exp Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Current Units Assisted	Units At Risk - 2022
556-562 Chestnut Street			8	0	0	8	8
Bridgewell Inc - Lynn	9	11/13/2020	9	0	0	9	0
Chestnut Gardens Apts	65	3/7/2027	65			65	0
Cobbet Hill			117	0	0	117	0
Essex Gardens	60	6/30/2033	60			60	0
Fabens Building	37	4/22/2031	37			37	0
Gateway Residences On Washington			71			71	
Greater Lynn YMCA			38			38	
Gtr Lynn Spec Needs Hsg			9	9		0	0
Harbor Loft*	210	5/31/2038	358	148		210	0
Kings Beach Towers	183	1/31/2036	183			183	0
King's Lynne			441**	0	0	0	0
Leisure Tower	180	8/28/2038	181			181	0
Marian Gardens	93	9/30/2038	94			94	0
Neptune Towers	332	7/31/2038	334			334	0
NewRockmereApartments	12	7/31/2015	12			12	12
Ocean Shores Apartments	202	4/22/2031	202			202	0
Olympia Square	44	11/15/2032	44			44	0
Quaker Meadows	103	7/31/2033	103			103	0
Rockmere Gardens	12	7/31/2035	72			72	59
Rolfe House	70	2/28/2037	70			70	0
Saint Jean Baptiste			24	0	0	24	0
Silsbee Tower	145	2/12/2034	145			145	0
St Mary's Plaza	98	2/6/2028	98			98	0
St Stephen's Tower			130			130	0
St Theresa's House	32	1/20/2021	32	0	0	32	0
Warren Shepard Street			28	0	0	28	0

Property Name	Section 8 PBA Units	Section 8 Exp Date	Original Subsidy Units	Subsidy Units Lost	New Affordable Units	Current Units Assisted	Units At Risk - 2022
Washington Square Residence Phase II		17			17		
Washington St Housing			145	145	145	145	0
Willow Apartments	43	11/30/2025	44			44	0
Wilson Gardens	26	8/31/2036	26			26	0

Data Source: Community Economic Development Assistance Corp. (CEDAC)

**Harbor Loft: In February 2021, Lynn EDIC negotiated a long-term lease that requires 210 units remain affordable until 2071.*

***Kings Lynne: This was re-negotiated with DHCD and of the 441 units there are now 176 MTW Project Based vouchers and 166 MRVP mobile vouchers for currently leased in place; however, the mobile vouchers can be used outside of King’s Lynne.*

Does the availability of housing units meet the needs of the population?

Data on households experiencing severe cost burdens and overcrowding points to the lack of sufficient affordable housing to meet the needs of the population. There are over 21,241 low-income households on LHAND waiting lists. This does not include waiting list data for other subsidized housing developments listed above or for residents who have not applied for subsidized housing.

Describe the need for specific types of housing:

There is a continuing need for quality, affordable housing to serve the needs of low and moderate-income families, including large families, female-headed households, elderly and disabled households and the special needs populations. This includes both affordable rental housing as well as support for low-income homeowners. In addition to the need for accessible units, applicants to LHAND’s housing programs with mobility issues are increasingly requesting first floor units or units in elevator properties.

Discussion

In addition to continuing to expand the supply of affordable housing and take other actions to preserve existing affordable housing, the City believes it is essential to focus on economic development efforts that will generate new jobs, help increase household income and build mixed-income and market-rate housing. It is also critical to continue its commitment to transformative redevelopment with Gateway City initiatives such as the Housing Development Incentive Program (HDIP) from DHCD, and the Transformative Development Initiative grant (TDI) from MassDevelopment. The concept of creating

balanced, mixed income communities including new market-rate housing and residents who can help to support the City's economy is key to the revitalization of the Downtown, Waterfront, Washington Street and Market Street Gateway Districts.

MA-15 Housing Market Analysis

Introduction

Rents and home sales prices continue to rise sharply creating additional cost burdens and pressures on low and moderate-income households. This section of the Consolidated Plan presents information on recent trends and future projections regarding the cost and affordability of housing in Lynn.

Cost of Housing

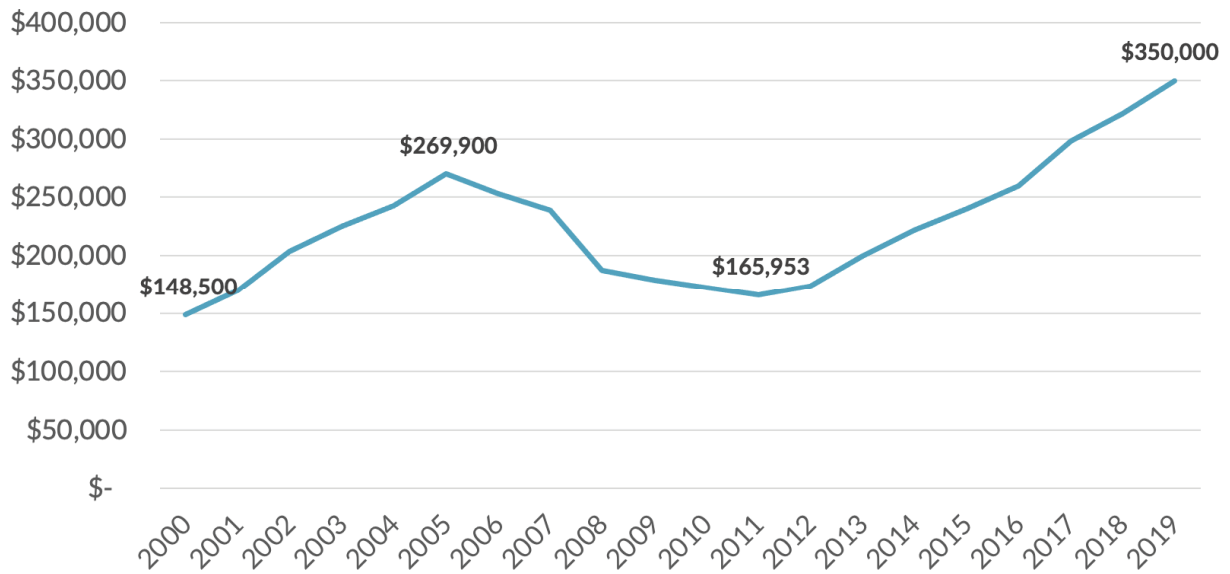
Sales Prices

According to data gathered as part of the “Housing Lynn” initiative, while Boston and many surrounding communities have seen steadily rising housing prices for some time now, Lynn continues to offer relative affordability in the inner core. As a result, Lynn remains home to many low-and moderate-income households: 61% and 10%, respectively (*Source: ACS2011-15*). More than half of Lynn households rent and 65% of Lynners live in family households (*Source: ACS2013-17*). But as Lynn becomes less affordable, these populations risk being priced out.

Between 2010 and 2018, single-family and condo unit sale prices in Lynn remained lower than in comparable communities but were rising at faster rates. Lynn’s median sale price of \$328,149 (in 2019 dollars) represents a 61% increase over the prior 8 years (*Data Source: The Warren Group, 2010-18*).

According to research conducted by the Warren Group and reported in “Housing Lynn”, between 2000 and 2019, the median price for a single-family unit rose 136%, from \$148,500 to \$350,000. Prices initially rose to a peak in 2005, then decreased through 2011, then began to increase again through 2019. Although the COVID-19 crisis created massive unemployment, dwindling inventory of homes for sale has sent prices skyrocketing regionally. It is likely this trend is true in Lynn specifically, and 2021 home prices are expected to be the highest on record.

Figure 3: Median Sale Price For Single-Family Homes and Condominiums, Lynn, 2000-2019



Source: The Warren Group, 2000-2019

Table 39 – Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	297,500	279,400	(6%)
Median Contract Rent	794	959	21%

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rents

The “Housing Lynn” report notes that, in 2018, Lynn rents were lower than comparable communities; however, the percent of renters paying relatively low rents has been declining dramatically. In Lynn, 60% of renters pay less than \$1,000 a month (ACS 2012-16); however, that rate dropped 16% between 2007 and 2016. The median asking rent in Lynn rose 25% from \$1,435 in the fourth quarter of 2015 to \$1,790 in the fourth quarter of 2018. During that time, rents for studios rose 26%, rents for one-bedrooms rose 51%, rents for two-bedrooms rose 27%, and rents for three-bedrooms rose 13%.

Table 40 - Median rental listing prices by bedroom count, Lynn, 2015-2018

	Studio	1-bedroom	2-bedroom	3-bedroom
2015	\$1,250	\$1,125	\$1,550	\$1,675
2016	\$1,225	\$1,300	\$1,550	\$1,800
2017	\$1,000	\$1,375	\$1,650	\$1,900
2018	\$1,575	\$1,700	\$1,975	\$1,900

Source: MAPC Rental Listings Database.

Table 41 - Rent Paid

Rent Paid	Number	%
Less than \$500	4,150	22.7%
\$500-999	5,935	32.4%
\$1,000-1,499	6,710	36.6%
\$1,500-1,999	1,350	7.4%
\$2,000 or more	170	0.9%
Total	18,315	100.0%

Data Source: 2013-2017 ACS

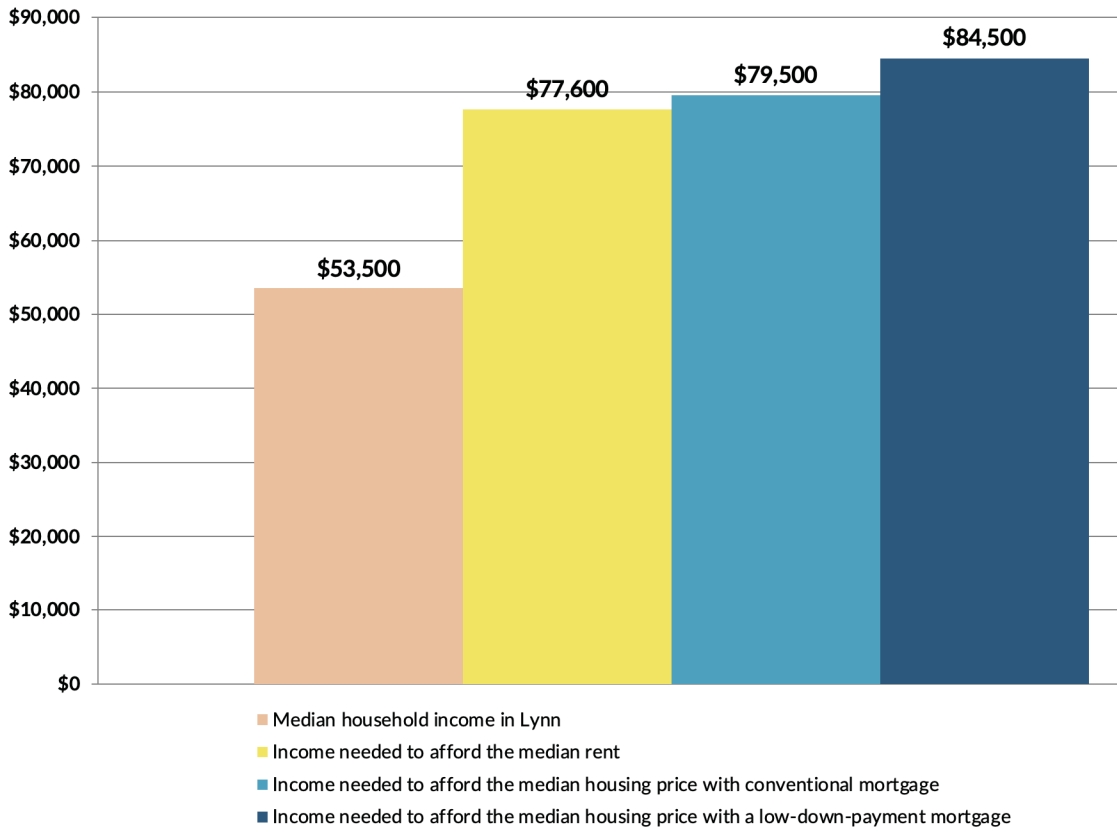
Housing Affordability

Affordability was the challenge most often cited by the community throughout the “Housing Lynn” 2020 planning process and in 2021 Community Forums. While Lynn has a relatively large number of “naturally occurring affordable housing” units and deed-restricted affordable units, there is a significant gap between the income needed to pay the median housing costs of both renting and homeownership and the median income of the City’s residents.

As noted in the Needs Assessment section above, more than 42% of all Lynn households are housing cost burdened. Among low-income renters, 24% are cost burdened and 27% are severely cost burdened (CHAS 2007-16). The “Housing Lynn” report indicates that to pay the median rent of \$1,790 plus utilities, a household would need a pre-tax income of \$77,600, compared to Lynn’s median household income of approximately \$53,500 (Data Source: MAPC Rental Listings Database, 2018 fourth quarter; American Community Survey, 2013-2017 5-year estimates; MAPC calculations).

Homeownership also presents significant affordability problems for most Lynn residents. To afford a 30-year fixed-rate mortgage with a 4.0% interest rate and a conventional down payment of 20%, households would need an income of \$79,500 to affordably purchase a home at the median price of \$350,000 (Data Source: The Warren Group, 2019; MAPC calculations). This ownership scenario also assumes the purchasing household has \$70,000 available for the down payment. If the purchasing household took out a low-down payment mortgage, such as a federally-insured Federal Housing Administration (FHA) mortgage, the down payment for the median Lynn home would be \$12,250, but monthly mortgage payments would be greater, requiring an annual income of \$84,500 to be affordable, or \$31,000 more than the median Lynn income (Data Source: The Warren Group, 2019; American Community Survey, 2013-2017 5-year estimates; MAPC calculations).

Figure 4: Housing Affordability Gap, Lynn, C. 2017-19



Source: American Community Survey, 2013-2017 5-year estimates; MAPC Rental Listing Database, 2018; The Warren Group, 2019; MAPC calculations

Table 42 – Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	3,490	No Data
50% HAMFI	7,455	680
80% HAMFI	13,600	2,820
100% HAMFI	No Data	5,455
Total	24,545	8,955

Data Source: 2013-2017 CHAS

Monthly Rent

Table 43 – Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,394	1,561	1,902	2,383	2,571
High HOME Rent	1,329	1,425	1,712	1,970	2,178

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	1,037	1,111	1,333	1,540	1,718

Data Source: HUD FMR and HOME Rents

Table 44: Owner/Renter (Householder) Characteristics

	2015		2019		Change 2015-2019	
	#	%	#	%	#	%
GROSS RENT						
Occupied units paying rent	17,376		17,567		191	1.1%
Less than \$500	3,537	20.40%	3,095	17.60%	-442	-12.5%
\$500 to \$999	4,907	28.20%	3,000	17.10%	-1,907	-38.9%
\$1,000 to \$1,499	6,701	38.60%	7,362	41.90%	661	9.9%
\$1,500 to \$1,999	1,779	10.20%	3,329	19.00%	1,550	87.1%
\$2,000 to \$2,499	424	2.40%	631	3.60%	207	48.8%
\$2,500 to \$2,999	5	0.00%	141	0.80%	136	2720.0%
\$3,000 or more	23	0.10%	9	0.10%	-14	-60.9%
Median (dollars)	\$1,016		\$1,189		\$173	17.0%
No rent paid	439		401		-38	-8.7%
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)						
Occupied units paying rent (excluding units where GRAPI cannot be computed)	17,103		17,123		20	0.1%
Less than 15.0 percent	2,065	12.10%	1,752	10.20%	-313	-15.2%
15.0 to 19.9 percent	1,313	7.70%	1,601	9.30%	288	21.9%
20.0 to 24.9 percent	1,794	10.50%	2,126	12.40%	332	18.5%
25.0 to 29.9 percent	2,140	12.50%	1,990	11.60%	-150	-7.0%
30.0 to 34.9 percent	1,861	10.90%	1,737	10.10%	-124	-6.7%
35.0 percent or more	7,930	46.40%	7,917	46.20%	-13	-0.2%
Not computed	712		845		133	18.7%

Data Source: 2019 and 2015 American Community Survey 5-Year Estimates Data Profiles

Is there sufficient housing for households at all income levels?

While the City has significant supplies of affordable housing relative to the state and region, it is not enough to meet the needs of current Lynn households. There is also a need for new mixed-income and

market rate housing to support revitalization of priority target neighborhoods and expand the City's economy.

As described in the "Housing Lynn" report, rising housing costs have led to increased demand in relatively more affordable communities like Lynn. While the City has actively engaged in efforts to attract development in recent years, expansion of Lynn's housing supply has not kept up with demand. The housing units currently under development are overwhelmingly in 100% market-rate developments that are not affordable to the median Lynn household with income of \$53,500.

The majority of Lynn's population (62%) is comprised of low-income households, meaning they earn less than 80% of the Greater Boston region Area Median Income (AMI). A one-person household is considered low income if they earn \$67,400 or less per year; for a four-person household, that low-income threshold is \$96,250 or less. Low-income households are eligible for housing assistance, such as deed-restricted Affordable Housing and housing vouchers. However, because there are fewer than one deed-restricted Affordable Housing unit for every four local households that might qualify in Lynn, 68% of them are cost-burdened. These are households who must find housing on the private market and are therefore more vulnerable to cost increases and displacement.

As previously noted, there are over 600 units of housing currently under construction in Lynn; however, all of it is market rate.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing is becoming less affordable as home values and rents continue to rise at rates that outpace increases in income. The growing population among special needs groups, such as elderly households, may lead to an even greater need for affordable housing in the future and underscores the need to preserve affordable housing options in the City. As costs rise without a concomitant increase in affordable housing resources and/or household incomes, the City is likely to increasingly face displacement among low-income residents including expected increases to eviction and foreclosure rates and other measures of housing instability.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market Rents (FMRs) represent the estimated amount (base rent and essential utilities) that a property in a given area typically rents for and are generally calculated as the 40th percentile of gross rents for regular, standard quality units in a local housing market. Lynn is located in the Boston-

Cambridge-Quincy, MA-NH, HUD Metro FMR Area, which covers municipalities in Essex, Middlesex, Norfolk, Plymouth, and Suffolk counties in Massachusetts and Rockingham County in New Hampshire.

The FY 2021 Section 8 Fair Market Rents (FMRs) for the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area are shown in the table below.

Table 45 - FY 2021 Fair Market Rents by Unit Bedrooms

Unit Size	FY 2021 Section 8 FMR
Studio / Efficiency	\$1,742
1-Bedroom	\$1,924
2-Bedroom	\$2,336
3-Bedroom	\$2,906
4-Bedroom	\$3,168

Source: US Department of Housing & Urban Development

While these rents exceed the median rents calculated by MAPC as noted above, voucher holders continue to face challenges finding affordable units in Lynn that meet HUD’s Housing Quality Standards. Further, given the very high cost of developing housing in the Boston regional market, additional capital grants and/or initiatives to write down the cost of land will generally be required to produce new affordable housing using the current FMR levels.

It is also important to note again that the Area Median Income for residents in Lynn is substantially lower than other towns and cities in the FMR area. While many affordable housing programs and inclusionary zoning rules require new housing to be affordable to households making 80% of AMI (more than \$90,000 for a family of four), Lynn’s median income of \$53,500 is closer to 50% of AMI.

Table 46: Maximum Affordable Housing Rents* by Income for the Boston-Cambridge-Quincy, MA-NH, FMR

Household Size	Extremely Low Income 30% AMI	Very Low Income 50% AMI	Low Income 80% AMI
1	\$671	\$1,120	\$1,685
2	\$768	\$1,280	\$1,925
3	\$864	\$1,440	\$2,166
4	\$959	\$1,599	\$2,406
5	\$1,036	\$1,728	\$2,599
6	\$1,113	\$1,855	\$2,791
7	\$1,190	\$1,983	\$2,984

Household Size	Extremely Low Income 30% AMI	Very Low Income 50% AMI	Low Income 80% AMI
8	\$1,266	\$2,111	\$3,176

*Including utilities, calculated as (income X 30%)/12

Discussion

One of the City’s goals is to “Create and Preserve Deed-Restricted Affordable Housing” through initiatives to support implementation of the 2021 “Housing Lynn” Plan and other efforts to: develop new deed-restricted rental housing units with an emphasis on affordability for households at or below the Lynn local median income and special needs populations; secure adequate capital and operating funds for LHAND’s state and federally assisted public housing portfolio; and, secure resources and undertake other activities to recapitalize and preserve existing, deed restricted affordable housing including expiring use developments.

MA-20 Housing Market Analysis: Condition of Housing

Introduction

Lynn’s housing stock can be described as older with numerous physical conditions that affect the health and safety of residents. Significant characteristics of Lynn’s housing stock include the following:

- An estimated 47% of Lynn’s housing (15,625 units) have at least one of the four defined housing conditions.
- 87% of all housing was built before 1980, including 63% built before 1940.
- Lead-based paint hazards continue to be a serious problem in the City. Lynn remains a high risk community for childhood lead poisoning as designated by the Massachusetts Department of Public Health.
- An estimated 4.6% of the City’s total housing units are vacant.

Definitions

The City’s definitions for “standard condition” and “substandard condition but suitable for rehabilitation”

- “Standard” housing is defined as housing that meets Massachusetts Department of Public Health regulations as codified in Chapter II of the State Sanitary Code [105 CMR 410.000] entitled Minimum Standards of Fitness for Human Habitation. The standards apply to every owner-occupied or rented dwelling, dwelling unit, mobile dwelling unit or rooming house unit in Massachusetts, which is used for living, sleeping, cooking and eating.
- Conversely, “substandard” housing is defined as housing that does not meet Massachusetts Department of Public Health regulations as codified in Chapter II of the State Sanitary Code [105 CMR 410.000] entitled Minimum Standards of Fitness for Human Habitation.
- “Substandard condition but suitable for rehabilitation” is defined as substandard housing that is structurally sufficient to be rehabilitated to meet Massachusetts Department of Public Health regulation as codified in Chapter II of the State Sanitary Code [105 CMR 410.000] entitled Minimum Standards of Fitness for Human Habitation.
- For public housing and Housing Choice Voucher units, LHAND requires compliance with HUD’s Housing Quality Standards or Uniform Physical Condition Standards as applicable.

Physical Housing Conditions

The US Census tracks information on four housing problem conditions: (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%. As summarized in the table below and further discussed in the Needs Assessment chapter:

- An estimated 47% of Lynn’s housing (15,625 units) have at least one of the four defined housing conditions.
- 66% of housing units with at least one housing condition are renter occupied.
- The percentage of housing units with no selected conditions is 42% for renter-occupied units and 66% for owner-occupied units.

Table 47 - Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,875	33%	9,380	51%
With two selected Conditions	135	1%	1,040	6%
With three selected Conditions	20	0%	175	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,640	66%	7,715	42%
Total	14,670	100%	18,310	100%

Data Source: 2013-2017 ACS

The “Housing Lynn” report noted the following information regarding the physical conditions of the City’s housing:

- Numerous physical conditions of Lynn’s housing affect the health and safety of households in their homes. These include the presence of damp and mold; rodent and insect infestations; cleanliness of common interior and exterior areas; condition of the walls and roof; condition of the kitchen systems, plumbing, electrical, and temperature control systems; presence of lead paint; quality of workmanship on repairs; and more. During the public engagement process for “Housing Lynn: A Plan for Inclusive Growth”, the poor physical condition of housing—the safety and maintenance of buildings—was a common theme discussed by participants, especially regarding Lynn’s rental housing stock.
- The Census Bureau only measures two variables related to housing conditions: completeness of kitchen facilities and completeness of plumbing facilities. According to data from the American Community Survey, 2013-2017 5-year estimates, approximately 429 housing units (1.3% of the supply) lack complete plumbing facilities and 693 units (2.1%) lack complete kitchen facilities.

These issues are disproportionately experienced by renters. An estimated 84% of homes lacking complete plumbing facilities and 88% lacking complete kitchen facilities are rentals (Data Source: American Community Survey, 2013-2017 5-year estimates). While instances of incomplete kitchen and plumbing facilities are low in Lynn, they are more numerous than in comparable communities identified by MAPC. Also, both measures increased in Lynn by a small but statistically significant degree between 2012 and 2017 (Data Source: American Community Survey, 2007-2012 and 2013-2017 5-year estimates). Finally, there is reason to believe these are undercounts, given the Census Bureau’s general undercounting in communities where these conditions are most common and the fact that there are disincentives for housing-insecure residents to report these issues.

Age of Housing

As described in “Housing Lynn”, Lynn’s housing stock is older owing to a long period of underinvestment in housing by the private for-profit market. While the legacy of underinvestment continues, there are signs that private investment has returned to the city, especially as the pace of market-rate development accelerated in the past decade in Lynn’s Downtown and Waterfront:

- 87% of all housing in Lynn was built before 1980.
- 67% of Lynn’s housing was built before 1950. 62% of homeowner-occupied units were built before 1950 and 70% of renter-occupied units were built before 1950.
- Only 4% of the existing housing stock was built since 2000. An estimated 6% of homeowner-occupied units and 2% of renter-occupied units were built in 2000 or later.

Table 48 - Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	810	6%	380	2%
1980-1999	1,450	10%	1,670	9%
1950-1979	3,295	22%	3,425	19%
Before 1950	9,120	62%	12,840	70%
Total	14,675	100%	18,315	100%

Data Source: 2013-2017 CHAS

Older housing stock can be expensive to maintain or upgrade, resulting in deferred maintenance by owners and landlords. Older housing stock also rarely meets modern accessibility standards for people with disabilities. Housing built before 1978 often has not undergone lead paint removal and does not have a Lead Paint Compliance Certificate. Due to lack of availability and limited affordability, families with young children often cannot avoid renting such units and risking the health of their children.

Alternatively, some landlords may not rent to families with young children due to the lead paint liability even though not to do so is illegal.

Older housing may also lack heating and energy efficiencies which can increase housing cost burdens. Older housing may not be code compliant, may have exposed lead paint, and is unlikely to be accessible for people with disabilities. According to input from community residents received during the “Housing Lynn” community engagement activities some of this older housing is also not well maintained, creating additional hazards.

Risk of Lead-Based Paint Hazard

Due to its older housing stock, lead-based paint hazards continue to be a serious problem in Lynn:

- 87% of all housing was built before 1980. Housing built before 1978 often has not undergone lead paint removal and does not have a Lead Paint Compliance Certificate. As such lead paint may be present in a high percentage of the City’s housing stock.
- Infants and young children are more likely to be exposed to lead than are older children. They may chew paint chips, and their hands may be contaminated with lead dust. Young children also absorb lead more easily and sustain more harm from it than do adults and older children (*Mayo Clinic, Lead Poisoning Disease and Conditions*).
- Due to lack of availability and limited affordability, families with young children often cannot avoid renting such units and risking the health of their children. Alternatively, some landlords may not rent to families with young children due to the lead paint liability even though not to do so is illegal.
- According to census data there are an estimated 1,195 housing units in Lynn (830 homeowner-occupied units and 365 renter-occupied units) that were built before 1980 and have children present.

Lynn is designated by the Massachusetts Department of Public Health as a high-risk community for childhood lead poisoning. From 2014 to 2018 (*Data Source: Massachusetts Department of Public Health Childhood Lead Poisoning Prevention Program, High Risk Communities for Childhood Lead Poisoning, January 1, 2014 through December 31, 2018*):

- There were 96 cases of childhood lead poisoning reported.
- The incidence rate per 1,000 (the number of children 9 to 47 months of age per 1,000 children, identified for the first time with a confirmed elevated blood lead level) was 4.9 for Lynn as compared with 2.6 statewide.

- 34% percent of families had an income to poverty ratio (PIR) below 2 as compared with 18% statewide.
- 80% of Lynn children between the ages of 9 and 47 months were screened for lead poisoning as compared with 73% statewide.

Table 49 – Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	12,415	85%	16,265	89%
Housing Units build before 1980 with children present	830	6%	365	2%

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

The City and LHAND have worked diligently and aggressively for many years to reduce lead-based paint hazards, complying with all legal and statutory responsibilities. LHAND administers the Lynn Lead Abatement Program (LLAP). Lead abatement grants averaging \$12,000 per unit are provided for low-income homeowners or renters with children under 6 years old.

In 2019, Lynn received \$9.3 million from the federal government to increase the program’s capacity. Over the past 10+ years, LHAND has successfully utilized HUD grant funds to provide a range of services, including inspections; testing of children under the age of six; de-leading of units, common areas and exteriors; relocation; contractor education; and other services. From 2009 through 2018, Lynn received \$9.1 million in HUD funds to make more than 600 homes safe. During this period, LHAND surpassed its benchmarks and received a high performing grant status.

Lead Paint in Public Housing

All LHAND family public housing units have been de-leaded. LHAND maintains strict compliance with local state and federal notification requirements. Further, LHAND through briefings, handouts and notices advises participants to maintain communications regarding elevated blood lead level conditions among household members. In this way, LHAND can respond and make appropriate referrals for families at risk.

Lead Paint in Section 8 Housing

LHAND has developed and implemented strict policies to enforce lead-based paint regulatory requirements. All Section 8 units occupied by children under six years of age require owner de-lead certification prior to approving occupancy. Additionally, owners are required to take corrective actions if needed and re-certify units when children are identified with elevated blood lead levels. Through education, briefing and written materials, LHAND actively empowers its tenants to maintain the health and well-being of their families. Section 8 owners are able to participate where eligible in the LLAP program.

Vacant Units

As reported in “Housing Lynn”, higher demand for housing in Lynn led to dramatic *decreases* in vacancies in rental and ownership housing from 2010 to 2017. The vacancy rate of rental housing fell from 5.9% to 1.8% between 2010 and 2017. In that same period, the vacancy rate for ownership housing fell from 2.5% to 0.4% (*Data Source: American Community Survey, 2013-2017 5-year estimates*). For both rental and ownership housing, the vacancy rates in Lynn are well below “stable” levels where most people in need of housing can find homes easily. Without enough housing for people seeking homes, landlords and sellers can ask for increasingly high rents and prices, which advantages wealthier renters and buyers and encourages overcrowding among lower-income households.

Need for Owner and Rental Rehabilitation

There is a very high need for rehabilitation of homeowner and rental units based on housing conditions and the advanced age of Lynn’s housing stock.

One of the strategies recommended in “Housing Lynn” is to establish a Small Landlord Rental Rehab Assistance Fund, a municipal fund that will provide financial assistance for residential property rehabilitation and improvement to qualifying landlords who agree to rent to income-eligible tenants. Its purpose is to improve older housing stock without spurring cost increases by incentivizing landlords to rent at below-market rents to lower-income households. This action responds to the building safety and maintenance challenges raised through the “Housing Lynn” process, as well as concerns about rising housing costs and displacement, but it also requires significant funding to have a meaningful impact.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

See discussion above including state data. As noted, US Census data indicate that there are an estimated 1,195 housing units in Lynn (365 homeowner-occupied units and 830 renter-occupied units) that were built before 1980 and have children present. It can reasonably be assumed that the vast majority of these units are occupied by low or moderate-income families. The City believes the actual figure may be substantially higher given the average age of the housing stock and community demographics. Lynn has been and will continue to be proactive in addressing LBP issues.

Discussion

The City will continue to invest in and undertake strategies to upgrade housing conditions, improve enforcement of building codes, remove lead based paint hazards and expand the supply of new housing. As part of the “Housing Lynn” initiative, 97 potential opportunity development sites were identified. The opportunity sites represent a total combined area of 265.2 acres of potential development opportunity in Downtown, along the Waterfront, along major commercial/transportation corridors, and in the city’s residential neighborhoods. These opportunities vary in scale, but most are between one and six acres. The opportunity site types are varied in scale and context, and therefore not all kinds of housing development are universally suitable to each. For more information on the site types and housing development types, please refer to the “Housing Lynn” report.

MA-25 Public and Assisted Housing

Introduction

LHAND produces a PHA Annual Plan and Five-Year Plan in accordance with HUD requirements and an Annual Plan for state-aided housing in accordance with Massachusetts Department of Housing and Community Development requirements. These plans present summaries of major policies, policy changes, fiscal information and planned development and other initiatives. Key LHAND challenges relate to the severe fiscal constraints that limit the agency's ability to fund needed capital improvements at aging housing facilities, the inability to serve thousands of households on the waiting list due to the lack of available units and vouchers, the need for voucher holders to find private market rental units that meet cost and housing quality standards, and the complexity of assisting residents in achieving economic self-sufficiency and maximizing the potential for independent living.

Total Number of Units

LHAND provides housing assistance to approximately 8.7% of all Lynn households. LHAND owns and operates a total of 861 affordable housing units and administers 1,886 rental assistance vouchers including:

- 455 federal public housing units
- 406 state public housing units
- 1,412 federal Housing Choice Vouchers
- 474 Massachusetts Rental Assistance Program vouchers

Describe the supply of public housing developments:

LHAND's state and federally assisted public housing developments are noted on the following table. All of LHAND's public housing developments are more than 45 years old. As a result of inadequate capital funding, most sites require ongoing major capital investments in order to preserve the housing and ensure compliance with applicable housing quality standards:

Table 50 – Federal and State Public Housing Developments

Development	Program	Units
Curwin Circle	Federal	279
M Henry Wall Plaza	Federal	176
Caggiano Plaza	State	107
Essex/Tilton	State	47
Mary McGee House	State	49
Meadow Court	State	85
Olive St.	State	24
Woodman Street	State	40
Family units in smaller buildings	State	38
Special occupancy units	State	16
Total		861

Data Source: LHAND, June 2021

Totals Number of Units

Table 51 – Total Number of Units by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	136	455	1412	17	1259	7	50	79
# of accessible units	**	**	44	**	**	**	**	**	**

**Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

*** Not available.*

Data Source: LHAND, June 2021

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

See unit counts above. Due to the aging physical plants and consistent underfunding of public housing capital program, LHAND’s developments require ongoing, significant capital improvements. LHAND is required under HUD regulations to submit a Public Housing Agency Plan, which provides information on admissions, waiting list, capital spending and other topics related to its federal public housing and Housing Choice Voucher rental assistance programs. HUD’s Real Estate Assessment Center (REAC) conducts a program of physical inspections (generally on an annual basis) for federal public housing and multifamily housing. The most recent REAC scores for LHAND’s two federal developments are included in the table below. LHAND also produces an Annual Plan for its state-assisted public housing developments in accordance with the requirements of the Massachusetts Housing and Community Development Department. Copies of these plans are available from LHAND.

Public Housing Condition

Table 52- Public Housing Condition

Public Housing Development	Average Inspection Score
Curwin Circle	63
Wall Plaza	81

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

- LHAND’s most recent estimate, which was developed several years ago, indicates that the agency’s two federally-funded properties (Curwin Circle and Wall Plaza) require over \$128 million in capital funds to address the need for comprehensive revitalization. Most of this funding is needed at Curwin Circle which consists of wood-frame buildings built as temporary housing over 60 years ago.
- LHAND estimates that the State funded-properties will need \$57 million in restoration and revitalization projects over the next five years.

Additional information on public housing capital needs is included in LHAND’s Five Year PHA Plan.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Like other Housing Authorities nationwide, LHAND must operate within a system that regularly underfunds public housing operating and capital needs. As the physical structures age, the gap between funding needs and actual resources grows. Despite these limitations, LHAND remains firmly committed to serving its residents and to achieving excellence in property management. Over time, LHAND has

implemented numerous efficiencies including a comprehensive energy-savings program, ongoing staff training initiatives, cost-savings capital improvements and responsive maintenance services.

LHAND has also pursued alternative funding sources to support both the physical needs of its developments and the supportive service and other needs of its residents. The agency's Five Year PHA Plan outlines a strategy for improving the living environment of public housing residents and responding to the larger set of community needs. Wherever possible, these activities are planned in a manner that promotes neighborhood revitalization and supports the City's overall economic development goals and strategies. The following is an update on agency progress from the most recent PHA Annual Plan effective April 2021:

LHAND will continue to maintain its units to HQS and State Sanitary code standards. LHAND continues to work to ensure the federal public housing developments are maintained in decent and sanitary conditions. LHAND was designated as a Standard Performer.

All goals relating to Section 8 Rental Assistance (#5, 6 and 7) are being met and/or progressing forward. LHAND expects to maintain compliance with all SEMAP indicators. LHAND has a monitoring component to evaluate case rep and inspector performance. The quality of housing under lease remains at a "B" rating overall.

Currently, there are 6 homeowners using HCV assistance at this time. LHAND has used Project Based Assistance to increase utilization rates that has been very successful in expanding opportunities.

Progress was made on all goals relating to Planning & Development initiatives (#'s 4, 5, 6, & 8). P & D staff still participate with management staff in looking for alternative funding sources for the revitalization of Curwin Circle. P & D staff developed and implemented a citywide housing strategy included in the city's 5-Year Consolidated Plan and Annual Action Plan for Housing that focuses on Lynn's inner-city neighborhoods, public and assisted housing tenants and the homeless. The City of Lynn, through the [Lynn Housing Authority & Neighborhood Development](#) and the [Mayor's Office](#), is working with the [Metropolitan Area Planning Council](#) to conduct a housing production plan, "Housing Lynn: A plan for inclusive growth". "Housing Lynn" is a community-driven process that will establish goals and strategies to expand and diversify Lynn's housing stock and increase affordability for people with a range of incomes. The plan will also fulfill all requirements of a [Housing Production Plan](#) under M.G.L. Chapter 40B; These requirements include:

- Assessment of housing needs
- Vision and goals
- Analysis of considerations and locations for future residential development
- Current housing tools and resources
- Actions to grow the stock of Affordable Housing

Though the City currently has Safe Harbor from 40B development, leadership knows this doesn't mean the need for affordable housing in Lynn is met. This plan will focus on objectives pertaining to both Affordable Housing and market-rate development based on current and future housing need, given development constraints and opportunities. Through this planning process, the Lynn community can proactively influence development to guide the type, amount, and location of future housing, and signal to developers what kinds of future development is preferred.

The agency continued offering a number of housing grant and loan programs, including a Lead Abatement Grant, in LHAND's targeted neighborhoods where the majority of LHAND's assisted housing tenants reside.

As lead agency for the city's "continuum of care" partnership, LHAND will conduct its annual "one night census count" and Gaps Analysis that captures the specific needs of the Lynn's homeless. The Lynn Continuum of Care also participates in an Unaccompanied Homeless youth Count in May of every year, sponsored by the Massachusetts Department of Housing and Community Development. This information serves as the basis for LHAND to apply for a number of successful Supportive Housing Program grants providing both housing and supportive services to Lynn's neediest citizens. In addition, the information collected will be used to formulate an Action Plan with long-term goals of ending chronic homelessness. The Lynn Continuum of Care has very active sub-committees working to end homelessness among the elderly, youth, and veteran populations.

Regarding Homeownership activities to date, 37 public housing families and 80 Section 8 participants, for a total of 117 have bought homes through the agency's FSS Program. In addition, over 2,988 families have participated in LHAND's CHAPA certified First Time Homebuyer Class. Also, in 2020 11 First Time Homebuyer Loans were approved and disbursed totaling \$76,436.

LHAND made available Set Aside Vouchers for Displaced by City, LHAND or Non-Profit; Voluntarily Relocate from Overcrowding; Displaced due to Dwelling Fire; Independent Living Center of the N.S. and Cape Ann; Andrew St. Site Based Supportive Housing Project; 33 High St. Veterans Housing; Site Based Normandy Permanent Housing Program for homeless and disabled families.

Planning & Development, in conjunction with Public Housing Management staff, identified and secured additional funding for the agency's resident initiative programs.

LHAND implemented the Jobs Plus Initiative in January 2019, a program available to "work-able" residents of Curwin Circle aged 18 – 61. The program encourages the increase in earnings and advancement of employment of its participants with support related to work readiness, job placement, educational attainment, and financial literacy. To date 212 eligible residents of Curwin Circle have enrolled in the program, working with a case manager, utilizing resources through an on-site representative from the local Workforce Investment Board (WIB), attending on-site job fairs, reducing

barriers related to employment, and benefitting from the Jobs Plus Earned Income Disregard with the goal of achieving economic self-sufficiency.

LHAND has met its goal of maximizing the amount of revenue received from state, federal, and local sources. Although LHAND has indeed maximized its available revenue, actual revenue from these sources is still uncertain. The federal operating subsidy is expected to be funded at an amount greater than in the past. However, the actual pro-ration factor is not known. The 2021 Capital Fund is expected to be funded at the same level as 2020. It is expected that funding for the HCV program will be increased slightly from 2020. However, it is unclear at this time at what percentage HAP and administrative fees will be funded. State funding levels expected to increase slightly but have not as yet been finalized.

LHAND has continued to increase its revenue sources from entrepreneurial accounts. These endeavors have enabled the authority to maintain local police patrols and youth activities at the family development as well as supplant the lost operating revenues for both federal developments.

Discussion:

While public and assisted housing will continue to provide critically needed affordable housing resources for the Lynn community, extensive future investments will be required to ensure the long-term preservation of the portfolio.

MA-30 Homeless Facilities and Services

Introduction

The Lynn CoC has developed a comprehensive housing and supportive services delivery system consisting of emergency shelter, permanent housing, rapid rehousing, and permanent supportive housing units for both individuals and families. A total of 1,211 supportive housing and shelter beds have been brought on line over a multi-year period beginning in the early 1990's. Sub-populations provided housing includes the chronically homeless, families with children, homeless individuals, veterans and unaccompanied youth. A total of 914 beds including emergency shelter, transitional housing and permanent housing beds are available for households with adults and children, 297 beds are targeted to households with only adults, 210 are reserved for chronically homeless individuals and families with children, 23 for veterans and 6 for unaccompanied youth. Family housing utilizes scattered site units, project-based and congregate or group units. Housing for individuals without children includes SRO beds and project-based units. Unaccompanied youth are primarily housed in congregate facilities. Major funding sources for housing beds include State emergency shelter and transitional housing resources, McKinney-Vento supportive housing, Shelter Plus Care, and Section 8 Mod-Rehabilitation.

Since its inception, the various organizations which comprise the Lynn CoC have built a broad-based and coordinated system of housing resources and supportive services designed to move homeless families and individuals toward permanent housing and economic self-sufficiency. The main fundamental services that Lynn CoC member organizations provide to homeless families and individuals under the categories prevention, outreach, and supportive services include emergency housing assistance, housing search, housing and support services for abused women and their children, rental assistance, legal services, rep payee, outreach, case management, free meals, alcohol/substance abuse and mental health services.

The City's Veterans Services Office, which is represented on the Lynn CoC, oversees services for veterans eligible for financial assistance under MGL c. 115 which supports services and housing resources to low income veterans. Housing assistance may include short-term rental assistance, back rent, utility assistance, first and last month rent or security deposits to prevent homelessness. Veterans not eligible for MGL c. 115 are provided resources from Lynn's CDBG, HOME or ESG programs and/or the state-funded RAFT Program. Health services for veterans are available through the Veterans Outreach Center located in Lynn. The Lynn CoC has been certified by HUD as having achieved functional zero related to veteran homelessness.

Chronically homeless individuals face barriers to obtaining housing because of mental illness and substance and/or alcohol abuse. Oftentimes, these clients do not follow through with referrals and treatments and refuse to accept available services. Other barriers include reductions in funding for existing programs and shortages of mental health, legal and substance abuse services. In the past, Lynn's

emergency shelter has been utilized by the chronic homeless as a permanent residence. To reverse this practice, the Department of Community Development (DCD) funds a street advocate who aggressively targets the chronic homeless to transition them out of the shelter system and into transitional and permanent housing.

Today, as a result of this initiative, a permanent housing program for the City’s chronic homeless, Great Hill, has housed over thirty (30) individuals, some who have been in the program since its inception. This program has been highly successful and has contributed a steady decline in the number of chronic homeless street population.

Facilities and Housing Targeted to Homeless Households

Table 53- Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	372		0	542	0
Households with Only Adults	70	50	0	227	0
Chronically Homeless Households		4		220	
Veterans				23	
Unaccompanied Youth				6	

Data Source: Lynn CoC

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Mainstream services available from Lynn CoC agencies and other community organizations include job training and employment search, educational programs such as ABE and ESOL, citizenship classes, primary health care services and walk in health clinics.

Job training and employment services are provided by Bridgewell and Eliot Community Human Services. Services include training in computer skills, instruction in resume preparation and interview skills, and follow-up employment services, including educational and vocational goals assessment and career plan development. Their staff facilitate referrals and educate clients about services available through its comprehensive work readiness and job placement program. In addition, staff visit other community agencies to ensure outreach to as many individuals as possible and provide clients with interview-appropriate attire when needed.

Educational services, including GED preparation, Adult Basic Education (ABE) and English for Speakers of Other Languages (ESOL) are provided by Catholic Charities and by Pathways Inc. on a referral basis. Citizenship classes are provided by Catholic Charities. Clients are provided citizenship examination preparation, assistance in filling out the citizenship application and locating a testing site.

Legal services are provided to low income and elderly residents by Northeast Justice Center (NJC) and Eliot Community Human Services. Services include elder, employment, family, and housing law, public benefits, and community development. NJC provides legal advocacy to clients for benefit maximization and eviction defense to prevent homelessness. NJC works to ensure that consumers identified as having unutilized entitlement take all necessary steps to acquire the identified benefits, and provide legal advocacy in administrative proceedings as necessary when consumers are denied benefits to which they are entitled. Through the work of NJC, individuals are helped to understand their rights, identify illegal barriers to housing access and recognize discrimination. NJC assists individuals who face illegal housing access barriers to overcome those barriers and acquire the housing desired. NJC assists households to secure access to public and subsidized housing resources and provide direct legal assistance to those improperly denied. NJC also represents homeless individuals and families who are improperly denied access to the emergency shelter system. Through its Tenancy Preservation Program (TTP) Eliot Community Human Services, working out of the Lynn Court provides clinical consultation in eviction cases that are entitled to “reasonable accommodations” due to the presence of a mental health or physical disability. Eliot Community Human Services clinicians work with the Housing Court to maintain stable housing by assisting tenants with referrals for treatment and support in order to ameliorate the causes of lease violations.

Walk-In Clinics are available at the Lynn Community Health Center and the Lynn Shelter Association. Services are offered on an open or necessary basis.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40

Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The Lynn CoC, in collaboration with the City, has developed a comprehensive housing and supportive services delivery system consisting of emergency shelter, transitional housing and permanent supportive housing units for both individuals and families. A total of 1,211 supportive housing and shelter beds have been brought on line over a multi-year period beginning in the early 1990’s. Sub-populations provided housing includes the chronically homeless, families with children, homeless individuals, veterans, and unaccompanied youth. A total of 491 beds including emergency shelter, transitional housing and permanent housing beds are available for households with adults and children, 297 beds are targeted to households with only adults, 224 are reserved for chronically homeless individuals and families with children, 23 for veterans and 6 for unaccompanied youth. Family housing utilizes scattered site units, project-based and congregate or group units. Housing for individuals without children includes SRO beds and project-based units. Unaccompanied youth are primarily housed in congregate facilities. Major funding sources for housing beds include State emergency shelter and transitional housing resources, McKinney-Vento supportive housing, Shelter Plus Care and Section 8 Mod Rehabilitation.

Table 54: Housing Inventory Chart

Type	Organization	Project Name	Target Population
PSH	Bridgewell	Sec 8 SRO 534 Essex Street	Single Male, Female (SMF)
PSH	Bridgewell	Shelter Plus Care (S+C) Bridgewell Scattered Sites	SMF + Households w Children HCF)
ES	Centerboard formerly SPIN	ES-FAM FES Scattered Sites	HC
PSH	Centerboard formerly SPIN	PSH ISH An/Un/No Sts	SMF + HC
PSH	Centerboard formerly SPIN	Sec 8 SRO 104 South Common Street	SMF
TH	Centerboard formerly SPIN	Teen Living Program	HC
TH	Centerboard formerly SPIN	TH SPIN Teen	SFHC
PSH	Eliot CHS	S+C II Eliot CHS Fortesque Terrace	SMF
PSH	Bridgewell	8 Rogers Avenue	SF
ES	Lynn Shelter Association	ES Family – Bridge House	HC

Type	Organization	Project Name	Target Population
ES	Lynn Shelter Association	ES Individuals	SMF
PSH	Lynn Shelter Association	SHP High Street PSH	SMF
PSH	Lynn Shelter Association	SHP Liberty Street PSH	SMF
PSH	Lynn Shelter Association	S+C LSA Scattered Sites Ra	SMF + HC
TH	Lynn Shelter Association	TH Individual Y Initiative	SMF
TH	Lynn Shelter Association	TH Sober Housing	SMF
PSH	Project COPE	PSH 195 Union Street	SMF
PSH	Project COPE	PSH 52 Friend Street	SMF
PSH	Project COPE	S+Care II North Common and Hanover Streets	HC

MA-35 Special Needs Facilities and Services

Introduction

While need continues to vastly outweigh available resources, Lynn has a community of experience, committed, mission driven agencies that provide facilities and services to special needs populations, including the elderly and frail elderly; developmentally and physically disabled; persons with alcohol and other drug addictions; persons with HIV/AIDS; youth; households that speak a language other than English at home; victims of domestic violence, dating violence, sexual assault and stalking; homeless; and other special populations. The City will continue to work closely with agencies serving these groups to secure available funding to address the most critical needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The Coordinated Family Community Engagement (CFCE) Council is among several groups which have developed resource guides with information on citywide services. The integration and coordination of the delivery of early education and social services to the children and families of Lynn is one of the City's highest priorities. The vision of the Coordinated Family Community Engagement (CFCE) Council is for the youth and families of Lynn to live in a nurturing community that respects the unique situation of each child and family. This is accomplished by tailoring services to meet their diverse needs through a seamless system of supports including public, private, community, health and faith-based programs. CFCE's Community Service Guide is available on the City's website at http://www.cityoflynn.net/service_guide.shtml.

Elderly and Frail Elderly

There are a wide range of agencies that provide housing support and/or services to the elderly and frail elderly population. A partial list includes Greater Lynn Senior Services; Lynn Community Health Center; Council on Aging; LHAND; Catholic Charities North; All Care VNA; Eliot Community Human Services; LEO, Inc; Northeast Legal Aid; faith-based and many other agencies. Supportive service needs of the elderly and frail elderly include rental assistance, home repair loans and grants (for elderly homeowners), assistance accessing home care and health care, transportation, nutrition, medical services, meals for home-bound, frail and isolated elders, as well as social, educational and recreational activities for seniors. Additional funding to provide these services is needed.

Persons with Disabilities

A partial list of agencies serving people with disabilities includes Lynn Community Health Center; Independent Living Center of North Shore and Cape Ann; Greater Lynn Senior Services; All Care VNA; Cerebral Palsy Association and many others. In addition to rental assistance and home repair assistance for homeowners, supportive service needs of persons with physical disabilities include assistance accessing housing facilities and community-based healthcare. Psychiatric evaluation, crisis intervention, stabilization, and follow up are needed for persons requiring mental health services.

Additionally, legal services, housing advocacy and financial education and life skills training are needed for the City's disabled population to assist them in becoming economically self-sufficient and to assist them in avoiding homelessness. Additional funding to provide these services is needed.

Persons with Alcohol or Other Drug Addictions

A partial list of agencies serving persons with alcohol or other drug addictions includes Lynn Community Health Center; Bridgewell's Project COPE Program; Inn Transition Family Sober Living Program; and the Massachusetts Department of Public Health. In addition to housing assistance, supportive services to help persons with alcohol or other drug addictions overcome their addictions include outpatient care, individual and group counseling, education and psychopharmacology for individuals, adults and families. Additional funding to provide these services is needed.

Persons with HIV/AIDS and their Families

A partial list of agencies serving persons with HIV/AIDS and their families includes Lynn Community Health Center and Cornerstone Wellness Center. Housing and supportive services provided include housing advocacy resources, facilitated access to health care, nutrition, and transportation. Additional funding to provide these services is needed.

Public Housing Residents

As previously noted, the needs of public housing residents are similar to those of other low income special needs populations, i.e. they need a broad range of supportive services, including educational and economic self-sufficiency programs, assistance in accessing health services and other needed services and benefits to help them maximize their potential for independent living and/or economic self-sufficiency. LHAND and partner agencies provide services to public housing residents. Most recently, LHAND has implemented a new Jobs Plus Initiative designed to help prepare and connect residents to jobs, including available rent incentives. Additional funding to provide these services is needed.

Households that Speak a Language other than English at Home

Many Lynn agencies provide services to Lynn's non-English speaking residents including, but not limited to: Pathways Inc; Lynn Community Health Center; LEO Inc; and others. Minority/immigrant households

that speak a language other than English at home need supportive services, including education, job training, health care and other services that are provided in a culturally sensitive and appropriate manner. These include GED preparation, Adult Basic Education (ABE), and English as a Second Language (ESL). In addition, access to housing, jobs and other services is available from public service agencies serving the Lynn community. Additional funding to provide these services is needed.

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking

Among the agencies which provide services to this population are HAWC; The Haven Project; Northeast Legal Aid and others. Supportive services needs of victims of domestic violence and their families include assistance in facilitating access to emergency services, counseling, support groups, legal advocacy, children's programs, outreach programs, and permanent housing. Additional funding to provide these services is needed.

Youth

There is a broad network of agencies providing programming services for Lynn youth including, but not limited to: Girls Inc; Boys & Girls Clubs; Lynn School Department; Lynn Parks and Recreation; YMCA; Raw Arts; and many others. Supportive service needs of youth include nutrition and health care; HIV prevention; violence and substance abuse prevention; career development; after school and recreational activities and educational services, including sports, arts, college preparation training and employment; cultural support; teen pregnancy prevention; and gang prevention. Additional funding to provide these services is needed.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Lynn CoC presently coordinates with the Commonwealth of Massachusetts' discharge policies and guidelines. The Commonwealth has developed and continues to develop policies to prevent individuals who are discharged from institutions and health care facilities from becoming homeless. Individual departments of the Commonwealth have worked to ensure appropriate discharge planning internally as well.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City will continue to provide funding to agencies that provide housing and supportive services to Lynn's non-homeless special needs community, including emphasizing services to mitigate and respond to the impacts of the COVID-19 pandemic. Some projects begun in the last Consolidated Plan will be continued, including activities to assist low and moderate-income youth and adults, senior citizens,

minority/immigrant households, disabled individuals, individuals at risk of homelessness, victims of domestic violence, youth, and other special needs populations. Services to be provided include educational, employment, job training, health and nutrition, recreation, domestic violence prevention and intervention, and other programs. See also Annual Action Plan.

MA-40 Barriers to Affordable Housing

Overview

While not all are directly impacted by public policies, barriers to additional affordable housing in Lynn include the extremely limited funding available from federal and state government sources; the high cost of land and housing in the local and regional markets; the limited availability of land for development; and, the aged conditions of a majority of the housing stock which increases rehabilitation costs.

A key objective of the “Housing Lynn” process was to identify strategies and recommendations to help increase the supply of affordable housing in the City. The report identified an overall vision that “Lynn’s housing will be safe, affordable and accessible. New housing will meet the needs of Lynn residents and increase the strength and vibrancy of neighborhoods. Housing will enable everyone to thrive in a community that is inclusive to all.” This vision is supported by a series of six (6) goals, each of which has implications for affordable housing development, public policy decision-making and resource allocation:

Goal 1: Affordable Housing. Facilitate greater production of housing in Lynn that is deed-restricted to be affordable to residents with incomes below the local median of \$53,500.

Goal 2: Anti-Displacement. Establish protections against displacement for vulnerable residents.

Goal 3: Building Safety. Ensure building maintenance and safety standards are enforced.

Goal 4: Integrated Neighborhoods. Welcome residential development that advances integration and prevent discrimination in tenant practices.

Goal 5: Representative Governance. Increase representation in municipal governance, transparency and engagement in decision-making.

Goal 6: New Development Benefits. Leverage market-rate and mixed-income residential development to meet a range of housing needs, provide community benefits and support economic development.

In addition to these broad goals, twelve (12) priority actions are recommended with respect to housing including, but not limited to: using the City’s zoning ordinance to facilitate development of varied housing at a range of prices; providing tax incentives for deeper affordability; providing public land for affordable housing development; support Community Development Corporations and other non-profit developments to complement and strengthen Neighborhood Development Associates’ efforts to increase the supply of new affordable housing; adopting various policies and initiatives to protect the rights of Lynn renters in a changing real estate market; and, others. The City intends to use this framework to help guide Consolidated Plan funding decisions in the future where applicable.

MA-45 Non-Housing Community Development Assets

Introduction

Summary information regarding business activity, jobs and the characteristics of Lynn’s labor force as summarized in the tables below is as follows. It is important to note that these tables include statistics that cover periods before the pandemic began and thus, may not fully represent current circumstances. Community residents have been severely impacted by the COVID-19 pandemic in terms of employment loss, health care and other related issues.

- According to the table below, there were an estimated 49,280 Lynn residents in the work force, of which 94% were ages 16 and over. The overall unemployment rate for the City was 6.34%; however, more recent from March 2021 indicates a local unemployment rate of 9.3%. The City’s unemployment rate was significantly higher than the statewide figure of 6.6% (*Data Source: Massachusetts Department of Unemployment Assistance*) and the nationwide rate of 6% (*Data Source: Bureau of Labor Statistics*).
- The employment sector with the greatest increase in civilian employees age 16 and over from 2015-2019 was transportation and warehousing, and utilities (increase of 1,637) and the employment sector with the greatest decrease from 2015-2019 was educational services, and health care and social assistance (decrease of 3,230).
- 29% of employed Lynn residents 16 years and over work in sales and office jobs; 22% are employed in management, business and financial jobs, and 22% are employed in service jobs.
- The rate of employment increases with level of educational attainment. For example 87% of workers with a bachelor's degree or higher are employed as compared with 65% for workers with less than a high school degree. Median earnings also increase with higher educational attainment, i.e. median earnings for workers with a bachelor’s degree are more than 83% greater than median earnings for workers with less than a high school degree.

Economic Development Market Analysis

Business Activity

Table 55 – 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	69	0	0	0	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Arts, Entertainment, Accommodations	6,421	1,715	15	8	-7
Construction	2,057	606	5	3	-2
Education and Health Care Services	11,793	8,470	28	40	12
Finance, Insurance, and Real Estate	2,386	1,360	6	6	0
Information	898	208	2	1	-1
Manufacturing	3,849	4,526	9	21	12
Other Services	1,986	818	5	4	-1
Professional, Scientific, Management Services	3,415	503	8	2	-6
Public Administration	0	0	0	0	0
Retail Trade	6,196	2,025	15	10	-5
Transportation and Warehousing	1,982	363	5	2	-3
Wholesale Trade	1,544	470	4	2	-2
Total	42,596	21,064	--	--	--

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Table 56 - Labor Force

Total Population in the Civilian Labor Force	49,280
Civilian Employed Population 16 years and over	46,155
Unemployment Rate	6.34
Unemployment Rate for Ages 16-24	18.09
Unemployment Rate for Ages 25-65	4.42

Data Source: 2013-2017 ACS

Table 57 – Business Activity (Civilian Employed Population 16 Years and Over)

	2019 Data		Change 2015 – 2019	
	Number of Workers	Share of Workers	#	%
Total:	44,079		-3,006	
Agriculture, forestry, fishing and hunting, and mining	0	0.0%	-173	-0.4%
Construction	3,604	8.2%	-11	0.5%
Manufacturing	4,274	9.7%	268	1.2%
Wholesale trade	241	0.5%	-1127	-2.4%
Retail trade	5,463	12.4%	168	1.1%

	2019 Data		Change 2015 – 2019	
	Number of Workers	Share of Workers	#	%
Transportation and warehousing, and utilities	3,357	7.6%	1637	4.0%
Information	623	1.4%	354	0.8%
Finance and insurance, and real estate and rental and leasing	2,720	6.2%	-124	0.1%
Professional, scientific, and management, and administrative and waste management services	5,275	12.0%	808	2.5%
Educational services, and health care and social assistance	9,418	21.4%	-3230	-5.5%
Arts, entertainment, and recreation, and accommodation and food services	6,061	13.8%	438	1.8%
Other services, except public administration	1,603	3.6%	-1818	-3.6%
Public administration	1,440	3.3%	-196	-0.2%

Data Source: 2015 and 2019 ACS Supplemental Estimates Detailed Tables

Table 58 – Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	7,385
Farming, fisheries and forestry occupations	2,055
Service	7,580
Sales and office	9,870
Construction, extraction, maintenance and repair	4,255
Production, transportation and material moving	2,625

Data Source: 2013-2017 ACS

Travel Time

Table 59 - Travel Time

Travel Time	Number	Percentage
< 30 Minutes	21,845	51%
30-59 Minutes	14,325	33%
60 or More Minutes	6,855	16%
Total	43,025	100%

Data Source: 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Table 60 - Educational Attainment by Employment Status

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,175	335	3,005
High school graduate (includes equivalency)	11,455	875	3,480
Some college or Associate's degree	10,945	635	2,550
Bachelor's degree or higher	9,085	355	950

Data Source: 2013-2017 ACS

Educational Attainment by Age

Table 61 - Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	565	1,855	1,825	2,275	2,245
9th to 12th grade, no diploma	1,440	1,235	985	1,335	825
High school graduate, GED, or alternative	3,155	4,020	3,840	7,970	3,750
Some college, no degree	3,280	3,480	2,455	4,060	1,640
Associate's degree	390	1,210	890	2,045	705
Bachelor's degree	670	2,355	1,755	3,405	785
Graduate or professional degree	29	635	790	1,445	700

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Table 62 – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,755
High school graduate (includes equivalency)	33,505
Some college or Associate's degree	36,835
Bachelor's degree	47,265
Graduate or professional degree	61,940

Data Source: 2013-2017 ACS

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

According to data from the 2019 ACS Supplemental Estimates Detailed Tables, the top four employment sectors are:

- Education services, health care, and social assistance (21.4% of workers)
- Arts, entertainment, recreation, accommodation and food services (13.8% of workers)
- Retail trade (12.4% of workers);
- Professional, scientific, management, administrative and waste management (12.0% of workers)
- Manufacturing (9.1% of workers)

Describe the workforce and infrastructure needs of the business community:

While Lynn lags behind the region, the City believes that its fundamental strategic advantages remain strong including proximity to Greater Boston, availability of prime waterfront land and amenities, relatively affordable real estate, and easy access to an international airport and interstate transit routes. These economic development advantages will continue to assert themselves, providing a platform for future economic growth. This growth will build on the efforts undertaken in recent years to strengthen the Downtown, develop and revitalize key gateways including Washington Street and Market Street Gateway Districts. While the long-range impacts of the COVID-19 pandemic remain to be seen, the City believes that areas such as Lynn may benefit as office location considerations, at-home work and other factors evolve. Further, due to its relative affordability and locational advantages, Lynn has significant potential to attract start-ups and other small businesses, including artists and creative industry professionals.

Economic development programs, including investments in infrastructure, workforce and other affordable housing, performance and rehearsal space, entrepreneurial assistance (incubators, maker space, technical assistance) and job training, offer the potential to generate jobs, increase incomes among low and moderate income households, expand the City’s tax revenue base, support vital and safe neighborhoods, and leverage private capital. Over the Consolidated Plan period, the City intends to continue and sustain the focus on economic development initiatives as a means to overcome the effects of the global pandemic and promote a healthy and dynamic community.

In planning for economic development, the City collaborates with the North Shore Workforce Investment Board (NSWIB). NSWIB is charged under the Workforce Innovation and Opportunity Act with overseeing both workforce development and the investment of federal and state allocated workforce development funds in the North Shore region. Needs identified by NSWIB for Lynn and the region’s employment sectors prior to the pandemic include:

Healthcare

- Assure continuing dialogue between academic and health care institutions as changes in health care delivery alter educational and training needs. Continue to promote career path academic training programs linking non-credit health care related training, community college credit programs, four year degree programs, and beyond.
- Develop an understanding and awareness of non-traditional and alternative therapy practices in the region and any workforce training needs.

Arts and Entertainment

- Support opportunities for creative economy businesses to network, especially with larger prospective customers on the North Shore and across the Commonwealth. Engage with currently ongoing collaborative efforts.
- Develop collaborative work space, artists live/work space, rehearsal and performance spaces and promote the City of Lynn's Transformative Development Initiative.

Manufacturing

- Work with industry to market new manufacturing career paths to parents and students in grades K-12. Encourage relationships between industry and vocational schools. Develop internships and externships. Promote advanced manufacturing to parents and students as a career path with new skill requirements.
- Develop a marketing strategy to promote Lynn as a manufacturing center highlighting the small to medium size shops that dominate the North Shore region.

Construction

- Increase dialogue between the industry and staff at vocational schools to: develop internship and apprentice programs; ensure education programming includes preparation for project management and the trades; ensure the education system addresses the skills for entry into the project management employment pipeline.
- Engage in education campaign to inform students and parents of the opportunity for good jobs in the construction industry.

Finance

- Ensure that the partnership between financial institutions and workforce development officials continues.
- Continue the dialogue between educational institutions, the workforce training community, and industry to anticipate changing skill needs.

Sciences

- Market Lynn to the Boston and Cambridge life- and bio-science community emphasizing the City's lower rental costs, ease of access to the Boston/Cambridge area, and quality of life advantages.
- Strengthen connections between educators and industry. Promote awareness of the STEM fields of study. Promote internship and externship programs. Advance educational and workforce training programming.
- Increase dialogue between elected officials, local boards, workforce and economic development professionals, the local banking community, and life- and bio-science businesses to develop a better understanding of industry needs.
- Encourage development of multi-unit housing.
- Advocate for improvements to public transportation.

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.

See discussion in the above section.

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

See discussion above of NSWIB workforce and infrastructure needs. Lynn residents currently have a lower than average rate of educational attainment. Generally, those with lower educational attainment experience a higher rate of unemployment and a lower on average income. Conversely, Lynn residents with a higher level of educational attainment are experiencing a lower unemployment rate and higher average incomes than their fellow residents.

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.

See above discussion of coordination with NSWIB. Also, the Lynn CoC, in its role as coordinator of homeless initiatives, works with the City, LHAND, and social service providers in and around the area to provide workforce training. Workforce training and educational services available from Lynn CoC agencies include job training and employment search, educational programs such as Adult Basic Education (ABE) and English for Speakers of Other Language (ESOL), and citizenship classes.

As noted, in 2019, LHAND began implementation of a new Jobs Plus Initiative designed to provide intensive supports and incentives for public housing residents to obtain good paying jobs with benefits. The Jobs Plus program provides case management, job training and placement referrals and other supports to residents. It aims to create a collaborative partnership with local employers that will benefit both residents and employers.

Comparable in some ways to Jobs Plus, CoC members focus on homeless individuals by providing job training and employment services, instruction in resume preparation and interview skills, and follow-up employment services such as educational and vocational goals assessment and career plan development.

Educational services, including GED preparation, ABE, and ESOL, are provided by Catholic Charities and by Pathways Inc. on a referral basis. Citizenship classes are provided by Catholic Charities. Clients are provided citizenship examination preparation, assistance in filling out the citizenship application and locating a testing site.

The City will continue to provide funding to agencies that provide supportive services to Lynn's non-homeless special needs community. Some projects begun in the last Five Year Consolidated Plan will be continued, including activities to assist low and moderate income youth and adults, senior citizens, minority/immigrant households, disabled individuals, individuals at risk of homelessness, victims of domestic violence, youth, and other special needs populations.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City does not currently participate in Economic Development Administration CEDS planning. However, the City through Lynn EDIC does have its own strategy for economic development.

Discussion

The City intends to continue partnering with the North Shore Workforce Investment Board, business leaders and other key stakeholders to improve and enhance the local economy and to provide economic opportunities for its diverse low and moderate-income residents. This includes efforts to mitigate the economic fallout from the global pandemic, to continue repositioning Lynn as a regional employment hub and to attract start-ups, small businesses and other entrepreneurs. Wherever feasible, the

strategies used to guide economic development will continue to support the overall goals of strengthening the local housing market and building diverse, mixed-income housing.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated?

The highest concentration of households with multiple housing problems is found in the urban core neighborhoods including Downtown, West Lynn, Central Lynn, Highlands, Fayette Street, General Electric/Lynnway and Kiley Playground. These areas are densely populated, generally in poor physical condition, and contain a large inventory of residential buildings that frequently have been subdivided to accommodate additional rental units. The table below provides information by census tract for selected housing characteristics:

- Census tracks 2068 and 2071 have the highest percentage of households that lack complete plumbing facilities and lack complete kitchen facilities.
- The discrepancy between the statewide/citywide and census tract data for households lacking complete plumbing facilities and households lacking complete kitchen facilities, is the greatest in census tract 2068.12.8% of households in census track 2068 lack complete plumbing facilities as compared with .3% statewide and 1% city wide, while 14.5% of households lack complete kitchen facilities as compared with .8% statewide and 1.5% citywide.
- In census track 2071, 2.3% of households lack complete plumbing facilities as compared with .3% statewide and 1% city wide, while 4.5% of households lack complete kitchen facilities as compared with .8% statewide and 1.5% citywide.

Table 63: Selected Housing Characteristics by Census Tract

Census Tract	Lacking complete plumbing facilities	Lacking complete kitchen facilities	No telephone service available
Massachusetts	0.3% (8,857)	0.8% (19,868)	1.4% (36,644)
Lynn Citywide	1.0% (313)	1.5% (503)	1.5% (480)
Census Tract 2051	0.0% (0)	0.0% (0)	1.0% (18)
Census Tract 2052	0.0% (0)	0.0% (0)	0.8% (17)
Census Tract 2053	0.0% (0)	0.6% (8)	0.5% (7)
Census Tract 2054	0.0% (0)	0.0% (0)	0.0% (0)

Census Tract	Lacking complete plumbing facilities	Lacking complete kitchen facilities	No telephone service available
Census Tract 2055	0.0% (0)	2.1% (34)	1.8% (30)
Census Tract 2056	0.0% (0)	0.0% (0)	2.0% (27)
Census Tract 2057	1.1% (17)	0.0% (0)	0.0% (0)
Census Tract 2058	0.0% (0)	0.0% (0)	2.3% (25)
Census Tract 2059	0.0% (0)	0.8% (11)	0.7% (9)
Census Tract 2060	0.0% (0)	0.0% (0)	3.0% (32)
Census Tract 2061	0.7% (10)	0.0% (0)	3.4% (49)
Census Tract 2062	0.0% (0)	0.4% (7)	3.2% (54)
Census Tract 2063	0.7% (9)	2.4% (31)	3.1% (41)
Census Tract 2064	0.6% (10)	1.7% (29)	1.6% (28)
Census Tract 2065	0.0% (0)	0.0% (0)	0.9% (10)
Census Tract 2066	0.0% (0)	1.4% (25)	1.1% (20)
Census Tract 2067	1.9% (34)	3.4% (59)	1.9% (34)
Census Tract 2068	12.8% (197)	14.5% (223)	1.4% (21)
Census Tract 2069	0.0% (0)	0.0% (0)	0.7% (15)
Census Tract 2070	0.0% (0)	1.7% (17)	0.8% (8)
Census Tract 2071	2.3% (24)	4.5% (47)	0.9% (9)
Census Tract 2072	1.2% (12)	1.2% (12)	2.5% (26)

Data Source: 2019 American Community Survey 5-Year Estimates Data Profiles

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

This section includes information previously presented in the Needs Assessment narrative. Concentrations of lower income households are highest in the urban core neighborhoods, including Downtown, West Lynn, Central Lynn, Highlands, Fayette Street, General Electric/Lynnway, and Kiley Playground. Lower income households are also concentrated in the Lower O’Callahan neighborhoods, which includes the Curwin Circle Public Housing development and King’s Lynn.

The City of Lynn is racially and ethnically diverse; however, racial and ethnic minorities are heavily

concentrated in some neighborhoods. The vast majority of Black and Latinx Lynn residents live in Downtown Lynn and neighborhoods adjacent to Downtown. White and Asian populations are less concentrated, but the majority of White residents live in areas of Lynn farther from Downtown. The table below provides information by census tract on the City’s largest racial and ethnic groups including areas of concentration. For this purpose, racial/ethnic concentration by census tract is based on whether the tract has 10% or greater population of a racial/ethnic group than the citywide percentage:

- Black or African American households represent 18.2% of total households. The percentage of Black or African American households in the following census tracts is greater than 10 percentage points above the citywide percentage of Black or African American households: 2065 and 2070.
- Asian households represent 8.3% of total households. The percentage of Asian households in the following census tracts is greater than 10 percentage points above the citywide percentage of Asian households: 2071 and 2072.
- Hispanic or Latino households represent 42.8% of total households. The percentage of Hispanic or Latino households in the following census tracts is greater than 10 percentage points above the citywide percentage of Hispanic or Latino households: 2055, 2060, 2061, 2062, and 2068.
- Minorities are significantly underrepresented in the following census tracts: 2051, 2052, 2053, 2054, and 2056.

Table 64: Race/Ethnicity of Households by Census Tract

Census Tract	Household Race/Ethnicity		
	Black or African American	Asian	Hispanic or Latino (of any race)
Lynn Citywide	18.2%	8.3%	42.8%
Census Tract 2051	13.9%	4.8%	29.5%
Census Tract 2052	16.3%	5.3%	48.5%
Census Tract 2053	1.4%	4.0%	23.4%
Census Tract 2054	2.9%	3.6%	9.2%
Census Tract 2055	20.0%	8.9%	53.1%
Census Tract 2056	14.0%	4.1%	29.2%
Census Tract 2057	17.7%	7.9%	34.7%
Census Tract 2058	19.0%	8.7%	50.8%

Census Tract	Household Race/Ethnicity		
	Black or African American	Asian	Hispanic or Latino (of any race)
Census Tract 2059	11.2%	11.3%	40.9%
Census Tract 2060	21.0%	10.8%	61.0%
Census Tract 2061	20.5%	11.4%	64.0%
Census Tract 2062	16.9%	6.9%	63.5%
Census Tract 2063	18.3%	8.1%	50.4%
Census Tract 2064	21.3%	6.2%	42.2%
Census Tract 2065	32.7%	11.0%	50.6%
Census Tract 2066	18.0%	13.1%	26.9%
Census Tract 2067	23.3%	8.4%	33.0%
Census Tract 2068	25.3%	6.3%	63.5%
Census Tract 2069	21.1%	0.0%	40.1%
Census Tract 2070	39.0%	6.1%	38.0%
Census Tract 2071	24.0%	24.3%	47.4%
Census Tract 2072	19.0%	24.5%	37.6%

Data Source: 2019 American Community Survey 5-Year Estimates Data Profiles

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

The neighborhoods discussed above are more likely to have older housing stock that requires higher levels of investment to maintain. Housing problems, such as substandard housing, overcrowding, and cost burden are more prevalent in these areas. Given the age and condition of the housing in these neighborhoods, they are also more likely to contain lead-based paint hazards. Additionally, it is more likely that a lower percentage of these units would be homeowner units as compared with renter units.

Are there any community assets in these areas/neighborhoods?

Residents have reasonably good access to public transportation (primarily bus service, although the commuter rail stops Downtown), neighborhood schools, cultural amenities and retail shops, along with an extensive network of supportive service agencies. In 2012, the Massachusetts Cultural Council named downtown Lynn as one of the first state recognized Arts and Culture Districts in Massachusetts.

Public and private investments in Downtown Lynn include the opening of new restaurants, retail shops and the renovation of the Lynn Auditorium, located inside Lynn City Hall, which is a 2,100-seat venue that hosts a variety of entertainment events.

Are there other strategic opportunities in any of these areas?

“Housing Lynn” includes a detailed discussion of development opportunities on a total of 97 sites located throughout the City. While this is not an all-inclusive list, and the sites are not limited to those with high concentrations of low-income households, racial or ethnic minorities, it represents a broad range of developable sites which present strategic opportunities to develop mixed-income housing throughout the community. The report goes on to categorize the 97 sites into six (6) groupings as follows (See “Housing Lynn” full report for additional details) :

Site Type 1: Large size (4+ acres) in Waterfront/Downtown. Type 1 includes large parcels over 4 acres in size located in the Waterfront or Downtown areas. There are at least 10 sites of this type in these areas of the city, representing 10.3% of the 97 total opportunity sites identified and a total of 117.0 acres of development opportunity. A specific example of this site type is 830 Lynnway, a 4.4-acre site located near the waterfront in the WF1 zoning district.

Site Type 2: Large size (3+ acres) in low-density neighborhood. Type 2 includes large parcels over 3 acres in size located in low-density neighborhood areas. There are at least 16 sites of this type in these areas of the city, representing 16.5% of the 97 total opportunity sites identified and a total of 60.0 acres of development opportunity. A specific example of this site type is Rockdale Avenue, a 5.3-acre site located in the Ward 1 neighborhood in the R1 zoning district.

Site Type 3: Mid-size (2 to 4 acres) near major corridor. Type 3 includes mid-size parcels between 2 and 4 acres located near major commercial/transportation corridors in the city. There are at least 7 sites of this type in these areas of the city, representing 7.2% of the 97 total opportunity sites identified and a total of 23.7 acres of development opportunity. A specific example of this site type is 19 Porter Street, a 3.5-acre site located along the Essex Street corridor in the R1 zoning district.

Site Type 4: Mid-size (1 to 3 acres) in medium-density neighborhood. Type 4 includes mid-size parcels between 1 and 3 acres located in medium density neighborhoods. There are at least 5 sites of this type in these areas of the city, representing 5.2% of the 97 total opportunity sites identified and a total of 8.0 acres of development opportunity. A specific example of this site type is 509 Eastern Avenue, a 1.7-acre site located in the BD zoning district.

Site Type 5: Small size (1 to 2 acres) in Downtown/Waterfront. Type 5 includes small parcels between 1 and 2 acres in size located in the Downtown or Waterfront areas. There are at least 42 sites of this type in these areas of the city, representing 43.3% of the 97 total opportunity sites identified and a total of 28.7 acres of development opportunity. A specific example of this site type is a 2-acre site located downtown on School Street in the CBD zoning district.

Site Type 6: Small size (1 to 2 acres) in low-density neighborhood. Type 6 includes small parcels between 1 and 2 acres in size located in low-density neighborhoods. There are at least 17 sites of this type in these areas of the city, representing 17.5% of the 97 total opportunity sites identified and a total of 27.8 acres of development opportunity. A specific example of this site type is 30 Birch Brook Road, a 1.9-acre site located in the R2 zoning district.

MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income Households

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Broadband coverage is available throughout the City of Lynn with cable and fiber optics available to an estimated 99% of Lynn residents. While broadband is available, many low and moderate-income households are unable to afford and/or face challenges paying for internet service. This is an increasingly critical issue to address in light of the importance of internet access for both youth and adults over the course of the COVID-19 pandemic and well into the future.

According to research conducted by the Pew Research Center, the “homework gap” – which refers to school-age children lacking the connectivity they need to complete schoolwork at home – is more pronounced for black, Hispanic and lower-income households who are predominate in the Lynn community. Research found that some 15% of U.S. households with school-age children do not have a high-speed internet connection at home. In addition, school-age children in lower-income households are especially likely to lack broadband access. Roughly one-third (35%) of households with children ages 6 to 17 and an annual income below \$30,000 a year do not have a high-speed internet connection at home, compared with just 6% of such households earning \$75,000 or more a year. These broadband gaps are particularly pronounced in black and Hispanic households with school-age children – especially those with low incomes. Some lower-income teens say they lack resources to complete schoolwork at home. In a 2018 Center survey, about one-in-five teens ages 13 to 17 (17%) said they are often or sometimes unable to complete homework assignments because they do not have reliable access to a computer or internet connection. Black teens and those living in lower-income households were more likely to say they cannot complete homework assignments for this reason.

In Lynn, as shown in the tables below:

- Over 24% of the City’s households do not have an internet subscription.
- 27.5% of Lynn residents of Hispanic or Latino origin and 14.5% of Black or African American alone residents do not have an internet subscription as compared with 8.8% of White alone residents.

Table 65 – Lynn: Type of Internet Subscriptions

Type Of Internet Subscriptions	Number	Percent
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Type Of Internet Subscriptions	Number	Percent
With an Internet subscription:	24,073	75.6%
Dial-up with no other type of Internet subscription	69	0.2%
Broadband of any type	24,004	75.4%
Cellular data plan	20,746	65.2%
Cellular data plan with no other type of Internet subscription	4,068	12.8%
Broadband such as cable, fiber optic or DSL	19,683	61.8%
Satellite Internet service	936	2.9%
Without an Internet subscription	7,760	24.4%

Data Source: 2019 American Community Survey, 1-Year Estimates Subject Tables

Table 66 – Types Of Internet Subscriptions By Selected Characteristics

Race and Hispanic or Latino Origin	With a Computer		% No Computer In Household
	% Broadband Internet Subscription	% Without an Internet Subscription	
White alone	82.9%	8.8%	8.2%
Black or African American alone	73.3%	14.5%	12.2%
Hispanic or Latino origin (of any race)	64.7%	27.5%	7.8%
White alone, not Hispanic or Latino	85.0%	4.3%	10.5%

Data Source: 2019 American Community Survey, 1-Year Estimates Subject Tables

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There are four internet providers serving the Lynn area, and 99.68% of households will have internet options from more than one provider. Among Lynn's four internet providers, prices start at \$29.99 and available download speeds reach up to 940 Mbps.

The largest internet providers in Lynn are Verizon and Xfinity bringing fiber-optic, DSL, and cable options to Lynn. Fiber-optic internet from Verizon is available to nearly all Lynn residents, covering 99% of households. Residents living in the heart of Lynn, most likely have options from fiber-optic, cable, and

DSL internet providers. Satellite internet from HughesNet and Viasat offers 100% availability in Lynn and surrounding areas.

MA-65 Hazard Mitigation

Describe the jurisdiction's increased natural hazard risks associated with climate change.

According to the “Lynn Coastal Resiliency Assessment”, climate change has the potential to impact the environment and Lynn community in noticeable and significant ways. As a coastal community, Lynn is sensitive to climate change effects including sea level rise, increasing frequency and intensity of coastal storms, and warmer ocean temperatures that can change circulation patterns. The effects can be devastating as:

- High tide water levels become increasingly higher and flood coastal areas.
- More intense storms coupled with sea level rise result in storm damage to increasingly larger areas.
- Increasing storm intensities and rising sea levels change wave patterns and increase the rate of shoreline erosion and loss of coastal land.

The increase in the water level above the normal tidal range associated with a storm (i.e., storm surge) is one of the most influential factors in storm damage and flooding and is therefore a primary issue. Lynn is particularly vulnerable to storm flooding, and much of the city is within the 100-year floodplain established by the Federal Emergency Management Agency (FEMA).

Rising flood levels and increased frequency of flooding may have far reaching impacts. For example:

- **Utilities and Energy:** Rising flood levels and increased frequency of flooding may result in impacts to utilities located in areas not previously flooded. Damage of this type of infrastructure can have both short and long term effects on public health and commerce.
- **Wastewater and Drainage:** Current climate change projections indicate increased rainfall over short periods and more frequent nuisance flooding, which have the potential to overwhelm existing drainage systems. Low-lying areas are vulnerable to flood events which may additionally impact gravity-based sewage collection during flood events.
- **Hazardous Materials:** Hazardous materials can be discharged or mobilized during a flood event by several means. Hazardous materials, including fuel, solvents, and other chemicals used in industrial and commercial facilities can be discharged and mobilized if their containers are damaged by flood waters. Contaminated sites may be flooded, and contaminants mobilized under certain conditions.
- **Contaminated Sites:** The primary effects of storms and flooding contaminated land are offsite transport of contaminated media, or erosion/damage of controls on remediated sites (i.e. damage of a cap preventing contact with contaminated soils). Operating remediation systems,

such as groundwater treatment or thermal desorption systems, may also be damaged by storms and flooding.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

As described in “A Toolkit for West Lynn: Neighborhood Planning in the City of Opportunity”, in just the past 35 years, West Lynn has seen five “100-year” floods. A “100 year” flood has a 1% chance of occurring in any given year, but with rising sea levels and increased risk of severe weather events due to climate change, the risk rate for these floods is increasing. These floods occur from high tides from the Saugus River and overflowing stormwater infrastructure combined with heavy precipitation.

Lynn experiences some of the most severe floods in coastal Massachusetts. Both residential streets and Western Avenue (a main transportation route) itself are shut down in flood events – homes suffer severe damages, knocking out heating and electrical utilities. Since flood insurance is difficult and very costly to obtain and maintain, low- and moderate-income households living in these areas of Lynn are especially vulnerable to these risks.

Because the land is so low, these floods can extend from the Saugus River well into the neighborhoods on both sides of Western Avenue. Flooding is a major obstacle for both commercial and residential development, because it constrains both how and where buildings can be constructed as well as how they can be used.

As described in “Housing Lynn”, there are 7,391 acres of land in Lynn. As with any established city, much of this land is unlikely to see redevelopment, either due to the ongoing viability of existing land uses or constraints on the land itself.

- 1,448 acres of land (20% of the total land area) is classified as absolutely constrained, meaning these land parcels contain water bodies, permanently protected open space, rights-of-way, and cemeteries.
- 1,835 acres of land (25% of the total land area) is classified as being functionally constrained, meaning it has features that pose significant barriers to redevelopment. Land in this category is part of a flood zone, core habitat, critical landscape, and/or is within 100 feet of a wetland. These constraints can be overcome in some cases with careful planning, and will not always deter developer interest
- 1,101 acres of land (15% of the total land area) is classified as having unknown constraints, meaning it could be redeveloped under certain circumstances, but is not currently developable. Land in this category either has been contaminated by hazardous materials or is publicly-owned with a building on the parcel. Some public buildings (such as the old Marshall School) are known to be available for redevelopment, but this is not generally the case.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Geographic Priorities

Resources will continue to be allocated to address priority needs on a citywide basis, as well as to local priority areas identified by the City. Local priority areas include: Downtown, Waterfront District, Market Street Gateway District, Washington Street Gateway District, Central Lynn and the Boston Street Corridor. Local priority areas are generally where the majority of low and moderate-income residents live and present the greatest opportunity for a wide range of housing, economic development and public service improvements that will directly benefit neighborhood residents. Priority will also be given to housing development activities that are consistent with the recommendations and strategies identified in the “Housing Lynn” report including development at identified sites where feasible.

Priority Needs

Priority community needs, which correspond with the City’s strategic objectives, include:

- Developing new deed-restricted rental housing units;
- Reducing housing cost burdens and improving housing conditions for renters with a priority for households at or below the Lynn local median;
- Expanding first time homebuyer opportunities and improving health and safety issues for existing low and moderate-income homeowners with a priority for households earning at or below the Lynn local median income;
- Making housing accessible for persons with disabilities and providing a range of options that include housing and services for special needs populations;
- Reducing and ultimately eliminating homelessness including special efforts focusing on youth and young adult and elder homelessness;
- Preventing housing discrimination, promoting neighborhood diversity and promoting a welcoming and open community for all residents;

- Improving the City’s economy, reducing income inequality, expanding business activity, improving the competitiveness of the Lynn workforce, attracting startups and small businesses including artists and the creative industry, upgrading regional and local public transportation options, promoting private market investment and maximizing public benefits resulting from development activity;
- Revitalizing and strengthening Lynn’s Downtown, Waterfront, Market Street Gateway, Washington Street Gateway, Central Lynn, Boston Street Corridor;
- Improving public facilities, improving the climate resilience and sustainability of Lynn’s infrastructure and making other necessary improvements and upgrades to municipal buildings, parks and infrastructure; and,
- Responding to the many supportive service needs of Lynn’s residents including special needs populations.

Influence of Market Conditions

Market characteristics that influence the use of funds available for affordable housing in Lynn include rental costs, average annual income including the percent of households at or below local median income, the percentage of residents who are housing cost burdened, the number of households that are elderly, disabled, or headed by single females, the percentage of housing within the City that is subsidized, the percentage of residents experiencing one or more housing problems, the age and rehabilitation needs of public housing units, expiring uses of affordable units, and funding opportunities.

Anticipated Resources

Funding available from the CDBG, HOME, and ESG programs is extremely limited in relation to the level of community need. The City’s FY 2020-2024 Capital Improvement Plan (CIP), includes capital needs totaling over \$587 million; however, the City is able to fund \$231 million or less than 40% of the identified needs. The City’s CDBG, HOME, ESG, CDBG-CV and ESG-CV allocations totals \$11.1 million in FY 2020, as compared with capital needs of \$49.9 million. The difference between the City’s allocations and capital needs is even greater in FY 2021; the City’s CDBG, HOME, and ESG allocations totals \$3.5 million while the CIP includes capital needs of \$134.3 million. The City will continue to be creative, entrepreneurial and aggressive in pursuing other funding sources to support its strategic objectives including Housing Trust Fund, Low Income Housing Tax Credits, New Market Tax Credits, private equity, philanthropy and other sources.

Institutional Delivery System

The City will continue to coordinate the use of CDBG, HOME, and ESG funding for economic development, housing development, and social services through the DCD, LHAND, and the Lynn Continuum of Care. A network of qualified and committed local agencies will continue to be essential partners in the delivery system.

Goals

Ten strategic goals have been identified through the Consolidated Plan process, as shown and summarized on the table below. The goals encompass a wide array of interrelated strategies to address the Lynn community’s priority needs related to housing, community and economic development.

Goal	Summary Description	Examples of Activities
Create and Preserve Deed-Restricted Affordable Housing	Initiatives to support implementation of the 2021 “Housing Lynn” Plan and other efforts to: develop new deed-restricted rental housing units with an emphasis on affordability for households at or below the Lynn local median income (which is significantly below the metropolitan wide Area Median Income) and special needs populations; expand workforce housing; secure adequate capital and operating funds for LHAND’s state and federally assisted public housing portfolio; and, secure resources and undertake other activities to recapitalize and preserve existing, deed restricted affordable housing including expiring use developments	<ul style="list-style-type: none"> -Loans, grants and technical assistance to Community Development Corporations (CDC), non-profits and other multi-family property owners -New deed-restricted affordable housing development -Expiring use preservation efforts -Land and building acquisition -Initiatives to encourage formation and capacity building for new CDCs -Other related activities
Reduce Housing Cost Burdens and Improve Housing Conditions for Renters	Initiatives to reduce housing cost burdens and improve housing conditions for renters with a priority for households at or below the Lynn local median income including: tenant-based rental assistance programs; initiatives to prevent displacement and respond to the COVID-19 pandemic; housing stability and eviction prevention activities; initiatives to ensure building safety, improve building conditions and promote climate resilience, energy efficiency and sustainability.	<ul style="list-style-type: none"> -Tenant-based rental assistance -Eviction prevention activities -Renter education and technical assistance programs -Lead Based Paint remediation -Building safety improvements -Climate resilience and energy conservation technologies -Other related activities

Goal	Summary Description	Examples of Activities
Preserve and Expand Affordable Homeownership Opportunities	Initiatives to expand first time homebuyer opportunities and to improve health and safety issues for existing low and moderate-income homeowners with a priority for households earning at or below the Lynn local median income.	<ul style="list-style-type: none"> -Homebuyer counseling -Grants and loans to homebuyers -Grants and loans to existing homeowners -Homeownership development -Lead based Paint remediation -Building safety improvements -Foreclosure prevention -Other related activities
Increase Special Needs Housing Opportunities	Initiatives to make housing accessible for persons with disabilities and to provide a range of options that include housing and services for special needs populations.	<ul style="list-style-type: none"> -Grants and loans for accessibility -Permanent supportive housing project development -Other related activities
Reduce Homelessness	Initiatives coordinated by the Lynn Continuum of Care to prevent and end homelessness among residents of Lynn. These include foci on specific at-risk populations such as youth and young adults, families, survivors of domestic violence, and elders, as well as addressing racial equity across the homeless system.	<ul style="list-style-type: none"> -Outreach and assessment services -Emergency shelters -Transitional housing programs -Other supportive housing programs -Rental assistance such as VASH -Case management, self-sufficiency, health care and other supportive service programs -Discharge planning -Lynn Multi-Service Center -Recuperative Care Center -Other related activities
Enforce Fair Housing Laws and Support Residential Development that Advances Neighborhood Diversity	Initiatives to prevent housing discrimination, support neighborhood diversity and promote a welcoming and open community for all residents.	<ul style="list-style-type: none"> -Fair housing education and enforcement -Mixed-income housing development -Develop diversity of housing types -Initiatives to ensure greater diversity, equity and inclusion in city government and the community

Goal	Summary Description	Examples of Activities
Promote Economic Development	Initiatives to improve the City’s economy, reduce income inequality, expand business activity, improve the competitiveness of the Lynn workforce, upgrade regional and local public transportation options, promote private market investment and maximize public benefits resulting from development activity. This includes efforts to incubate and grow small businesses, including artists and the creative industry.	<ul style="list-style-type: none"> -Loans, grants and technical assistance to businesses -Entrepreneurial assistance (business incubators, maker space, etc.) -Job training and other workforce development activities -Commercial façade assistance -Support for Downtown Lynn Cultural District (artist live/work space, performance and rehearsal space, etc.) -Land acquisition -Use of 43D accelerated permitting process for priority development sites -Use of tax increment financing -Brownfields remediation -Other related activities
Revitalize and Strengthen Neighborhoods	Initiatives to revitalize and strengthen Lynn’s Downtown, Waterfront, Market Street Gateway, Washington Street Gateway, Central Lynn, Boston Street Corridor and other areas. This goal supports equitable development that fosters safe and diverse neighborhoods; advances climate resilience; development of transit-oriented housing and other mixed use projects; development of market rate and mixed-income housing; leveraging of new private investments; reinvestments in existing homes and multi-family developments; and, improvements to public safety and quality of life.	<ul style="list-style-type: none"> -Rehab loans and grants to homeowners, non-profits and multifamily owners -Implementation of the Housing Development Incentive Program (HDIP) Zone in the Downtown and Waterfront areas to incentivize private investment for market-rate housing -Support for other transit-oriented developments -Neighborhood Development Associates, Inc. (NDA) designation as receiver to address distressed, blighted, other problem properties -Lead Based Paint remediation -Accessibility loans and grants -Foreclosure recovery

Goal	Summary Description	Examples of Activities
		<ul style="list-style-type: none"> -Land and building acquisition -Public safety activities including community policing -Other related activities
Improve Public Facilities and Infrastructure	Initiatives to improve public facilities, improve the climate resilience and sustainability of Lynn’s infrastructure and make other necessary improvements and upgrades to municipal buildings, parks and infrastructure.	<ul style="list-style-type: none"> -Street and sidewalk repairs -Streetscape, bike lanes, landscape and lighting improvements -Parks and recreational facility improvements -Municipal and non-profit facility improvements -Other related activities
Expand Public Services and Other Supportive Services	Initiatives to respond to the many supportive service needs of Lynn’s residents including special needs populations. This goal encompasses many objectives including providing services to public housing residents, seniors, at-risk youth, linguistic minorities, victims of domestic violence and other groups.	<ul style="list-style-type: none"> -Youth education, career development, summer jobs, recreation and other programs -Adult literacy, ESL classes, Adult Basic Education programs -Job training and placement -Arts and culture programs -Financial literacy and economic self-sufficiency efforts -Family Success Center -Other health, wellness and nutrition programs -Senior centers, meals on wheels and other related programs -Cultural diversity and community engagement initiatives -Other related activities

Public Housing

LHAND complies with all applicable 504 accessibility requirements for new and substantially rehabilitated affordable housing units, and will continue to do so in the future. LHAND will continue to pursue financial resources to ensure the long-term preservation of existing public housing, expand tenant-based rental assistance and provide employment, training and supportive services to help facilitate economic self-sufficiency. LHAND will continue to work with and support resident councils at their public housing sites and to encourage resident involvement in the development and implementation of housing policy.

Barriers to Affordable Housing

Barriers to additional affordable housing in Lynn include the extremely limited funding available from federal and state government sources; the high cost of land and housing in the local and regional markets; the limited availability of land for development; and, the aged conditions of a majority of the housing stock which increases rehabilitation costs. The “Housing Lynn” report provides a detailed framework and recommendations to help increase the supply of mixed income housing including housing that is affordable to Lynn residents with incomes at or below the local median income.

Homelessness Strategy

The City’s priorities related to homelessness and special needs populations are based upon the work of Lynn CoC agency members, information provided by other service agencies, and the needs data summarized in the Needs Assessment section of this Plan. These priorities, and the City’s overall strategy, focus on addressing the gaps in housing and supportive services, and reflect a continued commitment to provide outreach and assessment to homeless individuals and families by identifying their needs and making connections to facilities and services.

Lynn’s strategy is based on the premise that issues surrounding homelessness are best addressed through the coordination of services and by accessing different social service providers that specialize in one particular field, rather than having one agency try to meet all of the needs of the homeless population. Accordingly, the objectives reflect the continuum’s policy of facilitating the movement of clients through the CoC and ensuring that supportive services and housing are provided to homeless individuals and families in an effective and efficient manner.

- Continue to work with regional communities through the North Shore Housing Action Group (NSHAG) to implement regional solutions to the homelessness problem, including encouraging development of supportive housing resources throughout the region.
- Continue progress in using Housing First in most programs, and transitioning others as possible.
- Reduce and ultimately end chronic homelessness.
- Create additional permanent housing, job training, employment and supportive service opportunities for the chronic and other homeless populations focusing on parental support programs for families with children.

- Facilitate access to housing, health care, nutrition and other supportive services for persons with HIV/AIDS using HOPWA and other available funds.
- Facilitate access to home care, nutrition, housing, transportation, recreation, and medical services for seniors and non-elderly disabled households.
- Apply for VASH and other available vouchers that can be combined with supportive services to address the needs of veterans and other sub-populations.
- Facilitate access to emergency services, counseling, support and permanent housing services for abused women and their children.
- Maintain services for unaccompanied homeless youth and encourage development of housing for this population.

Lead-Based Paint Hazards

Through LHAND, the City will continue to work with the state and City’s health department to identify children with elevated blood levels in order to prioritize and abate lead hazards and also to proactively address the dangers of lead-based paint found in the aging housing stock. LHAND will continue to administer the Lynn Lead Abatement Program (LLAP) utilizing 2019 competitive grant fund. The agency will also continue to enforce lead-based paint policy for all Housing Choice Voucher program leasing.

Anti-Poverty Strategy

Reducing the number of families living in poverty is a primary goal of the City and its community partners, including helping to mitigate the severe impacts that the global pandemic has had on families living in poverty. Initiatives to increase the supply of deed-restricted affordable housing, expand economic development, expand access to health care services, grow existing businesses, market Lynn to new businesses, and generate good-paying, living wage jobs will help achieve this goal. Equally important are initiatives to improve educational attainment and promote economic self-sufficiency among the City’s low income populations. The City has limited resources at its disposal to comprehensively address this need. Public-private partnerships are essential, as is the leveraging of new resources and a more far reaching commitment on the part of the state and federal governments.

Monitoring

DCD and LHAND will continue to administer, coordinate and monitor CDBG, HOME, and ESG funds allocated to the City of Lynn. As the administering agencies, they are responsible for monitoring use of funds, including uses by sub-recipients. The monitoring methods DCD and LHAND employ are described in Section SP-80.

SP-10 Geographic Priorities

Geographic Area

Table 67 – Geographic Priority Areas

1	Area Name:	Downtown Lynn (including Lynn Downtown Cultural District)
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Downtown Lynn centers on Central Square and the Central Business District. It includes Market Street, Washington Street, North Shore Community College, and the immediately surrounding area. It is contiguous with the Market Street Gateway, part of the Downtown Lynn Cultural District, and partially contiguous with the Waterfront District and Washington Street Gateway.
	Include specific housing and commercial characteristics of this target area.	Downtown Lynn is a regional urban center comprised of an estimated 434 properties. It is an urban scale downtown core surrounded by more suburban residential neighborhoods (<i>MAPC Vision for Downtown Lynn</i>). Current uses are a mix of residential, commercial, industrial, educational and municipal. North Shore Community College, which has recently expanded, is a significant presence in the area. The Central Square area of the Downtown has been incorporated into a Transformative Development Initiative (TDI) One Lynn District. The City approved a Housing Development Incentive Program (HDIP) Zone in this area to incentivize private investment for market-rate housing. New market rate residential development is underway as noted below.
How did your consultation and citizen participation process help you to identify this neighborhood as a target	Redevelopment of the Downtown has been a community priority for many years. Citizen participation in numerous planning processes has continuously emphasized the	

<p>area?</p>	<p>importance of the Downtown to the local and regional economies. During the Consolidated Plan process, citizens expressed a need for new housing, new retail options, and expanded job opportunities both during community meetings and via the Community Needs Survey.</p>
<p>Identify the needs in this target area.</p>	<ul style="list-style-type: none"> • Vacant space utilization • Development of market rate and affordable housing, artist live/work space, performance and rehearsal space, small business incubators and preservation of existing affordable housing • Façade and other aesthetic infrastructure improvements • Street lighting and sidewalk repairs • Brownfield remediation • Transit infrastructure improvements linking Lynn to Boston • Marketing of Lynn Downtown Cultural District
<p>What are the opportunities for improvement in this target area?</p>	<p>Downtown Lynn, including the Cultural District, has the potential to be a center for commerce, civic engagement, and social gathering. The vision is of a walkable, well-maintained community that is highly regarded as a regional destination for arts, culture, dining, and shopping. The area has fundamental strategic location advantages including proximity to Greater Boston, availability of prime waterfront amenities, relatively affordable real estate, and easy access to Logan International Airport, interstate transit routes, the Commuter Rail station, and the Lynn-Boston Ferry. Other features include a first class performance hall (Lynn Auditorium) that regularly hosts national entertainment acts to full houses, and an expanding array of restaurants and retail shops. By capitalizing on its location, the City has the opportunity to increase its supply of market rate housing, attract the critical mass of residents needed to support and expand the retail and commercial base, generate jobs, achieve the increased tax revenue needed to support needed public services, and achieve the community’s vision.</p> <p>Current development activity in the area includes:</p> <ul style="list-style-type: none"> • The new Caldwell building at 34 Munroe Street, a

		<p>mixed use luxury apartment building comprised of 259 units, is currently leasing. The ground level of the 10-story luxury apartment building will be home to a range of retail amenities, including a fitness studio, a national mobile banking center, and a bakery and fast-casual dining spot.</p> <ul style="list-style-type: none"> Two new high-rise apartment developments are being built in downtown Lynn at 40 Central Square and 69-83 Baldwin Street. The Central Square location will be a 10-story building containing more than 300 units and restaurant and retail on the first floor. At 69-83 Baldwin, the development team is planning to build an apartment building that would be six stories high and have 147 units. The new developments will address the city’s housing need, and will be built on land that has been vacant for years. The Central Square building will replace a vacant lot and building, which was formerly the Lincoln Cooperative Bank, while the Baldwin Street development will be built on a vacant lot.
	Are there barriers to improvement in this target area?	<ul style="list-style-type: none"> Land costs Parking requirements for multifamily developments and office space Perception of public safety Limited funding Brownfields Sites MBTA garage underutilized and not maintained
2	Area Name:	Waterfront District
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Waterfront District consists of an approximate 305 acre area that begins at the General Edwards Bridge and extends north to the intersection of the Lynnway and Market Street, and east along the inner harbor shoreline to the Nahant rotary.
Include specific housing and	Historically, the Waterfront has been an underutilized area	

<p>commercial characteristics of this target area.</p>	<p>comprised mostly of low density parcels occupied with industrial and commercial uses, ranging from active maritime commerce to power generation.</p> <p>In 2010, nearly half the land was industrial, 31% was commercial, and only 2% residential. The City approved a Housing Development Incentive Program (HDIP) Zone in this area to incentivize private investment for market-rate housing. For priority projects in this area, the City may utilize the 43D accelerated permitting process.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The community has long recognized the strategic importance of the Lynnway as the true gateway to the City. The Waterfront Master Plan process involved extensive community participation that helped to identify goals for this target area. As part of the Consolidated Plan process, citizens expressed a need for new housing, new retail options, expanded job opportunities, and improved outdoor space both during community meetings and via the Community Needs Survey. The Waterfront District has been identified by the City of Lynn as a priority to its economic development strategy for similar reasons.</p>
<p>Identify the needs in this target area.</p>	<ul style="list-style-type: none"> • Environmental remediation of Brownfields site along shore line • Infrastructure improvements • Improved connections between the Waterfront and Downtown via Market and Broad Streets • Expanding public access to the shore line • New housing and retail
<p>What are the opportunities for improvement in this target area?</p>	<p>The waterfront property is an exceptional site made up of contiguous parcels of land that are severely underutilized. Land of this magnitude in a strategic location along a beautiful waterfront is rare, particularly when it is located within 10 miles of downtown Boston. Its exceptional location is an untapped asset waiting to be explored and transformed into a higher and better use neighborhood as an expression of Downtown Lynn on the water.</p> <p>Due to its proximity to the ocean, downtown Boston, Logan Airport and the commuter rail, the Waterfront district represents an opportunity to create jobs for low and moderate income residents, and to expand market</p>

	<p>rate and other housing opportunities within the City. By incorporating mixed use development, the Waterfront District also has the opportunity to include retail, restaurants, select personal and professional services, and other business that typically operate out of storefront locations.</p> <p>Current development in this area include the following:</p> <ul style="list-style-type: none"> • Construction is underway for Breakwater, a new walkable, transit-oriented neighborhood that will feature a welcoming new resilient waterfront park and extension of the Lynn Harborwalk. Breakwater is the first development project to be implemented as part of the planned transformation of Lynn’s industrial waterfront into a vibrant, publicly accessible open space. The project began with remediation of the 8.5 acre industrial site, which had been abandoned for three decades, to allow for the design of a new transit-oriented, multi-family development providing 331 market-rate apartments and a two-acre waterfront park overlooking Lynn Harbor. • In January 2021, a group of developers closed on a deal to buy the 17-acre site of the former Garelick Farms plant on the Lynnway in Lynn, with plans to eventually convert it to a mixed-use campus. The site includes the old milk plant and a roughly 10-acre vacant parcel next door along the waterfront. Initially, the 250,000-square-foot building — known now as Lynnway Park — will be marketed for warehousing, light industrial use, or food processing. However, plans are to clean up the site and ultimately design some combination of housing, retail, and commercial space there, as part of broader efforts to develop Lynn’s waterfront. • Service on the Lynn to Boston Ferry that first began service with a two year pilot program in May 2014 has been discontinued due to financial constraints.
<p>Are there barriers to improvement in this target area?</p>	<ul style="list-style-type: none"> • Cost of land assembly • Cost of environmental remediation • Currently incompatible land use such as junk yards and an LNG tank that discourage market rate housing

		<p>construction</p> <ul style="list-style-type: none"> • Compliance with environmental regulation • Limited funding
3	Area Name:	Market Street Gateway
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Market Street Gateway extends from Broad Street, up Market Street to Essex Street, and back down Washington Street to Broad. The eastern boundary of the priority area abuts the Washington Street Gateway area, which connects the Downtown to the Lynnway and the beginning of the Waterfront. It includes approximately 60 acres of land. It lies within the Lynn Downtown Cultural District.
	Include specific housing and commercial characteristics of this target area.	Market Street is the historic shopping and retail center of Lynn. The District includes a mix of building types, including retail, office, housing, industrial, and municipal. It contains 6% of the building area in the City and contributes 5% of the City's property taxes. According to the Gateway planning report, it has the highest vacancy rate in the City. Parts of Market Street have been incorporated into a Transformative Development Initiative (TDI) One Lynn District.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The Market Street Gateway Master Plan incorporated extensive stakeholder involvement in the formulation of the overall plan. As part of the Consolidated Plan process, citizens expressed a need for new housing, new retail options, and expanded job opportunities both during community meetings and via the Community Needs Survey. The Market Street Gateway has been identified by the City of Lynn as a priority to its economic development strategy.	
Identify the needs in this target area.	<ul style="list-style-type: none"> • Increased supply of mixed-income housing options • Attract a critical mass of residents to support a strong retail and commercial base • Façade and sidewalk repair 	
What are the opportunities for improvement in this target area?	<ul style="list-style-type: none"> • Link Downtown to the Waterfront with an improved entrance via Market Street. 	

		<ul style="list-style-type: none"> • Grow the jobs base by retaining and expanding office, institutional and government activities. • Preserve affordable housing and increase the supply of market rate housing needed to support and expand the retail commercial base. • Expand housing opportunities including those identified in the “Housing Lynn” report • Accommodate a mix of uses (housing, retail, office, green space) and infrastructure improvements (streets, sidewalks, façades).
	Are there barriers to improvement in this target area?	<ul style="list-style-type: none"> • Currently incompatible land use such as gas stations, used car lots, and other industrial uses that discourage market rate and mixed income housing construction • Zoning that hinders development • Cost of parcel acquisition • Vacant store fronts • Public safety perceptions • Limited funding • MBTA garage underutilized and not maintained
4	Area Name:	Washington Street Gateway
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Washington Street Gateway area consists of the Lower Sagamore Hill neighborhood along Washington Street. It also includes North Shore Community College, the areas adjacent the college, and Downtown Lynn.
	Include specific housing and commercial characteristics of this target area.	The Washington Street Gateway contains many vacant or underutilized parcels, or parcels with currently incompatible industrial land use that discourage the construction of market rate housing. It is part of the new Transformative Development Initiative (TDI) One Lynn District and the site of a planned, new 70-unit Washington Street Gateway TOD rental community.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Citizens expressed a need for new housing, new retail options, infrastructure improvements, and expanded job opportunities both during community meetings and via the Community Needs Survey. The Washington Street

		Gateway has been identified by the City as a priority area for its housing and economic development strategy.
	Identify the needs in this target area.	<ul style="list-style-type: none"> • Improved connections between Downtown and the Waterfront • Expanded retail • Market rate and mixed income housing
	What are the opportunities for improvement in this target area?	The Washington Street Gateway represents an opportunity to replace vacant or underutilized land, low-density development, and incompatible uses with moderate-density mixed use development. Doing so will encourage transit-oriented development, generate jobs for low and moderate income residents, increase real estate investment and development, and create connections between Lower Sagamore Hill, North Shore Community College, and the Waterfront.
	Are there barriers to improvement in this target area?	<ul style="list-style-type: none"> • Lack of connectivity with surrounding neighborhoods • Currently incompatible land use such as industrial and automotive that discourage market rate housing construction • Limited funding
5	Area Name:	Central Lynn
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Central Lynn encompasses approximately 365 acres, or 4% of the City land mass. Western Avenue runs diagonally through the area. This area is centrally located in the City and is linked by Lynn’s street network to other target areas such as the Waterfront and Downtown.
Include specific housing and commercial characteristics of this target area.	Central Lynn is the most populated neighborhood in the City, containing 12% of its residents. More than half of this zone is residential, although the average residential value is 19% lower than the citywide standard. Central Lynn is developed with 13% of the building supply in Lynn. 10% of Central Lynn is zoned as commercial. Those properties have an assessed value 11% lower than the citywide standard. An additional 9% is zoned industrial, and 26% is tax-exempt.	

	<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>As the most populated neighborhood in the City, Central Lynn has been a community priority for many years. Citizen participation in numerous planning processes has continuously emphasized the importance of the area. During the Consolidated Plan process, citizens expressed a need for new housing, new retail options, and expanded job opportunities both during community meetings and via the Community Needs Survey.</p>
	<p>Identify the needs in this target area.</p>	<ul style="list-style-type: none"> • Environmental remediation of Brownfields site • Reuse of underutilized parcels • Parcel consolidation • Façade and other aesthetic infrastructure improvements • Street lighting and sidewalk repairs
	<p>What are the opportunities for improvement in this target area?</p>	<p>Central Lynn presents a major opportunity for improvement as it is both strategically located adjacent to other target areas and also home to a large percentage of the City’s population. In particular, parcels formerly part of, and currently adjacent to, the General Electric property have been targeted for redevelopment. In conjunction with zoning and density initiatives, a mixed-use development on these parcels stands to fill in currently underutilized land, provide additional retail space and housing units, and provide improved links between Central Lynn and adjacent neighborhoods. Opportunities also exist for new housing development including those identified in the “Housing Lynn” report</p>
	<p>Are there barriers to improvement in this target area?</p>	<ul style="list-style-type: none"> • Blighted properties that discourage development • Lack of amenities • Zoning that hinders development • Cost of land assembly • Cost of environmental remediation • Limited funding
6	<p>Area Name:</p>	Boston Street Corridor
	<p>Area Type:</p>	Local Target area
	<p>Other Target Area Description:</p>	
	<p>HUD Approval Date:</p>	
	<p>% of Low/ Mod:</p>	
	<p>Revital Type:</p>	Comprehensive

Other Revital Description:	
Identify the neighborhood boundaries for this target area.	The Boston Street Corridor contains the area immediately surrounding Boston Street from the Saugus to Lynnfield town lines.
Include specific housing and commercial characteristics of this target area.	The Boston Street Corridor is a major transportation corridor in the City of Lynn, serving as a link to the regional highway system. Current uses are primarily low to medium density housing and retail space.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	As a major transportation corridor that impacts the majority of Lynn residents, citizen participation in numerous planning processes has continuously emphasized the importance of investing in the Boston Street Corridor. It has also been identified by the City as a priority area for economic development in light of its strategic importance.
Identify the needs in this target area.	<ul style="list-style-type: none"> • Improvements to roadways and transit infrastructure • Reuse of underutilized parcels
What are the opportunities for improvement in this target area?	<ul style="list-style-type: none"> • Strengthen transit links between Lynn, the regional highway system, and surrounding community • Expand housing opportunities including those identified in the “Housing Lynn” report • Expand retail and commercial space
Are there barriers to improvement in this target area?	<ul style="list-style-type: none"> • Zoning • Traffic • Limited funding

General Allocation Priorities

The City intends to continue to invest in needed programs on a citywide basis, while prioritizing economic development and housing activities in the local target areas described above and at potential development sites identified in the “Housing Lynn” report. As identified through multiple community planning processes, the basis by which the City allocates investments geographically is to focus on currently underutilized locations in and around higher density neighborhoods that present the largest opportunity to generate economic development and housing benefits for low and moderate income residents and the broader community. The City and its residents have numerous needs and not enough funding to address them all. By focusing on priority areas, the City can maximize impact per dollar spent.

SP-25 Priority Needs

Priority Needs

Table 68 – Priority Needs Summary

1	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly 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
	Geographic Areas Affected	All
	Associated	Improve Public Facilities & Infrastructure

	Goals	Promote Economic Development
	Description	Need to increase household incomes, increase business activity, and improve the economic competitiveness of the City and its workforce.
	Basis for Relative Priority	The City’s priority needs for economic development were developed through a collaborative process involving citizens and stakeholders throughout the community. In light of the high level of poverty and low-level of median income within the City, promoting economic development activity is a major priority.
2	Priority Need Name	Neighborhood Revitalization
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly 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
	Geographic Areas Affected	All
	Associated	Expand Public Services and Other Supportive Services

	Goals	Revitalize and Strengthen Neighborhoods Create and Preserve Deed-Restricted Affordable Housing Reduce Housing Cost Burdens and Improve Housing Conditions for Renters
	Description	Lynn’s neighborhoods are aging and require major investments to improve housing conditions, rehabilitate aging and/or distressed properties and improve the overall quality of life. Many neighborhoods are impacted by poverty and overall low household income levels. Public safety and other concerns must also be addressed as part of neighborhood revitalization.
	Basis for Relative Priority	The City’s priority needs for neighborhood revitalization were developed through a collaborative process involving citizens and stakeholders throughout the community. The need to revitalize Lynn’s neighborhoods is a priority in tandem with economic development and other efforts.
3	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly 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

	Geographic Areas Affected	All
	Associated Goals	Create and Preserve Deed-Restricted Affordable Housing Revitalize and Strengthen Neighborhoods Reduce Housing Cost Burdens and Improve Housing Conditions for Renters Increase Special Needs Housing Opportunities
	Description	A majority of Lynn residents are housing cost burdened. Existing public housing and other affordable housing resources need sufficient capital and operating funds, and expiring use development require long-term preservation.
	Basis for Relative Priority	A majority of low-income households in Lynn are housing cost burdened. The City's priority needs for affordable housing were developed through a collaborative process involving citizens and stakeholders throughout the community. The City and LHAND has collaborated with MAPC on a comprehensive community engagement process leading up to the "Housing Lynn" report, which identifies a detailed set of recommendations and strategies for expanding affordable housing and mixed income housing throughout the City. Public housing and other affordable housing resources need sufficient capital and operating funds to ensure that they are preserved for future generations.
4	Priority Need Name	Public Facilities and Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth

		<p>Elderly Frail Elderly 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</p>
	Geographic Areas Affected	All
	Associated Goals	Improve Public Facilities & Infrastructure
	Description	The City’s public facilities and infrastructure are aging and have an unfunded backlog of capital needs.
	Basis for Relative Priority	The City’s priority needs for public facilities and infrastructure were developed by City departments and through a collaborative process involving citizens and stakeholders throughout the community. Improving public facilities and investing in infrastructure is essential to promote the quality of life for community residents as well as to support neighborhood revitalization, economic development and other goals.
5	Priority Need Name	Public Services and Other Supportive Services
	Priority Level	High
	Population	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS</p>

		<p>Victims of Domestic Violence</p> <p>Unaccompanied Youth</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Persons with Alcohol or Other Addictions</p> <p>Persons with HIV/AIDS and their Families</p> <p>Victims of Domestic Violence</p>
	Geographic Areas Affected	All
	Associated Goals	<p>Expand Public Services and Other Supportive Services</p> <p>Reduce Homelessness</p>
	Description	Lynn has a large population of low and moderate-income households, along with significant special needs populations who require supportive services.
	Basis for Relative Priority	The City’s priority needs for public services and other supportive services were developed through a collaborative process involving citizens and stakeholders throughout the community. Addressing these needs is essential for the health and well-being of residents and the overall community.
6	Priority Need Name	Homelessness
	Priority Level	High
	Population	<p>Income: Extremely low, low</p> <p>Family Type: Large, families with children, elderly</p> <p>Homeless: Chronic homeless, individuals, families with children, mentally ill, chronic substance abuse, victims of domestic violence, unaccompanied youth and young adults</p>
	Geographic Areas Affected	All
	Associated Goals	<p>Reduce Housing Cost Burdens and Improve Housing Conditions for Renters</p> <p>Reduce Homelessness</p> <p>Expand Public Services and Other Supportive Services</p> <p>Create and Preserve Deed-Restricted Affordable Housing</p>

		Increase Special Needs Housing Opportunities
	Description	Lynn continues to have a significant population of individuals and families that are either homeless or at-risk for homelessness.
	Basis for Relative Priority	The City’s priority needs for homelessness were developed through a collaborative process that directly involved the community and the Lynn Continuum of Care agencies. Reducing and eliminating homelessness is a high priority goal at the local, state and national level.
7	Priority Need Name	Homeownership
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly 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
	Geographic Areas Affected	All
	Associated Goals	Preserve and Expand Affordable Homeownership Opportunities Revitalize and Strengthen Neighborhoods
	Description	Lynn has a lower rate of homeownership than is found at the state and national levels.
	Basis for Relative Priority	The City’s priority needs for homeownership were developed through a collaborative process involving citizens and stakeholders throughout the community. Promoting homeownership helps to improve neighborhoods and foster community well-being and stability.
8	Priority Need	Fair Housing

Name	
Priority Level	High
Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly 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
Geographic Areas Affected	All
Associated Goals	Enforce Fair Housing Laws and Support Residential Development that Advances Neighborhood Diversity
Description	Initiatives to prevent housing discrimination, support neighborhood diversity and promote a welcoming and open community for all residents.
Basis for Relative Priority	This need was identified in the “Housing Lynn” community engagement process and through feedback from community forums.

SP-30 Influence of Market Conditions

Influence of Market Conditions

Table 69 – Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant-Based Rental Assistance (TBRA)	Rental costs, average incomes, and the percentage of residents who are housing cost burdened all highlight the need for Tenant-Based Rental Assistance (TBRA). As rents rise, incomes continue to grow at a slower rate than inflation, and the percentage of residents who are housing cost burdened remains high. Emergency Housing Vouchers allocated by Congress in 2021 will help to address a small part of this need. The City will continue to allocate funds and seek additional federal and state funds for tenant-based rental assistance.
TBRA for Non-Homeless Special Needs	All of the factors noted above impact Lynn’s large population of non-homeless special needs residents including elderly, disabled, and single female headed households. Special needs residents are more likely to be very low or extremely-low income; therefore, unless they participate in an LHAND or other subsidized housing program, they are very likely to be housing cost burdened. The City will continue to allocate funds and seek additional federal and state funds for tenant-based rental assistance to serve non-homeless special needs populations.
New Unit Production	Advancing the “Housing Lynn” report recommendations and strategies with respect to the production of mixed income – including affordable – housing is a high priority, including developing housing at sites identified in the report and elsewhere as feasible. The City supports development of new housing in tandem with economic development initiatives that will increase household incomes and reduce cost burdens for renters and homeowners. The City will also support affordable housing that is part of broader neighborhood revitalization and/or transit-oriented development efforts as a means to address community needs and spur further mixed income housing investment.
Rehabilitation	Lynn’s aging housing stock requires extensive reinvestment as noted herein and in the “Housing Lynn” report. The City will continue to prioritize and fund a range of loan, grant and technical assistance programs to encourage rehabilitation of single, 1-4 unit and larger multifamily buildings. Ongoing efforts to encourage private investment in priority target neighborhoods will also continue.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	Preservation of existing affordable housing is a high priority. This includes efforts to preserve expiring use developments over the Consolidated Plan period and beyond as well as to secure capital funding to address the needs and ensure preservation of LHAND’s aging state and federal public housing developments. Acquisition will be considered on a case-by-case basis when it supports broader neighborhood revitalization goals.

SP-35 Anticipated Resources

Introduction

See also the Annual Plan for additional details regarding projected resources, additional funding sources leveraging federal funds, and match requirements during the first year of the Consolidated Plan.

Anticipated Resources

Table 70 – Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$2,476,173	\$450,000	\$2,676,000	\$5,602,173	\$9,904,692	CDBG funds support a range of housing, community development and public service activities primarily benefiting low and moderate-income

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								residents.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$935,847	100,000	\$2,199,213	\$3,235,060	\$3,743,388	The HOME Investment Partnership Program provides funds for housing and rehabilitation, homebuyer assistance, renter assistance, and CHDO activities.
ESG	public - federal	Street Advocacy Homeless Support Services Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional	\$217,814	\$0	\$334,637	\$552,451	\$871,256	ESG funds will be used to fund support services and facilities for the City's homeless and rental assistance program.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		housing						
CDBG-CV	public-federal	Rental, Mortgage and Utility Arrearage Assistance, Small Business Grants, Non-Profit Organizational Support, Financial Counseling, Emergency Response Plan	\$2,669,167	\$0	\$0	\$2,669,167	\$0	CDBG-CV funds will be used to address the impact of the coronavirus by providing small business and non-profit support, as well as individual assistance with arrearages related to rent, mortgage and utility payments.
ESG-CV	public - federal	Rehabilitation of Overnight Shelter and Transitional Housing Facilities, Homeless Support Services, Rental, Mortgage and Utility	\$4,755,944	\$0	\$0	\$4,755,944	\$0	ESG-CV funds will be used to address the impact of the coronavirus on the community's homeless and at-risk individuals.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		Arrearage Assistance, Operations for Residential Care Facility and Multi-Service Center for Homeless, HMIS Coordination						Activities will include rehabilitation of shelter and transitional housing facilities, as well as support services for homeless and at risk individuals.
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Overnight shelter Transitional housing	\$55,000			\$55,000	\$220,000	The McKinney-Vento Homeless Assistance Act grants federal money for homeless shelter programs.
Public Housing Operating Fund	public - federal		\$3,295,124	0.00		\$3,295,124	\$13,180,496	
Public Housing Capital Fund	public - federal		\$1,332,483	00	\$2,235,140	\$3,567,623	\$5,329,932	
Annual Contributions	public - federal		\$19,988,488			\$19,988,488	\$79,953,952	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
for Section 8 Tenant-Based Assistance								
Resident Opportunity and Self Sufficiency Grants	public - federal	Residential Services/ ESL/ Youth Programs	\$116,810		\$69,480	\$186,290	\$467,240	
JOBS PLUS		Stabilization and employment opportunities for residents of Curwin Circle			\$744,823	\$744,823	\$0.00	
Public Housing Dwelling Rental Income		Public Housing Operations	\$1,986,631			\$1,986,631	\$7,946,524	
Racial Equity Municipal Action Plan (REMAP) Program	Federal Reserve Bank of Boston, MAPC, and Government Alliance on Race and	Peer-to-peer learning/action experience to develop racial equity action plans	0	0	0	0	0	No direct funding. Lynn was selected through a competitive application process to participate in the

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
	Equity (GARE) / Race Forward							initial cohort of municipalities that will immerse themselves in a year-long peer-to-peer learning/action experience as they develop racial equity action plans. These plans will consider policy and practice changes that the municipalities will implement. The REMAP team plans to report on learnings and progress at the end of the pilot to inform others working to

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								advance racial equity through municipal action.
Emergency Housing Vouchers	HUD	Emergency Housing Vouchers	\$250,512	0	0	\$250,512	\$1,002,048	

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

In light of the scope of community needs and ongoing federal, state and local budget constraints, achieving the strategic objectives described in the Consolidated Plan requires leveraging public sector investments. Continuing to support and facilitate community-wide partnerships involving citizens, business owners, developers, non-profit providers, government agencies and stakeholders will continue to be an essential component of the City's future strategy.

To the maximum extent feasible, the City will continue to use limited CDBG, HOME and ESG formula grant funds to leverage non-governmental and other government resources including private capital and philanthropy. For example, public investments in economic development activities such as the Waterfront Master Plan provide a major opportunity to leverage substantial additional private sector investments that will increase jobs to low and moderate income households, expand the City's commercial and residential tax base and leverage related investments in housing and other community facilities. The City will continue to carefully monitor the performance of grantee agencies to ensure that measurable outcomes aligned to strategic objectives are reached.

The HOME match will be accomplished through various sources, which may include McKinney funds, State HOME funds, Low Income Housing Tax Credits, and other sources. Match details will be included with the CAPER submission.

The City's ESG match requirement will be fulfilled by attributing the amount of non-CDBG funds provided by two ESG funded agencies, Haven Project and Lynn Shelter Association, to provide support services to Lynn's homeless and at-risk population. This funding (\$268,216) is comprised primarily of private foundation grants and private contributions. Additionally, the annual rental income that the City receives on behalf of the tenants of the Multi-Service Center (\$118,321) serves as a match, as this income is allocated solely for operating expenses related to the ongoing management of the Multi-Service Center. Approximately 60% of ESG funds will be allocated towards street outreach and emergency shelter activities. Additionally, the City will be allocating ESG funds for a rental assistance program. The City will continue to monitor the varying needs of its homeless population on an annual basis and use this assessment to determine future ESG allocations.

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

The "Housing Lynn" report identifies a wide range of properties that are good candidates for mixed income housing development that includes affordable rental and/or homeownership units. The City and LHAND will work to further explore the feasibility of some or all of these sites and to facilitate development where financially feasible using both public and privately owned land. Also, Lynn EDIC is a quasi-public agency that has ownership of various properties located in the City. Lynn EDIC coordinates

its efforts with LHAND and DCD, working to support the City’s overall housing, community and economic goals.

Discussion

Ongoing efforts will continue over the course of the Consolidated Plan period to leverage limited formula grant funds to secure private, other governmental, non-profit and philanthropic resources needed to accomplish the City’s strategic goals.

SP-40 Institutional Delivery Structure

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

Table 71 - Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Lynn, Department of Community Development	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
Lynn Housing Authority & Neighborhood Development	PHA	Homelessness Non-homeless special needs Ownership Planning Public Housing Rental	Jurisdiction
Lynn EDIC	Public institution	Economic Development Planning	Jurisdiction
Lynn Continuum of Care	Regional organization	Homelessness Planning Public services	Jurisdiction
North Shore Housing Action Group	Regional organization	Homelessness Ownership Planning Rental	Region
City of Lynn, Department of Public Works	Government	Neighborhood improvements Public facilities	Jurisdiction
City of Lynn, Water and Sewer Department	Government	Neighborhood improvements Public facilities	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Lynn, Parks and Recreation Department	Government	Neighborhood improvements Public facilities Public services	Jurisdiction
Various sub-grantees and stakeholders	Regional Organization Non-Profit Business	Economic Development Homelessness Non-homeless special needs Ownership Rental Neighborhood improvements Public services	Jurisdiction

Assess of Strengths and Gaps in the Institutional Delivery System

Section PR-05 includes a narrative on the lead and responsible agencies who administer, coordinate, implement and monitor activities funded through formula grants. The City and LHAND have a highly capable housing and community development delivery system, in partnership with a large network of non-profit organizations that deliver services to residents.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Table 72- Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	X

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X		
Other			
Food Distribution/Nutrition	X	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).

As illustrated by the number and diversity of services listed in the Homeless Services Table, Lynn, in partnership with many non-profit agencies and government offices, has built a fairly comprehensive service delivery system for a city its size. Since its inception, the various organizations which comprise the Lynn CoC have designed a comprehensive and coordinated system of housing resources and supportive services designed to move homeless families and individuals toward permanent housing and economic self-sufficiency. Lynn’s strategy to end homelessness is based on the idea that issues surrounding homelessness are best addressed through the coordination of services and by accessing different social service providers that specialize in one particular field, rather than having one agency try to meet all of the needs of the homeless population. As a result, access to the system and coordination of services requires close cooperation and coordination among partner agencies to avoid duplication and ensure no one “falls through the cracks” of the system. The opening of the Family Success Center which focuses on the homeless, at-risk families and the working poor has further coordinated activities such as case management, family support, housing assistance, employment and training and financial literacy under one roof which has improved the flow of referrals for services among a number of the agencies. By further implementation of the Health Act and aligning with the Federal Plan, Opening Doors, the City will continue to ensure services are effectively delivered to those in need.

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 City and Lynn CoC have built a broad-based and coordinated system of housing resources and supportive services designed to move homeless and at risk families and individuals toward permanent housing and economic self-sufficiency. The major services offered include emergency housing

assistance, housing search, housing and support services for abused women and their children, rental assistance, legal services, rep payee, outreach, case management, free meals, alcohol/substance abuse and mental health services all of which are also offered through LHAND's Family Success Center.

In addition, the City and the CoC have implemented a Coordinated Entry System (CES), which is available to anyone who is homeless in the City. Homeless individuals and families are able to contact one source and receive the referrals and assistance needed. This process allows for client tracking and minimizes the risk of duplication of effort or service provision. The CES has recently been updated to include bi-weekly case conferencing calls to further assist clients and minimize the length of time homeless.

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 CoC is currently undertaking a process to develop a 3-year Strategic Plan to Prevent and End Chronic Homelessness through which it will define the gaps in the system, as well as the goals and objectives to address those challenges.

The CoC has created four committees specifically tasked with identifying challenges within their subpopulations. Those include Families and YYA (Youth and Young Adults under 25), Individuals and Elders, Veterans, and Survivors of Domestic Violence.

In addition to these committees, the CoC has undertaken an in-depth analysis of racial equity within the homeless system and will create a Racial Equity Plan for use by the CoC. This plan will provide information gleaned from HMIS data, US Census data, Commonwealth of MA data, and interviews with service providers and those with lived experience. This information will be used to define goals and strategies as well as a review process to review the success of those strategies.

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.

Upon completion of the Strategic Plan to Prevent and End Chronic Homelessness and the Racial Equity Plan, the CoC will implement the strategies identified, review them annually, and modify as needed. The City and Lynn CoC will continue to implement key strategies of the HEARTH Act, studying best practices to end chronic homeless for both individuals and families with children, and improving the system to rapidly rehouse the homeless by fully implementing a Housing First strategy. In addition, the City will work with the CoC to identify public and private resources that can fill in identified service and housing gaps.

The following section, SP-60 Homeless Strategy, is intended to provide a detailed description of the fundamental services that Lynn CoC member organizations provide in the prevention, outreach, and

supportive services to homeless families and individuals. In tandem with the objectives described in Table 75, it provides a summary of the strategy to be used to address homeless needs in the City.

SP-45 Goals Summary

Goals Summary Information

Table 73 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create and Preserve Deed-Restricted Affordable Housing	FFY 2020	FFY 2024	Affordable Housing	All	Affordable Housing Homelessness Homeownership		Rental units constructed: 20 housing units Tenant-based rental assistance / Rapid Rehousing: 25 households assisted
2	Reduce Housing Cost Burdens and Improve Housing Conditions for Renters	FFY 2020	FFY 2024	Affordable Housing	All	Affordable Housing Homelessness Homeownership		Tenant-based rental assistance: 25 households assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Preserve and Expand Affordable Homeownership Opportunities	FFY 2020	FFY 2024	Affordable Housing	All	Homeownership	\$2,356,660	Homeowner housing added: 50 housing units Homeowner housing rehabilitated: 50 housing units Direct financial assistance to homebuyers: 100 households assisted
4	Increase Special Needs Housing Opportunities	FFY 2020	FFY 2024	Affordable Housing Non-Homeless Special Needs	All	Affordable Housing Homelessness Homeownership		20 rental units will be provided
5	Reduce Homelessness	FFY 2020	FFY 2024	Homeless	All	Homelessness	\$1,350,880	Homelessness prevention: 500 persons assisted
6	Enforce Fair Housing Laws and Support Residential Development that Advances Neighborhood Diversity	FFY 2020	FFY 2024	Affordable Housing	All	Affordable Housing Homelessness Homeownership		Rental units created: 20 units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Promote Economic Development	FFY 2020	FFY 2024	Non-Housing Community Development	All	Economic Development	\$1,182,020	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted Facade treatment/business building rehabilitation: 30 Businesses Jobs created/retained: 50 Jobs Businesses assisted: 100 Businesses Assisted
8	Revitalize and Strengthen Neighborhoods	FFY 2020	FFY 2024	Affordable Housing	All	Neighborhood Revitalization	\$4,775,975	Homeowner housing added: 50 household housing units Homeowner housing rehabilitated: 50 household housing units Direct Financial Assistance to Homebuyers: 100 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Improve Public Facilities and Infrastructure	FFY 2020	FFY 2024	Non-Housing Community Development	All	Economic Development Public Facilities and Infrastructure	\$5,447,700	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 90000 Persons Assisted
10	Expand Public Services and Other Supportive Services	FFY 2020	FFY 2024	Non-Homeless Special Needs Non-Housing Community Development	All	Homelessness Neighborhood Revitalization Public Services and Other Supportive Services	\$1,580,320	Public service activities other than Low/Moderate Income Housing Benefit: 90000 Persons Assisted

Goal Descriptions

Table 74 – Goal Descriptions

1	Goal Name	Create and Preserve Deed-Restricted Affordable Housing
	Goal Description	Initiatives to support implementation of the 2021 “Housing Lynn” Plan and other efforts to: develop new deed-restricted rental housing units with an emphasis on affordability for households at or below the Lynn local median income (which is significantly below the metropolitan wide Area Median Income)and special needs populations; expand workforce housing; secure adequate capital and operating funds for LHAND’s state and federally assisted public housing portfolio; and, secure resources and undertake other activities to recapitalize and preserve existing, deed restricted affordable housing including expiring use developments.
2	Goal Name	Reduce Housing Cost Burdens and Improve Housing Conditions for Renters
	Goal Description	Initiatives to reduce housing cost burdens and improve housing conditions for renters with a priority for households at or below the Lynn local median income including: tenant-based rental assistance programs; initiatives to prevent displacement and respond to the COVID-19 pandemic; housing stability and eviction prevention activities; initiatives to ensure building safety, improve building conditions and promote climate resilience, energy efficiency and sustainability.
3	Goal Name	Preserve and Expand Affordable Homeownership Opportunities
	Goal Description	Initiatives to expand first time homebuyer opportunities and to improve health and safety issues for existing low and moderate-income homeowners with a priority for households earning at or below the Lynn local median income.
4	Goal Name	Increase Special Needs Housing Opportunities
	Goal Description	Initiatives to make housing accessible for persons with disabilities and to provide a range of options that include housing and services for special needs populations.
5	Goal Name	Reduce Homelessness
	Goal Description	Initiatives coordinated by the Lynn Continuum of Care to prevent and end homelessness among residents of Lynn. These include focusing on specific at-risk populations such as youth and young adults, families, survivors of domestic violence, and elders, as well as addressing the need to ensure racial equity across the homeless system.
6	Goal Name	Enforce Fair Housing Laws and Support Residential Development that Advances Neighborhood Diversity
	Goal Description	Initiatives to prevent housing discrimination, support neighborhood diversity and promote a welcoming and open community for all residents.
7	Goal Name	Promote Economic Development
	Goal Description	Initiatives to improve the City’s economy, mitigate economic impacts of the COVID-19 pandemic, reduce income inequality, expand business activity, improve the competitiveness of the Lynn workforce, upgrade regional and local public transportation options, promote private market investment and maximize public

		benefits resulting from development activity. This includes efforts to incubate and grow small businesses, including artists and the creative industry.
8	Goal Name	Revitalize and Strengthen Neighborhoods
	Goal Description	Initiatives to revitalize and strengthen Lynn’s Downtown, Waterfront, Market Street Gateway, Washington Street Gateway, Central Lynn, Boston Street Corridor and other areas including potential development sites identified in the “Housing Lynn” report. This goal supports equitable development that fosters safe and diverse neighborhoods; advances climate resilience; development of transit-oriented housing and other mixed use projects; development of market rate and mixed-income housing with a focus on deed-restricted housing that is affordable to households earning less than the Lynn local area median income; leveraging of new private investments; reinvestments in existing homes and multi-family developments; and, improvements to public safety and quality of life.
9	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	Initiatives to improve public facilities, improve the climate resilience and sustainability of Lynn’s infrastructure and make other necessary improvements and upgrades to municipal buildings, parks and infrastructure.
10	Goal Name	Expand Public Services and Other Supportive Services
	Goal Description	Initiatives to respond to the many supportive service needs of Lynn’s residents including special needs populations. This goal encompasses many objectives including mitigating the negative health and economic impacts of COVID-19 and providing needed services to public housing residents, seniors, at-risk youth, linguistic minorities, victims of domestic violence and other groups.

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)

Over the course of the Consolidated Plan period, the City and LHAND will undertake programs to preserve existing affordable housing and expand the number of units when feasible. This includes ongoing assistance to the households currently served by LHAND through its public housing and voucher programs. The City and LHAND will work to maintain as affordable all units with expiring project based rental assistance including facilitating/supporting actions to recapitalize and redevelop housing developments as funding allows. It will also look to secure funding and implement major capital repairs and renovations to the existing public housing portfolio as needed to ensure long-term preservation. As described throughout, the recommendations and strategies to expand affordable housing that are detailed in the “Housing Lynn” report will be advanced including at the potential development sites identified in the report.

SP-50 Public Housing Accessibility and Involvement

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

LHAND is not subject to a Section 504 Voluntary Compliance Agreement. The City of Lynn and LHAND will continue to comply with all applicable 504 accessibility requirements for new and substantially rehabilitated affordable housing units, and will continue to work to support the supply of accessible units through new development, substantial rehabilitation and retrofitting of existing units.

Activities to Increase Resident Involvement

LHAND will continue to work with and support resident councils at their public housing sites, and to encourage resident involvement in the development and implementation of housing policy. LHAND will also continue to help connect and actively engage residents in employment, training and supportive service initiatives such as the Jobs Plus Initiative and the Family Success Center.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to Affordable Housing

Barriers to Affordable Housing

As noted in the Market Analysis, barriers to additional affordable housing in Lynn include the extremely limited funding available from federal and state government sources; the high cost of land and housing in the local and regional markets; the limited availability of land for development; and, the aged conditions of a majority of the housing stock which increases rehabilitation.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Over the course of the Consolidated Plan period, the City intends to continue facilitating and supporting the development of mixed income housing including actively promoting affordable housing initiatives. As noted in the Market Analysis, a key objective of the “Housing Lynn” process was to identify strategies and recommendations to help increase the supply of affordable housing in the City with an emphasis on housing that is affordable to households with incomes at or below the local median income (which is significantly lower than the Area Median Income established by HUD). The report identified an overall vision that “Lynn’s housing will be safe, affordable and accessible. New housing will meet the needs of Lynn residents and increase the strength and vibrancy of neighborhoods. Housing will enable everyone to thrive in a community that is inclusive to all.” This vision is supported by a series of six (6) goals, each of which has implications for affordable housing development, public policy decision-making and resource allocation:

Goal 1: Affordable Housing. Facilitate greater production of housing in Lynn that is deed-restricted to be affordable to residents with incomes below the local median of \$53,500.

Goal 2: Anti-Displacement. Establish protections against displacement for vulnerable residents.

Goal 3: Building Safety. Ensure building maintenance and safety standards are enforced.

Goal 4: Integrated Neighborhoods. Welcome residential development that advances integration and prevent discrimination in tenant practices.

Goal 5: Representative Governance. Increase representation in municipal governance, transparency and engagement in decision-making.

Goal 6: New Development Benefits. Leverage market-rate and mixed-income residential development to meet a range of housing needs, provide community benefits and support economic development.

In addition to these broad goals, a series of priority actions are recommended with respect to housing including, but not limited to: using the City's zoning ordinance to facilitate development of varied housing at a range of prices; providing tax incentives for deeper affordability; providing public land for affordable housing development; support Community Development Corporations and other non-profit developments to complement and strengthen Neighborhood Development Associates' efforts to increase the supply of new affordable housing; adopting various policies and initiatives to protect the rights of Lynn renters in a changing real estate market; and, other initiatives. The City intends to use this framework to help guide municipal actions and Consolidated Plan funding decisions in the future where applicable.

Also of note, the Mayor has recently appointed Lynn's diversity officer who will help oversee initiatives to ensure greater diversity, equity and inclusion both in city government and the community at large.

SP-60 Homelessness Strategy

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

The Lynn Shelter Association (LSA) is the central outreach point for Lynn's CoC. It may be accessed through CoC referrals, self-referrals, coordinated entry, and street outreach workers. Case managers are available for walk-ins as well as by appointment. While accessing services is encouraged, it is not mandatory.

Street advocates from other agencies, as well as the City's police department, provide outreach to the City's homeless on a daily basis. The street advocates spend time in areas frequented by homeless persons, encouraging utilization of supportive services. During the COVID-19 pandemic, the City employed a homeless advocate to lead outreach efforts to the unsheltered within Lynn, making them aware of resources, and tracking their locations for additional medical outreach teams.

Since the CoC approach is to utilize multiple services, each agency has a working knowledge of community resources and is responsible for documenting referrals. Individual agencies also provide assessment services and referrals to appropriate housing and services.

Eliot Community Human Services, through its Aggressive Street Outreach (ASO) program provides street-based assistance to homeless individuals who live on the streets and rarely or never use shelters. Tangible items such as food and blankets are offered in an effort to build trust while engaging individuals to accept mental health services, benefit assistance, and housing support.

Addressing the emergency and transitional housing needs of homeless persons

Lynn will continue to utilize CDBG and HOME funds as well as providing RAFT, HomeBASE, ESG, ESG-CV, ERMA, and SSVF funding through the Family Success Center (FSC). These programs support the efforts of many of the agencies participating within the CoC to address emergency shelter and transitional housing needs of homeless persons and to prevent households from becoming homeless. Various projects funded include the City's Multi-Service Center, Street Advocate, rapid rehousing for individuals and families including rental assistance including down payment assistance, security deposits, first and last month's rent rental arrearage payments and short-term rental assistance. The City's Department of Community Development (DCD) and Veterans Services Office will remain active within the Lynn CoC.

Emergency shelter and supportive services are provided by the Lynn Shelter Association (LSA) which provides emergency housing to homeless men and women over the age of eighteen. LSA also provides

emergency housing for 64 families each night at the Bridge House Family Shelter, the GreenHouse Family Shelter, and the Independence House Family Shelter. Centerboard oversees scattered site units across Lynn for families including unaccompanied young adults under 24. The City will continue to fund space at the City's Multi-Service Center.

In addition, Eliot Community Human Services' shelter specialists, working out of LSA, provide supportive services to the homeless population in Lynn, and its Human Services' Project for Assistance in Transition from Homelessness (PATH) provides mental health assessment, treatment, advocacy, benefit assistance, DMH referrals, housing assistance and other support services to the adult homeless population.

The Lynn CoC implements a Coordinated Entry System, which is available to anyone who is homeless in the City. Homeless individuals and families access one agency to begin the process for referrals and assistance. This process allows for client tracking and minimizes the risk of duplication of effort. Current agencies participating in the CES include Bridgewell, LEO, Recuperative Care Center, and the Lynn Shelter Association.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City, through the Department of Community Development, will continue to subcontract with Lynn CoC providers to assist families and individuals in existing emergency shelter and transitional housing programs move to permanent housing. The City and the CoC agencies will work together to secure additional sources of funding to provide permanent housing opportunities. Examples of non-entitlement funding includes State family prevention resources as well as housing vouchers, Family Unification Program (FUP) vouchers, Federal VASH vouchers and Supportive Services for Veterans and their Families (SSVF) funds. In addition, LHAND, the CoC lead agency, offers a HOME Tenant-Based Rental Assistance (TBRA) program and administers a sponsor-based Shelter Care Plus program that utilized to house both homeless individuals and families.

The City supports a "Housing First" model by addressing the barriers that prevent households from leaving shelter and transitional housing programs and helping clients to move quickly from homelessness to self-sufficiency and independent living. This is accomplished by providing households with security and utility deposits, and short or medium term rental assistance. Clients receive case management targeted to gaining employment and budgeting and financial competency.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being

discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Lynn has utilized CDBG, HOME RAFT, HomeBASE and ESG funding to support the efforts of many of the agencies participating within the CoC providing supportive services and housing related activities. Various projects funded include the City's Multi-Service Center, Lynn Shelter Association Day Program, Haven Project, Street Advocate, rental assistance, including down payment assistance, security deposits, first and last month's rent and short-term rental assistance. In addition, the City allocates a sufficient amount of CDBG public services funds to community agencies that provide education, cultural, health, family support and recreational activities that are geared to serving Lynn's low-income population. Approximately \$670,000 in CDBG-CV funds were also allocated for supportive services on behalf of Lynn's homeless and low income individuals and families.

The City and Lynn CoC have built a broad-based and coordinated system of housing resources and supportive services designed to move homeless and at risk families and individuals toward permanent housing and economic self-sufficiency. The major services offered include emergency housing assistance, housing search, housing and support services for abused women and their children, rental assistance, legal services, rep payee, outreach, case management, free meals, alcohol/substance abuse and mental health services all of which are also offered through LHAND's Family Success Center.

In addition to the housing resources specifically targeted to the homeless, the City has a substantial portfolio of other affordable, subsidized housing units and vouchers that serve low-income households who may have been homeless before occupancy and/or would be homeless if these housing resources did not exist.

A review of data regarding who is actually using homeless services in Lynn determined that many clients relocate from other Massachusetts communities as well as from outside the State. In recognition of this situation, the CoC has advocated for the establishment of a Single Point of Contact (SPOC) for discharge coordination. The SPOC can be an important part of efforts to plan for appropriate housing and supportive services for families and individuals who are about to move into Lynn. While the SPOC concept will assist in responding to imminent moves to the City, it is equally important that discharging agencies provide discharge planning resources so that the financial burdens do not shift directly to Lynn and other local communities.

The Lynn CoC presently coordinates the Continuum of Care process with the Commonwealth of Massachusetts' discharge policies and guidelines. The Commonwealth has developed and continues to develop policies to prevent individuals who are discharged from institutions and health care facilities from becoming homeless. Individual departments of the Commonwealth have worked to ensure appropriate discharge planning internally as well. The Department of Mental Health, for example, has adhered to an inpatient discharge planning policy that includes housing search among other measures, and is explicitly aimed at preventing homelessness. The Department of Corrections has developed

system-wide policies and practices to encourage the discharge of offenders to appropriate housing or placements and the Department of Children and Families (DCF) is in the process of reviewing its discharge planning policies to improve discharge planning from foster care and other youth facilities.

The City and Lynn CoC will continue to work with NSHAG, health care, corrections and other agencies and institutions to improve discharge policies and to coordinate activities in order to reduce instances of homelessness associated with poorly planned discharges.

Table 75 - Summary of Specific Homeless Objectives

Objective No.	Specific Objectives	Sources of Funds	Performance Indicators
Homeless Objectives: Chronic Homeless			
1	Reduce the overall rate of chronically homeless individuals	McKinney ESG Other SSVF	a) Reduction in number of individuals who remain continuously homeless for 1 year, or have at least four episodes of homelessness during a 3-year period
2	Create additional permanent housing opportunities for the chronic homeless population.	McKinney CDBG VASH HOPWA Other	a) Increase in number of new permanent housing beds for chronically homeless persons
3	Provide supportive services to the chronic homeless	McKinney VASH Foundation Other SSVF HomeBASE RAFT HOPWA	a) Percentage/number of chronically homeless persons utilizing service and treatment programs
Homeless Objectives: Other Homeless			
4	Create additional permanent housing opportunities for families	McKinney CDBG HomeBASE RAFT Other	a) Percentage/number of permanent housing beds for homeless families with children b) Decrease in number of homeless families with children
5	Provide coordinated referrals and case management services to the homeless population	McKinney State Foundation Family	a) Percentage/number of homeless families and individuals receiving services

Objective No.	Specific Objectives	Sources of Funds	Performance Indicators
		Success Center	
6	Provide housing search services to assist the homeless population in obtaining permanent housing	McKinney State Foundation Family Success Center	a) Percentage/number of homeless individuals who have moved from emergency or transitional to permanent housing
7	Provide job training and employment related services	McKinney Other federal State Family Success Center	a) Number/percentage of homeless adults placed in jobs or job training programs
8	Provide emergency and transitional housing and services to homeless populations	McKinney ESG State Foundation	a) Transitional beds/shelters with supportive services for individuals b) Transitional beds/shelters with supportive services for families c) Emergency beds/shelters for homeless families with children d) Emergency shelters for homeless individuals

SP-65 Lead Based Paint Hazards

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

LHAND is currently administering the Lynn Lead Abatement Program (LLAP). More than 400 homes will be de-leaded through a \$9.3 million grant funded in 2019 by the US Department of Housing & Urban Development. While the City has estimated that over \$450 million will be needed to eliminate lead paint hazards, this grant will make a major contribution to addressing the problem. Created to make homes safer for low-income families, the goal of the LLAP is to provide lead paint abatement for low and moderate income individuals in order to create decent, safe, and affordable housing for all Lynn residents while ensuring that low-income families no longer have to choose between a lead safe environment for their children and housing they can afford. Eligibility requirements for participation in the grant program will require that a property be located in the four designated high impact census tracts in the City of Lynn. The tracts identified that will have the highest impact on reducing lead paint are 2070, 2062, 2061, 2055. This program provides:

A one-time grant averaging \$11,000 per unit to perform lead hazard abatement in eligible properties.

- Initial Lead Inspection and a re-inspection with dust wipe test.
- Relocation assistance for occupants when necessary.
- Letter of Full De-leading Compliance.
- Healthy Homes funding to address any additional health hazard as deemed necessary by LHAND.

Over more than 10 years LHAND has successfully utilized HUD grant funds to provide a range of services, including inspections; testing of children under the age of six; de-leading of units, common areas and exteriors; relocation; contractor education; and other services. From 2009 through 2018, Lynn received \$9.1 million in HUD funds to make more than 600 homes safe. During this period, LHAND surpassed its benchmarks and received a high performing grant status.

In addition, as further described below, LHAND also ensures that homes occupied by families with rental vouchers that have children under the age of 6 are lead safe by providing pre-occupancy inspections, connecting owners to lead remediation resources and other efforts.

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

Lead poisoning is the most significant environmental health threat to children, according to state data. The primary source of childhood lead poisoning in Massachusetts is from exposure to lead paint and

dust in older homes. Lynn is one of the 17 high-risk communities for childhood lead poisoning identified by the Massachusetts Department of Public Health Bureau of Environmental Health’s Childhood Lead Poisoning Prevention Program. As shown in the table below, from 2014 through 2018, the most recent data available from the Massachusetts Public Health Department, there were 96 cases of Lynn children with elevated levels of lead in their blood. Only Boston, Brockton, New Bedford, Worcester, and Springfield had more. The incidence rate per 1,000 for Lynn was 4.9 as compared to 2.6 statewide.

A key reason for Lynn’s lead paint hazard problem is that 87% of the City’s homes were constructed before 1978 when lead paint was outlawed. Although LHAND’s work through the lead reduction program has been extremely effective at reducing lead poisoning exposure and contributing to positive health outcomes for the children of Lynn, much work remains. There are more than 32,000 homes to be de-lead. With an all-in cost to de-lead one home that can reach as much as \$15,000, it is estimated that it will take more than \$450 million to remove lead from all of the city dwellings.

Lynn has “high impact neighborhoods,” which include high numbers of pre-1940 housing, low-income families, and high rates of young children with elevated blood lead levels. These areas extend from the Pine Hill neighborhood, through the Highlands and to the waterfront.

Table 76 - Childhood Lead Poisoning Data 2014-2018

	% 5-Year Screening	5-Year Cases ¹	Incidence Rate per 1,000 ¹	% PIR below 2 ²	% Pre-1978 Housing Units ³	High-Risk Score ⁴
Lynn	80%	96	4.9	34%	86%	11.4
Massachusetts	73%	2319	2.6	18%	70%	2.6

Data Source: Massachusetts Department of Public Health, Bureau of Environmental Health

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

The actions listed above are undertaken by LHAND. Planning and administration of all housing related activities funded through the formula programs is the responsibility of the agency. LHAND is also the public housing authority for the City of Lynn.

Lead Paint in Public Housing

LHAND has aggressively responded to the threat of lead-based paint hazards in public housing. All LHAND family public housing units have been de-lead. LHAND maintains strict compliance with local

¹Number and rate of incident cases $\geq 10 \mu\text{g}/\text{dL}$ per 1,000 children (9 to 47 months) screened during this 5-year period.

²Percentage of families with a poverty to income ratio below 2.00 (i.e. < 200% of the poverty threshold).

³Percentage of housing units built prior to 1978 as estimated by the American Community Survey.

⁴(5-Year Incidence Rate by community) * (% PIR below 2 by community / % PIR below 2 MA) * (% pre-1978 by community / % pre-1978 MA)

state and federal notification requirements. Further, LHAND through briefings, handouts and notices advises participants to maintain communications regarding elevated blood lead level conditions among household members. In this way, LHAND can respond and make appropriate referrals for families at risk.

Lead Paint in Section 8 Housing

LHAND has developed and implemented strict policies to enforce lead-based paint regulatory requirements. All Section 8 (or Housing Choice Voucher) units occupied by children under six years of age require owner de-lead certification prior to approving occupancy. Additionally, owners are required to take corrective actions if needed and re-certify units when children are identified with elevated blood lead levels. Through education, briefing and written materials, LHAND actively empowers its tenants to maintain the health and well-being of their families. Section 8 owners are able to participate where eligible in the LLAP program.

SP-70 Anti-Poverty Strategy

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

Reducing the number of families living in poverty continues to be a major objective for the City. This objective is reflected in the Consolidated Plan strategic goals and priorities such as the focus on creating affordable housing for households at or below the local median income, and has helped shape the City's response to the COVID-19 pandemic. The consequences of poverty are borne by individual families and by a wide range of community systems including police, health care, schools and other vital institutions. As the City has limited resources to comprehensively address this issue, coordinating responses and leveraging resources through public-private partnerships are essential, as is a more far reaching commitment on the part of the state and federal governments. National and regional economic factors and trends outside of the City's control have an enormous impact on the extent of poverty in Lynn, i.e. the rate of poverty rises or falls based on the strength or weakness of the broader economy.

Lynn has an extensive network of qualified, mission-driven agencies that work continuously to address and mitigate issues related to poverty. Many agencies are partially supported with limited entitlement resources provided by the federal government, including Lynn CoC agencies. Collectively, Lynn CoC agencies provide an extensive set of programs and services that are intended to both respond to the needs of persons living in poverty and to provide opportunities to work towards economic self-sufficiency. A detailed discussion of CoC programs and policies and examples of anti-poverty and other services provided to special needs and at-risk populations are provided in the Market Analysis chapter.

A good example of a coordinated program initiative focusing on reducing poverty is the Lynn Family Success Center, which was started in 2014 by LHAND and United Way of Massachusetts Bay and Merrimack Valley in partnership with the Lynn Public Schools. The Lynn Family Success Center model is based on research that demonstrates that individuals who benefit from a center-based approach that offers bundled services and coaching are far more likely to increase their income, net worth or credit scores. The center also works to identify homeless children, and children at-risk of homelessness, and connect them to academic support and resources, and to also connect their families to the financial stability services. LHAND's housing and case management programs, services for veterans, CoC centralized intake services, partner agencies that provide child care resources and family nurturing programs for grandparents, fathers and families, and the planning coalitions for homeless services in the region are based at the Center.

Another example of targeted anti-poverty efforts is the Jobs Plus Initiative launched by LHAND in 2019. This multi-year program serves public housing residents and is based on HUD's national Jobs Plus model. Through case management, rent incentives and other supportive services, Jobs Plus aims to help address and overcome obstacles to employment and to provide career ladder opportunities for

unemployed and underemployed public housing residents. Collaborative partnerships with local agencies and employers are key to the effort to help recruit, train and place residents in good paying jobs with benefits that provide pathways to economic self-sufficiency.

In addition to the collective CoC efforts, Jobs Plus and the work of the Family Success Center, the City and its partner agencies will work to reduce poverty by:

- Targeting entitlement funds to activities designed to increase literacy, leverage jobs, improve workforce skills and achieve other substantial additional economic development benefits including initiatives to mitigate the economic hardships experienced by local residents as a result of the global pandemic;
- Continuing to provide housing, economic development and public service opportunities funded through CDBG, HOME, and other available grants to low and moderate income households with an emphasis on targeting households with incomes at or below the local area median income, as discussed in the “Housing Lynn” report;
- Monitoring and aggressively pursuing existing and future federal, state and philanthropic initiatives which have the potential to address some of Lynn’s most pressing concerns including both housing and economic development needs. Existing and proposed initiatives which will be assessed and pursued as appropriate include, but are not limited to: Housing Trust Funds to be distributed through the Commonwealth of Massachusetts; Gateway Cities funding; Low Income Housing Tax Credit for future mixed-income developments; Transportation Investment Generating Economic Recovery (TIGER) grants through the US Department of Transportation; CHOICE Neighborhoods; and, other opportunities which arise in the future.
- Facilitating access to jobs through economic development activities funded by the City;
- Participating in regional partnerships to promote location of new businesses and jobs in the area;
- Collaborating with NSWIB and others to identify and secure job training opportunities for low income residents;
- Supporting Lynn CoC and other agencies in providing job training, employment and other support services to chronically homeless and other special needs populations;
- Promoting benefits maximization among low-income households; and,
- Facilitating access to services and benefits available to low income households, such as Individual Development Accounts and Earned Income Tax Credits, through collaborations with local agencies who serve low-income populations.

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

The Consolidated Plan was developed with the active participation of agencies that work with Lynn’s low-income populations, including those with incomes at or below the poverty line. Many agencies also participated in the “Housing Lynn” community engagement process. As noted, the City intends to utilize formula grant funding to help advance the recommendations and strategies described in the “Housing Lynn” report including developing new housing that is affordable to very low income households including those with incomes at or below the local median income.

SP-80 Monitoring

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

The City of Lynn is the grantee for CDBG, HOME, and ESG funds. Planning and administration, including program monitoring, of all non-housing activities including economic development, community development, public services, infrastructure, and community facilities is the responsibility of the City's Department of Community Development (DCD). DCD, which has an extensive track record of effective management of federal and other grant programs, provides oversight and monitoring for sub-recipients of non-housing funds.

Planning and administration of all housing related activities funded through the formula programs is the responsibility of the Lynn Housing Authority & Neighborhood Development (LHAND). LHAND, which is also a sub-recipient, directly administers housing programs and provides oversight and monitoring for sub-recipients of housing funds. LHAND has an extensive track record effectively managing federal and other grant funds. LHAND is also the Public Housing Authority for the City of Lynn, administering federal and state public housing, voucher and related programs.

DCD collects information from LHAND and manages the overall HUD reporting systems to ensure that all funds are obligated and expended in a timely manner.

DCD and LHAND negotiate formal, performance-based contracts with all sub-recipients:

- Performance-based contracts include specific performance goals related to the City's Consolidated Plan and Annual Plan strategic objectives.
- Performance-based contracts include reporting requirements related to participation rates and low-moderate income household participation.

DCD and LHAND monitor and collect data on sub-recipient performance:

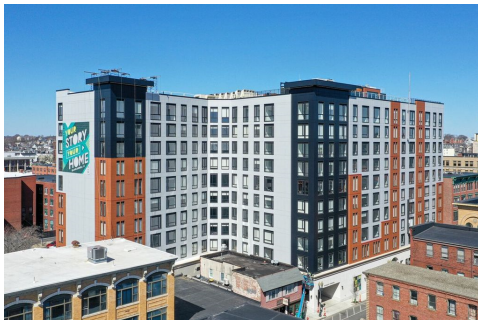
For sub-recipients of HOME and CDBG housing funds, LHAND conducts periodic program reviews and collects data on household profiles, participation rates and low/moderate income benefit levels. Reports are carefully reviewed by senior staff. As required, follow up to resolve issues is conducted.

For sub-recipients of ESG and non-housing CDBG funds, DCD conducts annual evaluations. Evaluations generally include a site and facility tour and interviews with program staff. DCD also collects quarterly

data on household profiles, participation rates and low/moderate income benefit levels. The City's policy is to count individuals served by a specific agency only once each year.

Lynn, Massachusetts Draft Annual Action Plan

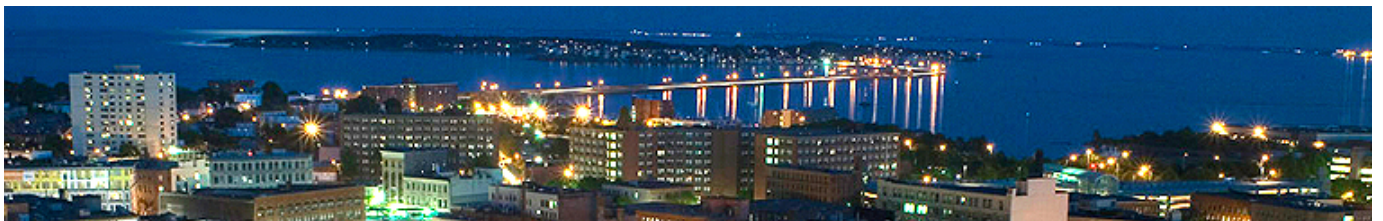
Federal Fiscal Year 2020
City Fiscal Year 2021



Thomas M. McGee, Mayor
Lynn, Massachusetts

James M. Marsh, Director
Lynn Department of Community Development

Charles J. Gaeta, Executive Director
Lynn Housing Authority & Neighborhood Development



Annual Action Plan

AP-15 Expected Resources

Introduction

Table 77 summarizes the estimated resources that the City of Lynn plans to utilize to implement the Annual Action Plan activities described herein. This includes \$3,629,834 in Federal Fiscal Year (FFY) 2020 entitlement funds that the City expects to receive. Under the CARES Act, the City will also receive \$7,425,111 in COVID-related special funding allocations for FFY 2020. An estimated \$450,000 in program income will also be utilized to fund targeted housing, economic development and community development activities.

The impact of the projected entitlement program funds will be enhanced by additional private sector, foundation, and federal, state and local government funds. As part of the process for distributing entitlement funds, the City requests information from prospective grantees regarding other funding sources. Over the course of the five-year Consolidated Plan cycle, the City will continue to emphasize leveraging other funds so that limited entitlement funds achieve maximum impact and produce maximum benefits for Lynn's low and moderate income households.

In addition to entitlement funds, City agencies and providers receive funding from the McKinney-Vento/HEARTH Act funded grants and other public and private resources in order to reduce homelessness and address the needs of this population.

Funding for public housing and leased housing programs is received and administered by the Lynn Housing Authority & Neighborhood Development. Note that all amounts are preliminary and subject to change based on HUD and Congressional action. Note also that budgets for other housing authorities which lease units in Lynn through the Housing Choice Voucher Program are not included in these figures.

Extensive other resources will be allocated to support housing, economic development and community development activities over the course of the Annual Action Plan. The Sources of Funds table in the Attachment provides a partial listing of other funding sources that address Lynn's

housing, economic and community development needs and/or support the activities funded through the CDBG and ESG entitlement grant programs.

Anticipated Resources

Table 77 – Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$2,476,173	\$450,000	\$2,676,000	\$5,602,173	\$9,904,692	CDBG funds support a range of housing, community development and public service activities primarily benefiting low and moderate-income residents.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily	\$935,847	100,000	\$2,199,213	\$3,235,060	\$3,743,388	The HOME Investment Partnership Program provides funds for housing and rehabilitation, homebuyer assistance,

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		rental rehab New construction for ownership TBRA						renter assistance, and CHDO activities.
ESG	public - federal	Street Advocacy Homeless Support Services Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$217,814	\$0	\$334,637	\$552,451	\$871,256	ESG funds will be used to fund support services and facilities for the City's homeless and rental assistance program.
CDBG-CV	public-federal	Rental, Mortgage and Utility Arrearage Assistance, Small Business Grants, Non-Profit Organizational Support, Financial	\$2,669,167	\$0	\$0	\$2,669,167	\$0	CDBG-CV funds will be used to address the impact of the coronavirus by providing small business and non-profit support, as well

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		Counseling, Emergency Response Plan						as individual assistance with arrearages related to rent, mortgage and utility payments.
ESG-CV	public - federal	Rehabilitation of Overnight Shelter and Transitional Housing Facilities, Homeless Support Services, Rental, Mortgage and Utility Arrearage Assistance, Operations for Residential Care Facility and Multi-Service Center for Homeless, HMIS Coordination	\$4,755,944	\$0	\$0	\$4,755,944	\$0	ESG-CV funds will be used to address the impact of the coronavirus on the community's homeless and at-risk individuals. Activities will include rehabilitation of shelter and transitional housing facilities, as well as support services for homeless and at risk

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								individuals.
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Overnight shelter Transitional housing	\$55,000			\$55,000	\$220,000	The McKinney-Vento Homeless Assistance Act grants federal money for homeless shelter programs.
Public Housing Operating Fund	public - federal		\$3,295,124	0.00		\$3,295,124	\$13,180,496	
Public Housing Capital Fund	public - federal		\$1,332,483	00	\$2,235,140	\$3,567,623	\$5,329,932	
Annual Contributions for Section 8 Tenant-Based Assistance	public - federal		\$19,988,488			\$19,988,488	\$79,953,952	
Resident Opportunity and Self Sufficiency Grants	public - federal	Residential Services/ ESL/ Youth Programs	\$116,810		\$69,480	\$186,290	\$467,240	
JOBS PLUS		Stabilization and employment			\$744,823	\$744,823	\$0.00	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		opportunities for residents of Curwin Circle						
Public Housing Dwelling Rental Income		Public Housing Operations	\$1,986,631			\$1,986,631	\$7,946,524	
Racial Equity Municipal Action Plan (REMAP) Program	Federal Reserve Bank of Boston, MAPC, and Government Alliance on Race and Equity (GARE) / Race Forward	Peer-to-peer learning/action experience to develop racial equity action plans	0	0	0	0	0	No direct funding. Lynn was selected through a competitive application process to participate in the initial cohort of municipalities that will immerse themselves in a year-long peer-to-peer learning/action experience as they develop racial equity

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								action plans. These plans will consider policy and practice changes that the municipalities will implement. The REMAP team plans to report on learnings and progress at the end of the pilot to inform others working to advance racial equity through municipal action.
Emergency Housing Vouchers	HUD	Emergency Housing Vouchers	\$250,512	0	0	\$250,512	\$1,002,048	

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

In light of the scope of community needs and ongoing federal, state and local budget constraints, achieving the strategic objectives described in the Consolidated Plan requires leveraging public sector investments. Thus, supporting and facilitating community-wide partnerships involving citizens, business owners, developers, non-profit providers, government agencies and stakeholders will continue to be an essential component of the City's future strategy.

To the maximum extent feasible, the City will continue to use limited CDBG, HOME and ESG formula grant funds to leverage non-governmental and other government resources including private capital and philanthropy. For example, public investments in economic development activities such as the Waterfront Master Plan provide a major opportunity to leverage substantial additional private sector investments that will increase jobs to low and moderate income households, expand the City's commercial and residential tax base and leverage related investments in housing and other community facilities. The City will continue to carefully monitor the performance of grantee agencies to ensure that measurable outcomes aligned to strategic objectives are reached.

The HOME match will be accomplished through various sources, which may include McKinney funds, State HOME funds, Low Income Housing Tax Credits, and other sources. Match details will be included with the CAPER submission.

The City's ESG match requirement will be fulfilled by attributing the amount of non-CDBG funds provided by two ESG funded agencies, Haven Project and Lynn Shelter Association, to provide support services to Lynn's homeless and at-risk population. This funding (\$268,216) is comprised primarily of private foundation grants and private contributions. Additionally, the annual rental income that the city receives on behalf of the tenants of the Multi-Service Center (\$118,321) serves as a match, as this income is allocated solely for operating expenses related to the ongoing management of the Multi-Service Center. Approximately 60% of ESG funds will be allocated towards street outreach and emergency shelter activities. Additionally, the City will be allocating ESG funds for a rental assistance program. The City will continue to monitor the varying needs of its homeless population on an annual basis and use this assessment to determine future ESG allocations.

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

The “Housing Lynn” report identifies a wide range of properties that are good candidates for mixed income housing development that includes affordable rental and/or homeownership units. The City and LHAND will work to further explore the feasibility of some or all of these sites and other appropriate sites and to facilitate development where financially feasible using both public and privately owned land. Also, Lynn EDIC is a quasi-public agency that has ownership of various properties located in the City. Lynn EDIC coordinates its efforts with LHAND and DCD, working to support the City’s overall housing, community and economic goals.

Discussion

Ongoing efforts will continue over the course of the Consolidated Plan period to leverage limited formula grant funds to secure private, other governmental, non-profit and philanthropic resources needed to accomplish the City’s strategic goals.

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 78 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create and Preserve Deed-Restricted Affordable Hsg	2020	2021	Affordable Housing	Waterfront District Market Street Gateway Washington Street Gateway Boston Street Corridor Central Lynn Downtown Lynn (including Lynn Downtown Cultural District)	Affordable Housing Homelessness Homeownership		Rental units constructed: 5housing units Tenant-based rental assistance / Rapid Rehousing: 10households assisted
2	Reduce Housing Cost Burdens and Improve Housing Conditions for Renters	2020	2021	Affordable Housing	Waterfront District Market Street Gateway Washington Street Gateway	Affordable Housing Homelessness Homeownership		Tenant-based rental assistance: 10 households assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Boston Street Corridor Central Lynn Downtown Lynn (including Lynn Downtown Cultural District)			
3	Preserve and Expand Affordable Homeownership Opportunities	2020	2021	Affordable Housing	Waterfront District Market Street Gateway Washington Street Gateway Boston Street Corridor Central Lynn Downtown Lynn (including Lynn Downtown Cultural District)	Homeownership	\$471,332	Homeowner housing added: 10housing units Homeowner housing rehabilitated: 10 housing units Direct financial assistance to homebuyers: 20households assisted
4	Increase Special Needs Housing Opportunities	2020	2021	Affordable Housing Non-Homeless Special Needs	Waterfront District Market Street Gateway Washington Street Gateway Boston Street	Affordable Housing Homelessness Homeownership		5 rental units will be provided

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Corridor Central Lynn Downtown Lynn (including Lynn Downtown Cultural District)			
5	Reduce Homelessness	2020	2021	Homeless	Waterfront District Market Street Gateway Washington Street Gateway Boston Street Corridor Central Lynn Downtown Lynn (including Lynn Downtown Cultural District)	Homelessness	\$270,776	Homelessness prevention: persons assisted
6	Enforce Fair Housing Laws and Support Residential Development that Advances Neighborhood Diversity	2020	2021	Affordable Housing	Waterfront District Market Street Gateway Washington Street Gateway Central Lynn Downtown Lynn (including Lynn	Affordable Housing Homelessness Homeownership		Rental units created: 5 units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Downtown Cultural District)			
7	Promote Economic Development	2020	2021	Non-Housing Community Development	Waterfront District Market Street Gateway Washington Street Gateway Boston Street Corridor Central Lynn Downtown Lynn (including Lynn Downtown Cultural District)	Economic Development	\$236,402	Public service activities other than Low/Moderate Income Housing Benefit: Persons Assisted Facade treatment/business building rehabilitation: Business Jobs created/retained: Jobs Businesses assisted: Businesses Assisted
8	Revitalize and Strengthen Neighborhoods	2020	2021	Affordable Housing	Waterfront District Market Street Gateway	Neighborhood Revitalization	\$955,195	Homeowner housing added: 10household housing units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Washington Street Gateway Boston Street Corridor Central Lynn Downtown Lynn (including Lynn Downtown Cultural District)			Homeowner housing rehabilitated: 10household housing units Direct Financial Assistance to Homebuyers: 20 Households Assisted
9	Improve Public Facilities and Infrastructure	2020	2021	Non-Housing Community Development	Waterfront District Market Street Gateway Washington Street Gateway Boston Street Corridor Central Lynn Downtown Lynn (including Lynn Downtown Cultural District)	Economic Development Public Facilities and Infrastructure	\$1,089,540	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: Persons Assisted
10	Expand Public Services and Other Supportive Services	2020	2021	Non-Homeless Special Needs	Waterfront District	Homelessness Neighborhood	\$316,064	Public service activities other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
				Non-Housing Community Development	Market Street Gateway Washington Street Gateway Boston Street Corridor Central Lynn Downtown Lynn (including Lynn Downtown Cultural District)	Revitalization Public Services and Other Supportive Services		than Low/Moderate Income Housing Benefit: Persons Assisted

Goal Descriptions

Table 79 – Goals Description

1	Goal Name	Create and Preserve Deed-Restricted Affordable Housing
	Goal Description	Initiatives to support implementation of the 2021 “Housing Lynn” Plan and other efforts to: develop new deed-restricted rental housing units with an emphasis on affordability for households at or below the Lynn local median income (which is significantly below the metropolitan wide Area Median Income) and special needs populations; expand workforce housing; secure adequate capital and operating funds for LHAND’s state and federally assisted public housing portfolio; and, secure resources and undertake other activities to recapitalize and preserve existing, deed restricted affordable housing including expiring use developments.
2	Goal Name	Reduce Housing Cost Burdens and Improve Housing Conditions for Renters
	Goal Description	Initiatives to reduce housing cost burdens and improve housing conditions for renters with a priority for households at or below the Lynn local median income including: tenant-based rental assistance programs; initiatives to prevent displacement and respond to the COVID-19 pandemic; housing stability and eviction prevention activities; initiatives to ensure building safety, improve building conditions and promote climate resilience, energy efficiency and sustainability.
3	Goal Name	Preserve and Expand Affordable Homeownership Opportunities
	Goal Description	Initiatives to expand first time homebuyer opportunities and to improve health and safety issues for existing low and moderate-income homeowners with a priority for households earning at or below the Lynn local median income.
4	Goal Name	Increase Special Needs Housing Opportunities
	Goal Description	Initiatives to make housing accessible for persons with disabilities and to provide a range of options that include housing and services for special needs populations.
5	Goal Name	Reduce Homelessness
	Goal Description	Initiatives coordinated by the Lynn Continuum of Care to prevent and end homelessness among residents of Lynn. These include focusing on specific at-risk populations such as youth and young adults, families, survivors of domestic violence, and elders, as well as addressing the need to ensure racial equity across the homeless system.

6	Goal Name	Enforce Fair Housing Laws and Support Residential Development that Advances Neighborhood Diversity
	Goal Description	Initiatives to prevent housing discrimination, support neighborhood diversity and promote a welcoming and open community for all residents.
7	Goal Name	Promote Economic Development
	Goal Description	Initiatives to improve the City’s economy, mitigate economic impacts of the COVID-19 pandemic, reduce income inequality, expand business activity, improve the competitiveness of the Lynn workforce, upgrade regional and local public transportation options, promote private market investment and maximize public benefits resulting from development activity. This includes efforts to incubate and grow small businesses, including artists and the creative industry.
8	Goal Name	Revitalize and Strengthen Neighborhoods
	Goal Description	Initiatives to revitalize and strengthen Lynn’s Downtown, Waterfront, Market Street Gateway, Washington Street Gateway, Central Lynn, Boston Street Corridor and other areas including potential development sites identified in the “Housing First” report. This goal supports equitable development that fosters safe and diverse neighborhoods; advances climate resilience; development of transit-oriented housing and other mixed use projects; development of market rate and mixed-income housing with a focus on deed-restricted housing that is affordable to households earning less than the Lynn local area median income; leveraging of new private investments; reinvestments in existing homes and multi-family developments; and, improvements to public safety and quality of life.
9	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	Initiatives to improve public facilities, improve the climate resilience and sustainability of Lynn’s infrastructure and make other necessary improvements and upgrades to municipal buildings, parks and infrastructure.
10	Goal Name	Expand Public Services and Other Supportive Services
	Goal Description	Initiatives to respond to the many supportive service needs of Lynn’s residents including special needs populations. This goal encompasses many objectives including mitigating the negative health and economic impacts of COVID-19 and providing needed services to public housing residents, seniors, at-risk youth, linguistic minorities, victims of domestic violence and other groups.

AP-35 Projects

Introduction

The City and its subgrantees will implement a wide array of housing, economic development and community development programs and activities during City Fiscal Year 2021. Each of these programs and activities supports and relates to the priority needs and objectives identified in the five-year Consolidated Plan.

Projects

Table 80 – Project Information

#	Project Name
1	Youth Assistance
2	Community Movie Program
3	Community Policing Program
4	Catholic Charities
5	Senior Center - Lynn Council on Aging
6	Meals on Wheels - GLSS
7	Curwin Youth Sports Program - LHAND
8	Building Bridges Through Music
9	Lynn Community Connections Coalition
10	Raw Art Works
11	Healing Abuse Working for Change (HAWC)
12	Lynn Youth Street Outreach Advocacy (LYSOA)
13	The Highlands Coalition
14	Beyond Walls
15	Parent Professional Advocacy League (PPAL)
16	College Application Education Project (CAEP)
17	Community Minority Cultural Center (CMCC)
18	The Brickyard Collaborative
19	New American Association of Massachusetts (NAAM)
20	Entrepreneurship for All Lynn (EforAll)
21	Open Door Immigration Services (ODIS)
22	Lynn Main Streets
23	Infrastructure Development Program
24	Small Business Assistance Center (SBAC)

#	Project Name
25	Commercial Facade Program
26	Economic Development Support & Assistance Program
27	Neighborhood Stabilization
28	Rehabilitation Loans and Grants
29	Affordable Housing Rehabilitation
30	Homeownership Assistance Programs
31	HOME - Homeownership Assistance Programs
32	HOME - Rehabilitation Loan & Grant Programs
33	HOME - CHDO
34	HOME - Neighborhood Stabilization (Construction & Rehab)
35	HOME - Tenant Based Rental Assistance (TBRA)
36	HOME - Non-Profit Organization Assistance
37	ESG20 Lynn
38	HOME - Non-Profit Support
39	Activity Delivery - Community Facilities
40	Activity Delivery - Housing
41	Activity Delivery - Public Services
42	General Administration
43	HOME Administration
44	MediClerk Program
45	Activity Delivery – Economic Development
46	PARC Match – Barry Park

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

The funding priorities of the first year Action Plan are the same as those outlined in the Strategic Plan. Any changes to future allocation priorities will be outlined in subsequent Action Plans. Obstacles to addressing underserved needs are also outlined in the Strategic Plan and in Section AP-75 of this Annual Action Plan, and will be updated in subsequent Action Plans if they change.

The City intends to continue to invest in needed programs on a citywide basis, while prioritizing economic development and housing activities in the local target areas and at potential development sites including those identified in the “Housing Lynn” report. As identified through multiple community planning processes, the basis by which the City allocates investments geographically is to focus on currently underutilized locations in and around higher density neighborhoods that present the largest opportunity to generate economic development and housing benefits for low and moderate-income residents and the broader community. The City and its residents have numerous needs and not enough

funding to address them all. By focusing on priority areas, the City can maximize impact per dollar spent.

The primary barriers to additional affordable housing in Lynn are the extremely limited funding available from federal and state government sources; the high cost of land and housing in the local and regional markets; the limited availability of land for development; and, the aged conditions of a majority of the housing stock. While the Massachusetts Subsidized Housing Inventory (SHI) indicates that over 12% of the City's housing inventory is subsidized, therefore exceeding the state's minimum threshold of 10% under Chapter 40B, there remains a very significant affordability issue in the community with a majority of low-income renters paying more than 30% of income towards housing costs. The Housing Lynn report identified a framework for future development intended in part to address this need.

See also section MA-40 of the Consolidated Plan for further discussion of needs, priorities and strategies to remove barriers to affordable housing.

AP-38 Project Summary Information

Table 81 – Project Summary Information

1	Project Name	Youth Assistance Program
	Target Area	Central Lynn Downtown Lynn (including Lynn Downtown Cultural District)
	Goals Supported	Expand Public Services and Other Supportive Svcs.
	Needs Addressed	Public Services and Other Supportive Services
	Funding	CDBG: \$40,000
	Description	The Youth Assistance Program provides funding to public service agencies which service youth groups such as football, baseball, cheerleading, scouting, tutorial programs, etc. 6,675 youths are currently participating in Youth Assistance funded programs, of which 92% are from low and moderate income families and 67% are minorities. Funding will provide continued assistance for beneficial programs that help keep the City’s youth off the streets and engaged in productive activities. CDBG funds in the amount of \$40,000 will support this program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	6,675 youths are currently participating in Youth Assistance funded programs, of which 92% are from low and moderate income families and 67% are minorities.
	Location Description	Lynn Department of Community Development, Room 311, Lynn City Hall, Lynn, MA 01901
	Planned Activities	The Youth Assistance Program provides funding to public service agencies which service youth groups such as football, baseball, cheerleading, scouting, tutorial programs, etc. Funding will provide continued assistance for beneficial programs that help keep the City’s youth off the streets and engaged in productive activities. CDBG funds in the amount of \$40,000 will support this program.
2	Project Name	Community Movie Program
	Target Area	Central Lynn

	Goals Supported	Expand Public Services and Other Supportive Svcs
	Needs Addressed	Public Services and Other Supportive Services
	Funding	CDBG: \$20,000
	Description	Community Development will coordinate a Community Movie Program, providing free and local family movies for Lynn residents. The program will offer both passive and active recreational opportunities primarily to Lynn Youth. The program will service approximately 5,000 individuals, of which 58% will be from low/moderate income families.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	5,000 Lynn residents, of which 58% will be from low/moderate income families.
	Location Description	Lynn Department of Community Development, Room 311, Lynn City Hall, Lynn, MA 01901
	Planned Activities	The Community Movie Program will provide free and local family movies for Lynn residents. The program will offer both passive and active recreational opportunities primarily to Lynn Youth.
3	Project Name	Community Policing Program
	Target Area	Downtown Lynn (including Lynn Downtown Cultural District)
	Goals Supported	Expand Public Services and Other Supportive Svcs
	Needs Addressed	Public Services and Other Supportive Services
	Funding	CDBG: \$30,000
	Description	This public safety program will provide additional police coverage in Lynn's Downtown area and selected target neighborhoods throughout the City during peak hours of activity. The program will provide additional foot patrols in the most crime-ridden areas to enhance the safety of businesses, customers and residents. The goal of the program is to reduce crime by connecting with the community on a personal level and engaging the community as part of the solution to criminal behavior. Officers will patrol selected areas on a more frequent basis and interact directly with local individuals to address related public safety concerns. The Community Policing Initiative will benefit over 28,000 individuals, 74% being of low/moderate income. CDBG funds in the amount of \$30,000 will support this program. This activity will be completed by the

		end of the fiscal year.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The Community Policing Initiative will benefit over 28,000 individuals, 74% being of low/moderate income.
	Location Description	Lynn Police Department, 300 Washington Street, Lynn, MA 01902
	Planned Activities	This public safety program will provide additional police coverage in Lynn's Downtown area and selected target neighborhoods throughout the City during peak hours of activity. The program will provide additional foot patrols in the most crime-ridden areas to enhance the safety of businesses, customers and residents. The goal of the program is to reduce crime by connecting with the community on a personal level and engaging the community as part of the solution to criminal behavior. Officers will patrol selected areas on a more frequent basis and interact directly with local individuals to address related public safety concerns.
4	Project Name	Catholic Charities
	Target Area	Downtown Lynn (including Lynn Downtown Cultural District)
	Goals Supported	Expand Public Services and Other Supportive Svcs
	Needs Addressed	Public Services and Other Supportive Services
	Funding	CDBG: \$5,352.73
	Description	Catholic Charities North (CCN) provides academic and career development activities for high-risk, low or moderate-income youth, young adults, and adults who have a wide range of academic and employment needs. Educational classes, computer literacy and skills training, career development, internships, community service, and job placement services assist participants in obtaining employment and achieving economic self-sufficiency. CDBG funds in the amount of \$5,352.73 will support this program which will service 158 low/moderate income individuals.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds in the amount of \$5,352.73 will support this program which will service 158 low/moderate income individuals, 100% being of low/moderate income.

	Location Description	Catholic Charities, 117 North Common Street, Lynn, MA 01902
	Planned Activities	Catholic Charities North (CCN) provides academic and career development activities for high-risk, low or moderate-income youth, young adults, and adults who have a wide range of academic and employment needs. Educational classes, computer literacy and skills training, career development, internships, community service, and job placement services assist participants in obtaining employment and achieving economic self-sufficiency.
5	Project Name	Senior Center - Lynn Council on Aging
	Target Area	Downtown Lynn (including Lynn Downtown Cultural District)
	Goals Supported	Expand Public Services and Other Supportive Svcs
	Needs Addressed	Public Services and Other Supportive Services
	Funding	CDBG: \$11,679.25
	Description	The Lynn Senior Center (LSC) is an active community center that provides resources for persons aged 60+ and the younger disabled. The center is a congregate meal site, an activity center, as well as a resource center providing advocacy, referrals, health and wellness offerings. Participation at the center continues to increase monthly as a direct result of the effects of today's economy. As the only active drop-in center for elders in the city, the Senior Center provides a safe, friendly and stimulating place to gather and connect with peers, learn new skills, develop friendships, and access support. CDBG funds in the amount of \$11,679.25 will support this program which will service 5,789 Lynn seniors.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds in the amount of \$11,679.25 will support this program which will service 5,789 Lynn seniors, 100% are of low/moderate income.
	Location Description	Senior Center, 8 Silsbee Street, Lynn, MA 01901
	Planned Activities	The Lynn Senior Center (LSC) is an active community center that provides resources for persons aged 60+ and the younger disabled. The center is a congregate meal site, an activity center, as well as a resource center providing advocacy, referrals, health and wellness offerings. Participation at the center continues to increase monthly as a direct result of the effects of today's economy. As the only active drop-in center for elders in the city, the Senior Center provides a safe, friendly and stimulating place

		to gather and connect with peers, learn new skills, develop friendships, and access support.
6	Project Name	Meals on Wheels - GLSS
	Target Area	Downtown Lynn (including Lynn Downtown Cultural District)
	Goals Supported	Expand Public Services and Other Supportive Svcs
	Needs Addressed	Public Services and Other Supportive Services
	Funding	CDBG: \$17,909.21
	Description	The Meals on Wheels Program delivers nutritionally balanced meals to homebound senior citizens and adults with disabilities in the City of Lynn who are unable to prepare their own meals. The meals are an essential source of nutrition for these targeted consumers. Additionally, through their daily interaction with the trained staff delivering the meals, the program provides these consumers with an important source of social connection and a safety net in the event of emergencies. CDBG funds in the amount of \$17,909.21 will support this program which will service 301 individuals.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds in the amount of \$17,909.21 will support this program which will service 301 individuals, 100% being of low/moderate income.
	Location Description	Greater Lynn Senior Services, 8 Silsbee Street, Lynn, MA 01901
	Planned Activities	The Meals on Wheels Program delivers nutritionally balanced meals to homebound senior citizens and adults with disabilities in the City of Lynn who are unable to prepare their own meals. The meals are an essential source of nutrition for these targeted consumers. Additionally, through their daily interaction with the trained staff delivering the meals, the program provides these consumers with an important source of social connection and a safety net in the event of emergencies.
7	Project Name	Curwin Youth Sports Program - LHAND
	Target Area	Central Lynn
	Goals Supported	Expand Public Services and Other Supportive Svcs
	Needs Addressed	Public Services and Other Supportive Services
	Funding	CDBG: \$2,919.59
	Description	The Curwin Youth Sports Program provides a comprehensive plan of

		recreational and educational activities for the youth of Curwin Circle, a public housing development containing 276 units of federally assisted housing for low-income residents. The program provides positive outlets for the youth and incorporates LHANDs anti-drug and violence mission. This program is an important tool in the LHANDs commitment to reduce the incidences of drug use and drug related violence in Curwin Circle. The programs main goals are to offer positive choices and provide healthy alternatives to the negative, self-destructive spiral of drug abuse and street violence and foster the development of a strong family living environment for the youth residing at Curwin Circle. This activity is expected to serve approximately 916 high-risk children ages 5-18, of which 100% are low/moderate income and 92% are from a minority group. Funding is used to fund the position of Youth Service Coordinator. CDBG funds in the amount of \$2,919.59 will support this program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity is expected to serve approximately 916 high-risk children ages 5-18, of which 100% are low/moderate income and 92% are from a minority group.
	Location Description	92 Curwin Circle, Lynn, MA 01902
	Planned Activities	The Curwin Youth Sports Program provides a comprehensive plan of recreational and educational activities for the youth of Curwin Circle, a public housing development containing 276 units of federally assisted housing for low-income residents. The program provides positive outlets for the youth and incorporates LHANDs anti-drug and violence mission. This program is an important tool in the LHANDs commitment to reduce the incidences of drug use and drug related violence in Curwin Circle. The programs main goals are to offer positive choices and provide healthy alternatives to the negative, self-destructive spiral of drug abuse and street violence and foster the development of a strong family living environment for the youth residing at Curwin Circle. This activity is expected to serve approximately 916 high-risk children ages 5-18, of which 100% are low/moderate income and 92% are from a minority group. Funding is used to fund the position of Youth Service Coordinator.
8	Project Name	Building Bridges Through Music
	Target Area	Central Lynn
	Goals Supported	Expand Public Services and Other Supportive Svcs

	Needs Addressed	Public Services and Other Supportive Services
	Funding	CDBG: \$1,786.95
	Description	Building Bridges Through Music Integrative Arts program increases the exposure to music and culturally diverse outlets and provides a positive connection with at-risk students from elementary through high school age. STREAM (Science-Technology-Reading-Engineering-Arts-Music/Math) Integrative Arts Program Capacity Building is a high quality and comprehensive educational enrichment program which increases the number of at risk youth with access to comprehensive arts and education programs while promoting cultural diversity and awareness throughout the City of Lynn. This activity is expected to service 35 youth, 100% being of low/moderate income and 89% being of a minority group. CDBG funds in the amount of \$1,786.95 will support this program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity is expected to service 35 youth, 100% being of low/moderate income and 89% being of a minority group.
	Location Description	Building Bridges Through Music, 93 Euclid Avenue, Lynn, MA 01902
	Planned Activities	Building Bridges Through Music Integrative Arts program increases the exposure to music and culturally diverse outlets and provides a positive connection with at-risk students from elementary through high school age. STREAM (Science-Technology-Reading-Engineering-Arts-Music/Math) Integrative Arts Program Capacity Building is a high quality and comprehensive educational enrichment program which increases the number of at risk youth with access to comprehensive arts and education programs while promoting cultural diversity and awareness throughout the City of Lynn. This activity is expected to service 35 youth, 100% being of low/moderate income and 89% being of a minority group.
9	Project Name	Lynn Community Connections Coalition
	Target Area	Central Lynn Downtown Lynn (including Lynn Downtown Cultural District)
	Goals Supported	Expand Public Services and Other Supportive Svcs
	Needs Addressed	Public Services and Other Supportive Services
	Funding	CDBG: \$3,893.39
	Description	The Lynn Community Connections Coalition (LCCC) is an organization that

		is fiscally represented by the Lynn Housing Authority & Neighborhood Development. Building Family Connections (BFC) is designed to support families with services. BFC will compile information on services, programs, and available benefits for families. BFC will hold monthly group meetings and individual planning with be scheduled. The group meetings will include dinner and guest speakers to cover topics for issues beyond what is offered in standard programs. Topics will range from housing, education, employment and health, both physical and emotional. CDBG funds in the amount of \$3,893.39 will support this program which will service 151 low/moderate income individuals.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program will service 151 low/moderate income individuals, 100% being of low/moderate income and 28% being of a minority group.
	Location Description	39 Curwin Terrace, Lynn, MA 01905
	Planned Activities	The Lynn Community Connections Coalition (LCCC) is an organization that is fiscally represented by the Lynn Housing Authority & Neighborhood Development. Building Family Connections (BFC) is designed to support families with services. BFC will compile information on services, programs, and available benefits for families. BFC will hold monthly group meetings and individual planning with be scheduled. The group meetings will include dinner and guest speakers to cover topics for issues beyond what is offered in standard programs. Topics will range from housing, education, employment and health, both physical and emotional.
10	Project Name	Raw Art Works
	Target Area	Downtown Lynn (including Lynn Downtown Cultural District)
	Goals Supported	Expand Public Services and Other Supportive Svcs
	Needs Addressed	Public Services and Other Supportive Services
	Funding	CDBG: \$2,365.50
	Description	Raw Art Works is a nationally recognized, community-based youth arts organization that uses the power of the arts to nurture growth in at-risk children and teenagers. As part of its RAW Chiefs Program, 16 at-risk teens ages 15-19 are hired to assist staff in leading arts groups for younger children. RAW Chiefs develop and help other children develop both art skills (i.e. painting, drawing, and multi-media collage) and life

		skills (i.e. teamwork, conflict resolution, and leadership). The RAW Chiefs provide the younger children with role models of teens from their own community who are committed to resisting high-risk activities, and making the choices necessary to become strong, creative adults. CDBG funds in the amount of \$2,365.50 will support this program which will service 167 Lynn youth.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program will service 167 Lynn youth, 78% being of low/moderate income and 75% being of a minority group.
	Location Description	37 Central Square, Lynn, MA 01901
	Planned Activities	Raw Art Works is a nationally recognized, community-based youth arts organization that uses the power of the arts to nurture growth in at-risk children and teenagers. As part of its RAW Chiefs Program, 16 at-risk teens ages 15-19 are hired to assist staff in leading arts groups for younger children. RAW Chiefs develop and help other children develop both art skills (i.e. painting, drawing, and multi-media collage) and life skills (i.e. teamwork, conflict resolution, and leadership). The RAW Chiefs provide the younger children with role models of teens from their own community who are committed to resisting high-risk activities, and making the choices necessary to become strong, creative adults.
11	Project Name	Healing Abuse Working for Change (HAWC)
	Target Area	Central Lynn Downtown Lynn (including Lynn Downtown Cultural District)
	Goals Supported	Expand Public Services and Other Supportive Svcs
	Needs Addressed	Public Services and Other Supportive Services
	Funding	CDBG: \$2,335.67
	Description	HAWC will continue to provide comprehensive domestic violence services to Lynn residents out of the Lynn office at 20 Central Avenue, Suite 511. HAWC supports the needs of domestic violence victims with both prevention and intervention services that include: a 24-hour hotline, emergency shelter, legal and medical advocacy, trauma recovery counseling, support groups, All services and programs are confidential and free of charge. Services are provided in Spanish, Portuguese and English. In addition, HAWC works with the Lynn Police Department, probation, the court and other agencies to prevent domestic violence

		homicide through the High Risk Teams. CDBG funds in the amount of \$2,335.67 will support this program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity will service 796 victims of abuse, 100% being of low/moderate income and 69% being of a minority group.
	Location Description	Lynn HAWC office, 20 Central Avenue, Suite 511, Lynn, MA 01901
	Planned Activities	HAWC will continue to provide comprehensive domestic violence services to Lynn residents out of the Lynn office at 20 Central Avenue, Suite 511. HAWC supports the needs of domestic violence victims with both prevention and intervention services that include: a 24-hour hotline, emergency shelter, legal and medical advocacy, trauma recovery counseling, support groups, All services and programs are confidential and free of charge. Services are provided in Spanish, Portuguese and English. In addition, HAWC works with the Lynn Police Department, probation, the court and other agencies to prevent domestic violence homicide through the High Risk Teams.
12	Project Name	Lynn Youth Street Outreach Advocacy (LYSOA)
	Target Area	Downtown Lynn (including Lynn Downtown Cultural District)
	Goals Supported	Expand Public Services and Other Supportive Svcs
	Needs Addressed	Public Services and Other Supportive Services
	Funding	CDBG: \$3,526.40
	Description	The Lynn Youth Street Outreach Advocacy (LYSOA) is a community based organization providing advocacy and services to at risk, proven risk, young adults and their families in the community. LYSOA designed a program to teach youth the importance of community involvement. The Youth Community Impact (YCI) is a community service/volunteer program that the youth have an opportunity to learn responsibility but to also interact with other community activities in coordination with other agencies in the city. The youth will participate in community clean-up around the city in partnership with Centerboard. Participants are referred by the Lynn Juvenile Court Probation Department. CDBG funds in the amount of \$3,526.40 will support this program.
	Target Date	6/30/2021
	Estimate the number	This activity is expected to service 19 youth, 100% being of low/moderate

	and type of families that will benefit from the proposed activities	income and 89% being of a minority group.
	Location Description	312A Union Street, Lynn, MA 01901
	Planned Activities	The Lynn Youth Street Outreach Advocacy (LYSOA) is a community based organization providing advocacy and services to at risk, proven risk, young adults and their families in the community. LYSOA designed a program to teach youth the importance of community involvement. The Youth Community Impact (YCI) is a community service/volunteer program that the youth have an opportunity to learn responsibility but to also interact with other community activities in coordination with other agencies in the city. The youth will participate in community clean-up around the city in partnership with Centerboard. Participants are referred by the Lynn Juvenile Court Probation Department.
13	Project Name	The Highlands Coalition
	Target Area	Central Lynn
	Goals Supported	Expand Public Services and Other Supportive Svcs
	Needs Addressed	Public Services and Other Supportive Services
	Funding	CDBG: \$1,218.38
	Description	The Highlands Coalition will organize the Healthy Eating Youth (HEY) Club at Cook Street Playground. The HEY Club will work with youth aged 10-12 who are mainly over-weight and obese and provide a health/creative arts program focusing on over-weight issues. A vegetable garden will be planted and maintained at Cook Street Playground where youth will learn about healthy eating, exercise and engage in art and music to build self confidence. This activity is expected to service 4 youth, 100% being of low/moderate income and 50% being of a minority group. CDBG funds in the amount of \$1,218.38 will support this program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity is expected to service 4 youth, 100% being of low/moderate income and 50% being of a minority group.
	Location Description	Cook Street Playground Community Garden, Cook Street, Lynn, MA 01902

	Planned Activities	The Highlands Coalition will organize the Healthy Eating Youth (HEY) Club at Cook Street Playground. The HEY Club will work with youth aged 10-12 who are mainly over-weight and obese and provide a health/creative arts program focusing on over-weight issues. A vegetable garden will be planted and maintained at Cook Street Playground where youth will learn about healthy eating, exercise and engage in art and music to build self confidence.
14	Project Name	Beyond Walls
	Target Area	Waterfront District
	Goals Supported	Expand Public Services and Other Supportive Svcs
	Needs Addressed	Public Services and Other Supportive Services
	Funding	CDBG: \$3,800
	Description	This activity involves the activation of a tree-acre waterfront site adjacent to Lynn's ferry terminal. To create meaningful public access to Lynn's waterfront - an amenity that has been historically unavailable for public use - Beyond Walls will design, build and manage a public container park. Preliminary plans feature an open-air art gallery, retail space, multi-use turf field, performance space, co-working space (including offices for Beyond Walls), and a designated area for food trucks. CDBG funds will be used for a modified shipping container that Beyond Walls, working with assorted project partners, will outfit into a covered Ferry Shelter for visitors to the park and future Lynn ferry. This activity will be funded \$3,800.00 of CDBG funds. Beyond Walls is fiscally represented by the Lynn Housing Authority and Neighborhood Development.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity is expected to service 10,525 individuals, 78% being of low/moderate income.
	Location Description	Lynn Housing Authority and Neighborhood Development, 10 Church Street, Lynn, MA 01902
Planned Activities	This activity involves the activation of a tree-acre waterfront site adjacent to Lynn's ferry terminal. To create meaningful public access to Lynn's waterfront - an amenity that has been historically unavailable for public use - Beyond Walls will design, build and manage a public container park. Preliminary plans feature an open-air art gallery, retail space, multi-use turf field, performance space, co-working space (including offices for	

		Beyond Walls), and a designated area for food trucks. CDBG funds will be used for a modified shipping container that Beyond Walls, working with assorted project partners, will outfit into a covered Ferry Shelter for visitors to the park and future Lynn ferry.
15	Project Name	Parent Professional Advocacy League (PPAL)
	Target Area	Downtown Lynn (including Lynn Downtown Cultural District)
	Goals Supported	Expand Public Services and Other Supportive Svcs
	Needs Addressed	Public Services and Other Supportive Services
	Funding	CDBG: \$1,721.40
	Description	The Friday Family Support Group (FFSG) exists to provide children with Serious Emotional Disorders (SED), their parents and siblings with support in their community. The Group meets weekly on Friday nights, year-round, at the Lynn YMCA and provides recreational activities while also aiming to address social skills, acceptance and personal development. Group activities are led by a PPAL Family Support Specialist who is employed by the MSPCC through a Department of Mental Health contract. The goal of the FFSG is to keep families of SED children thriving in the community. This activity is expected to service 159 individuals, 99% being of low/moderate income and 50% being of a minority group. CDBG funds in the amount of \$1,721.40 will support this program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity is expected to service 159 individuals, 99% being of low/moderate income and 50% being of a minority group.
	Location Description	Lynn YMCA, 20 Neptune Blvd, Lynn, MA 01902
Planned Activities	The Friday Family Support Group (FFSG) exists to provide children with Serious Emotional Disorders (SED), their parents and siblings with support in their community. The Group meets weekly on Friday nights, year-round, at the Lynn YMCA and provides recreational activities while also aiming to address social skills, acceptance and personal development. Group activities are led by a PPAL Family Support Specialist who is employed by the MSPCC through a Department of Mental Health contract. The goal of the FFSG is to keep families of SED children thriving in the community.	
16	Project Name	College Application Education Project (CAEP)

	Target Area	Central Lynn
	Goals Supported	Expand Public Services and Other Supportive Svcs
	Needs Addressed	Public Services and Other Supportive Services
	Funding	CDBG: \$3,036.91
	Description	The mission of the College Application Education Project, Inc. is to offer parents, middle school and high school students career development, college preparation, college selection, admissions and financial application training. The project also provides a series of programs and activities designed to enhance individual skills in resolving conflict, resistance to drugs and alcohol, self-esteem, self-discipline, decision making, leadership, while reinforcing positive citizenship, and seeing the value of education as a way to a productive future. CDBG funds in the amount of \$3,036.91 will support this program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity will service 56 individuals, 100% being of low/moderate income and 96% being of a minority group.
	Location Description	CAEP, 2 Adams Street Extension, Lynn, MA 01902
	Planned Activities	The mission of the College Application Education Project, Inc. is to offer parents, middle school and high school students career development, college preparation, college selection, admissions and financial application training. The project also provides a series of programs and activities designed to enhance individual skills in resolving conflict, resistance to drugs and alcohol, self-esteem, self-discipline, decision making, leadership, while reinforcing positive citizenship, and seeing the value of education as a way to a productive future.
17	Project Name	Community Minority Cultural Center (CMCC)
	Target Area	Downtown Lynn (including Lynn Downtown Cultural District)
	Goals Supported	Expand Public Services and Other Supportive Svcs
	Needs Addressed	Public Services and Other Supportive Services
	Funding	CDBG: \$40,000
	Description	The Community Minority Cultural Center (CMCC) provides support to three community based programs and organizations. CMCC provides an ESOL Program, computer classes and Spanish classes. The ESOL Program

		is an English language learning program for non-native speakers. The computer classes provide computer access and training to youths and adults. The Spanish class provides effective language instruction to non-Spanish speakers. It is estimated that this activity will service 4,000 individuals, 100% being of low/moderate income and 95% being of a minority group. Funding is used for operating expenses. CDBG funds in the amount of \$40,000.00 will support this program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that this activity will service 4,000 individuals, 100% being of low/moderate income and 95% being of a minority group.
	Location Description	CMCC, 298 Union Street, Lynn, MA 01901
	Planned Activities	The Community Minority Cultural Center (CMCC) provides support to three community based programs and organizations. CMCC provides an ESOL Program, computer classes and Spanish classes. The ESOL Program is an English language learning program for non-native speakers. The computer classes provide computer access and training to youths and adults. The Spanish class provides effective language instruction to non-Spanish speakers. Funding is used for operating expenses.
18	Project Name	The Brickyard Collaborative
	Target Area	Central Lynn
	Goals Supported	Expand Public Services and Other Supportive Svcs
	Needs Addressed	Public Services and Other Supportive Services
	Funding	CDBG: \$4,512.50
	Description	The Brickyard Collaborative will engage participants in mechanical, electronic and design processes and workforce development related skills. Makerspaces combine design and manufacturing equipment, community and education for the purposes of enabling community members to design, prototype and create manufactured works that wouldn't be possible to create with the resources available to individuals working alone. It is estimated that 17 individuals will participate in ongoing workshops, instruction and classes, 100% being of low/moderate income. CDBG funds in the amount of \$4,512.50 will support this program.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 17 individuals will participate in ongoing workshops, instruction and classes, 100% being of low/moderate income.
	Location Description	The Brickyard Collaborative, 71 Linden Street, Lynn, MA 01905
	Planned Activities	The Brickyard Collaborative will engage participants in mechanical, electronic and design processes and workforce development related skills. Makerspaces combine design and manufacturing equipment, community and education for the purposes of enabling community members to design, prototype and create manufactured works that wouldn't be possible to create with the resources available to individuals working alone.
19	Project Name	New American Association of Massachusetts (NAAM)
	Target Area	Central Lynn Downtown Lynn (including Lynn Downtown Cultural District)
	Goals Supported	Expand Public Services and Other Supportive Svcs
	Needs Addressed	Public Services and Other Supportive Services
	Funding	CDBG: \$4,512.50
	Description	The New American Association (formerly the Russian Community Association) Vocational Readiness program will support economic growth in Lynn industries by equipping local residents, especially those from immigrant and refugee backgrounds, with the basic job skills needed to be competitive in the job market in industries with a documented need for skilled workers. Approximately 441 clients will receive job training and development skills. CDBG funds in the amount of \$4,512.50 will support this program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 441 clients will receive job training and development skills, 100% being of low/moderate income and 83% being of a minority group.
	Location Description	NAAM, 330 Lynn, Suite 302, Lynn, MA 01901
Planned Activities	The New American Association (formerly the Russian Community	

		Association) Vocational Readiness program will support economic growth in Lynn industries by equipping local residents, especially those from immigrant and refugee backgrounds, with the basic job skills needed to be competitive in the job market in industries with a documented need for skilled workers. Approximately 441 clients will receive job training and development skills.
20	Project Name	Entrepreneurship for All Lynn (EforAll)
	Target Area	Central Lynn Downtown Lynn (including Lynn Downtown Cultural District)
	Goals Supported	Expand Public Services and Other Supportive Svcs
	Needs Addressed	Public Services and Other Supportive Services
	Funding	CDBG: \$2,000
	Description	Entrepreneurship for All (EforAll) provides vital services to early-stage entrepreneurs, particularly Low-and-Moderate Income (LMI) residents to help them launch their businesses. We offer a year-long entrepreneurship program that includes 12 weeks of business training (60 hours), a strong mentorship program led by local business leaders, space to work, seed capital and an extensive network of volunteers, all free to the entrepreneurs. Additionally, our program includes two pitch contests in collaboration with local organizations, entrepreneur meetups, office hours and workshops, both in English and Spanish, that are open to the public. CDBG funds in the amount of \$2,000.00 will support this program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is expected that 80 Lynn residents will be serviced by this activity, 80% being of low/moderate income.
	Location Description	EforAll, 319 Lynnway, Lynn, MA 01901
	Planned Activities	Entrepreneurship for All (EforAll) provides vital services to early-stage entrepreneurs, particularly Low-and-Moderate Income (LMI) residents to help them launch their businesses. We offer a year-long entrepreneurship program that includes 12 weeks of business training (60 hours), a strong mentorship program led by local business leaders, space to work, seed capital and an extensive network of volunteers, all free to the entrepreneurs. Additionally, our program includes two pitch contests in collaboration with local organizations, entrepreneur meetups, office hours and workshops, both in English and Spanish, that are open to the

		public.
21	Project Name	Open Door Immigration Services (ODIS)
	Target Area	Central Lynn
	Goals Supported	Expand Public Services and Other Supportive Svcs
	Needs Addressed	Public Services and Other Supportive Services
	Funding	CDBG: \$2,000
	Description	ODIS will provide three 2-hour “Know Your Rights” trainings per year to staff at Lynn-based non-profits, government agencies, schools and companies on topics such as immigrant rights, immigration resources, family planning in cases of deportation and upcoming/current immigration policy. They will also provide five hours of new client consultations (in both English and Spanish) at least one day a month for the next 12 months specifically for Lynn residents. In addition, continue to serve Lynn residents with consultations in the Salem office with the goal of providing 85 total client consultations. ODIS will also provide Lynn residents with access to free citizenship/naturalization classes that are offered in Salem. Classes are offered two hours a week for 10 weeks in the spring and fall of each year and will include instruction and all materials. If there is enough interest from Lynn residents, ODIS will offer a free citizenship class in Lynn. This activity will be funded \$2,000.00 of CDBG funds.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity is expected to service 85 individuals, 80% being of low/moderate income.
	Location Description	Open Door Immigration Services, 57 Wharf Street, Suite 3A, Salem, MA 01970
Planned Activities	ODIS will provide three 2-hour “Know Your Rights” trainings per year to staff at Lynn-based non-profits, government agencies, schools and companies on topics such as immigrant rights, immigration resources, family planning in cases of deportation and upcoming/current immigration policy. They will also provide five hours of new client consultations (in both English and Spanish) at least one day a month for the next 12 months specifically for Lynn residents. In addition, continue to serve Lynn residents with consultations in the Salem office with the goal of providing 85 total client consultations. ODIS will also provide Lynn	

		residents with access to free citizenship/naturalization classes that are offered in Salem. Classes are offered two hours a week for 10 weeks in the spring and fall of each year and will include instruction and all materials. If there is enough interest from Lynn residents, ODIS will offer a free citizenship class in Lynn.
22	Project Name	Lynn Main Streets
	Target Area	Downtown Lynn (including Lynn Downtown Cultural District)
	Goals Supported	Expand Public Services and Other Supportive Services
	Needs Addressed	Public Services and Other Supportive Services
	Funding	CDBG: \$2,000
	Description	With troublesome issues spanning the area such as that of a heightened amount of trash on sidewalks, public health and safety protocol being disregarded, uninformed and unaddressed, to spaces being left abandoned or underutilized and small businesses being forced to close due to the lack of accessible support, Lynn Main Streets seeks to assist the City, and the community, in finding a cohesive path forward to address these problem areas and strengthen the downtown by way of activation, programmatic offerings, beautification, safety components and engaging residents and visitors through a community driven process. CDBG funds in the amount of \$2,000.00 will be used for this activity.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity will service downtown Lynn residents, approximately 15,000 individuals, 70% being of low/moderate income.
	Location Description	Lynn Cultural District, Downtown Lynn, Lynn, MA 01901
Planned Activities	With troublesome issues spanning the area such as that of a heightened amount of trash on sidewalks, public health and safety protocol being disregarded, uninformed and unaddressed, to spaces being left abandoned or underutilized and small businesses being forced to close due to the lack of accessible support, Lynn Main Streets seeks to assist the City, and the community, in finding a cohesive path forward to address these problem areas and strengthen the downtown by way of activation, programmatic offerings, beautification, safety components and engaging residents and visitors through a community driven process.	

23	Project Name	Infrastructure Development Program
	Target Area	Downtown Lynn (including Lynn Downtown Cultural District)
	Goals Supported	Promote Economic Development Improve Public Facilities and Infrastructure
	Needs Addressed	Economic Development Public Facilities and Infrastructure
	Funding	CDBG: \$ 741,698.98
	Description	The Infrastructure Development Programs objective is the enhancement of the community's infrastructure facilities. Funding will provide infrastructure improvements (i.e. sidewalk replacement, shade trees, demolition, parking lots, streetscape amenities, antique lighting, etc.) in commercial areas to assist private commercial investment. It is estimated that approximately 20 businesses will benefit from infrastructure improvements. CDBG funds in the amount of \$ 741,698.98 will support this program. This activity will be completed within one year.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 20 businesses will benefit from infrastructure improvements.
	Location Description	Lynn Department of Community Development, Room 311, Lynn City Hall, Lynn, MA 01901
Planned Activities	The Infrastructure Development Programs objective is the enhancement of the community's infrastructure facilities. Funding will provide infrastructure improvements (i.e. sidewalk replacement, shade trees, demolition, parking lots, streetscape amenities, antique lighting, etc.) in commercial areas to assist private commercial investment.	
24	Project Name	Small Business Assistance Center (SBAC)
	Target Area	Market Street Gateway Washington Street Gateway Central Lynn Downtown Lynn (including Lynn Downtown Cultural District)
	Goals Supported	Promote Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$50,000

	Description	The Lynn SBAC is an innovative project undertaken through a partnership of the Lynn public and private sectors to support the growth of small businesses in the City. The SBAC provides information and guidance to entrepreneurs in areas such as applying for city-administered micro-loans and finding affordable office, retail or manufacturing space. Funding will be used to staff a trained in-take officer who will refer businesses and clients to appropriate personnel and/or resources, achieve outreach and integration of the economic development network and offer a range of services to attract clients. It is estimated that the SBAC will receive 1,200 inquiries in the downtown area alone, assist 50 businesses and that 1 job will be created. The program benefits Lynn residents who shop in the downtown area, 71% of whom are low/moderate income persons. CDBG funds in the amount of \$50,000.00 will support this program. This activity will be completed by the end of the fiscal year.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that the SBAC will receive 1,200 inquiries in the downtown area alone, assist 50 businesses and that 1 job will be created. The program benefits Lynn residents who shop in the downtown area, 71% of whom are low/moderate income persons.
	Location Description	Lynn Area Chamber of Commerce, 583 Chestnut Street, Lynn, MA 01904
	Planned Activities	The Lynn SBAC is an innovative project undertaken through a partnership of the Lynn public and private sectors to support the growth of small businesses in the City. The SBAC provides information and guidance to entrepreneurs in areas such as applying for city-administered micro-loans and finding affordable office, retail or manufacturing space. Funding will be used to staff a trained in-take officer who will refer businesses and clients to appropriate personnel and/or resources, achieve outreach and integration of the economic development network and offer a range of services to attract clients.
25	Project Name	Commercial Facade Program
	Target Area	Downtown Lynn (including Lynn Downtown Cultural District)
	Goals Supported	Promote Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$25,000
	Description	The Commercial Facade Program provides assistance to businesses located in the downtown area for the purpose of upgrading and coordinating signage and storefront improvements to enhance the

		aesthetic appearance and economic vitality of the area. The maximum grant available is \$4,000.00. It is estimated that approximately 7 businesses will benefit from the Commercial Facade Program. CDBG funds in the amount of \$25,000 will be used to provide grants to businesses in the City. Grant funding will be expended within the fiscal year.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 7 businesses will benefit from the Commercial Facade Program.
	Location Description	Lynn Department of Community Development, 3 City Hall Square, Lynn City Hall, Room 311, Lynn, MA 01901
	Planned Activities	The Commercial Facade Program provides assistance to businesses located in the downtown area for the purpose of upgrading and coordinating signage and storefront improvements to enhance the aesthetic appearance and economic vitality of the area. The maximum grant available is \$4,000.00. CDBG funds in the amount of \$25,000 will be used to provide grants to businesses in the City. Grant funding will be expended within the fiscal year.
26	Project Name	Economic Development Support & Assistance Program
	Target Area	Market Street Gateway Washington Street Gateway Central Lynn Downtown Lynn (including Lynn Downtown Cultural District)
	Goals Supported	Promote Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$16,800
	Description	The Economic Development Support & Assistance program is designed to provide administrative, technical assistance, compliance and outreach to the Lynn Municipal Finance Corporation (LMFC). The LMFC and the Economic Development and Industrial Corporation of Lynn (EDIC) function as both a primary lender, lender of last resort and subordinated lender for 200 businesses that are primarily located in the City's designated planning area. It is estimated that 20 businesses will be supported. The program generates business and employment opportunities for low/moderate-income residents. Funding will provide

		staff and professional support in preparation of loan packages, loan processing, technical assistance in support of economic development, as well as information regarding program availability, job creation and grantsmanship. CDBG funds in the amount of \$16,800 will support this program. This activity will be completed by the end of the fiscal year.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 20 businesses will be supported. The program generates business and employment opportunities for low/moderate-income residents.
	Location Description	Economic Development Industrial Corporation, Lynn City Hall, Room 405, Lynn, MA 01901
	Planned Activities	The Economic Development Support & Assistance program is designed to provide administrative, technical assistance, compliance and outreach to the Lynn Municipal Finance Corporation (LMFC). The LMFC and the Economic Development and Industrial Corporation of Lynn (EDIC) function as both a primary lender, lender of last resort and subordinated lender for 200 businesses that are primarily located in the City's designated planning area. It is estimated that 20 businesses will be supported. The program generates business and employment opportunities for low/moderate-income residents. Funding will provide staff and professional support in preparation of loan packages, loan processing, technical assistance in support of economic development, as well as information regarding program availability, job creation and grantsmanship. CDBG funds in the amount of \$16,800 will support this program. This activity will be completed by the end of the fiscal year.
27	Project Name	Neighborhood Stabilization
	Target Area	Central Lynn
	Goals Supported	Revitalize and Strengthen Neighborhoods
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$194,195
	Description	Non-profit organizations and housing developers can utilize CDBG funds to purchase and rehabilitate existing housing or acquire and construct new housing units to sell to potential first time homebuyers or to create new affordable rental units. It is estimated that approximately 4 units will be created through this process. CDBG funds in the amount of \$144,195 plus \$50,000 of Program Income will support this program.

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 4 units will be created through this process.
	Location Description	Lynn Housing Authority and Neighborhood Development, 10 Church Street, Lynn, MA 01902
	Planned Activities	Non-profit organizations and housing developers can utilize CDBG funds to purchase and rehabilitate existing housing or acquire and construct new housing units to sell to potential first time homebuyers or to create new affordable rental units. It is estimated that approximately 4 units will be created through this process.
28	Project Name	Rehabilitation Loans and Grants
	Target Area	Central Lynn
	Goals Supported	Revitalize and Strengthen Neighborhoods
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$45,000
	Description	LHAND administers rehabilitation grant and loan programs as follows: Rehab Loan Program provides: Direct Loan: Owner-occupants of 1 to 4 unit residential buildings, city-wide with a priority given to residents located within LHANDs Neighborhood Revitalization Area (NRA), are eligible for a \$15,000 loan at 3% interest for the cost of eligible repairs with a 5 - 15 year repayment period. Elderly Deferred: Elderly owner-occupants (over 62 years old) who own a single family home are eligible for a \$15,000 deferred loan at 0% for the cost of eligible repairs. Priority will be given to improving energy efficiency and the correction of code violations. Handicap Accessibility: Owner-occupants who own a 1 to 4 unit residential building are eligible for a \$15,000 deferred loan at 0% in order to make any unit in their home handicap accessible. Grant Program provides:Development Area Grant: Residents located within the designated Development Area who own a 1-4 unit residential building are eligible for a grant of up to \$5,000 for eligible exterior repairs. Program is based on availability of funds. Target Area Grant: Residents located within the designated Target Area, who own a single-family residential unit, are eligible for a grant of up to \$5,000 for eligible exterior repairs. This program is based on availability of funds. It is estimated that 10 homeowners will be assisted during FY21 utilizing \$20,000 in

		grant funds and \$25,000 in Program Income to support these programs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 10 homeowners will be assisted during FY21 utilizing \$20,000 and \$25,000 in Program Income to support these programs.
	Location Description	Lynn Housing Authority and Neighborhood Development, 10 Church Street, Lynn, MA 01902
	Planned Activities	LHAND administers rehabilitation grant and loan programs as follows: Rehab Loan Program provides: Direct Loan: Owner-occupants of 1 to 4 unit residential buildings, city-wide with a priority given to residents located within LHANDs Neighborhood Revitalization Area (NRA), are eligible for a \$15,000 loan at 3% interest for the cost of eligible repairs with a 5 - 15 year repayment period. Elderly Deferred: Elderly owner-occupants (over 62 years old) who own a single family home are eligible for a \$15,000 deferred loan at 0% for the cost of eligible repairs. Priority will be given to improving energy efficiency and the correction of code violations. Handicap Accessibility: Owner-occupants who own a 1 to 4 unit residential building are eligible for a \$15,000 deferred loan at 0% in order to make any unit in their home handicap accessible. Grant Program provides: Development Area Grant: Residents located within the designated Development Area who own a 1-4 unit residential building are eligible for a grant of up to \$5,000 for eligible exterior repairs. Program is based on availability of funds. Target Area Grant: Residents located within the designated Target Area, who own a single-family residential unit, are eligible for a grant of up to \$5,000 for eligible exterior repairs. This program is based on availability of funds.
29	Project Name	Affordable Housing Rehabilitation
	Target Area	Central Lynn
	Goals Supported	Revitalize and Strengthen Neighborhoods
	Needs Addressed	Neighborhood Revitalization Affordable Housing
	Funding	CDBG: \$16,000
	Description	Non-profit organizations can utilize CDBG funds to rehabilitate existing low moderate housing units in an effort to continue to provide safe, energy efficient and affordable decent housing. \$16,000 in CDBG funds will be used to support this program. It is anticipated that approximately

		10 units will be rehabilitated through this process.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that approximately 10 units will be rehabilitated through this process.
	Location Description	Lynn Housing Authority and Neighborhood Development, 10 Church Street, Lynn, MA 01902
	Planned Activities	Non-profit organizations can utilize CDBG funds to rehabilitate existing low moderate housing units in an effort to continue to provide safe, energy efficient and affordable decent housing.
30	Project Name	Homeownership Assistance Programs
	Target Area	Central Lynn
	Goals Supported	Preserve & Expand Affordable Homeownership Opp. Revitalize and Strengthen Neighborhoods
	Needs Addressed	Homeownership
	Funding	CDBG: \$50,000
	Description	LHAND administers two homebuyer programs as follows: Realizing the Dream of Homeownership is meant to expand the affordability of homeownership to eligible first-time buyers whose savings and income are inadequate to meet certain costs associated with the purchase of a 1-4 residential property. This program is available city wide and the resources from this program will be in the form of a second mortgage. Homebuyers will be eligible for a \$5,000 forgivable deferred loan and a 0% \$5,000 amortized loan for a term of 5 years for the maximum amount of \$10,000. The assistance is only for down-payment, closing costs, increasing energy efficiency and the correction of code violations. The One Mortgage Assistance Program provides down payment and closing cost assistance for those who are participating in the state approved Soft Second Program. The Soft Second loans are available to low and moderate income first-time homebuyers to reduce their first mortgage amounts and eliminate the need for Private Mortgage Insurance and make homeownership more affordable. LHAND will match up to 1.5% of the down payment amount and provide closing cost assistance for a maximum amount of \$5,000 in the form of a forgivable deferred loan to eligible first-time buyers whose savings and income are inadequate to meet the cost associated with the purchase of a 1-4 residential property.

		It is estimated that 10 households (est. 5 minority households) will be served during FY21 utilizing \$25,000 in grant funds and \$25,000 in program income. This program is available city wide.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 10 households (est. 5 minority households) will be served during FY21 utilizing \$25,000 in grant funds and \$25,000 in program income.
	Location Description	Lynn Housing Authority and Neighborhood Development, 10 Church Street, Lynn, MA 01902
	Planned Activities	LHAND administers two homebuyer programs as follows: Realizing the Dream of Homeownership is meant to expand the affordability of homeownership to eligible first-time buyers whose savings and income are inadequate to meet certain costs associated with the purchase of a 1-4 residential property. This program is available city wide and the resources from this program will be in the form of a second mortgage. Homebuyers will be eligible for a \$5,000 forgivable deferred loan and a 0% \$5,000 amortized loan for a term of 5 years for the maximum amount of \$10,000. The assistance is only for down-payment, closing costs, increasing energy efficiency and the correction of code violations. The One Mortgage Assistance Program provides down payment and closing cost assistance for those who are participating in the state approved Soft Second Program. The Soft Second loans are available to low and moderate income first-time homebuyers to reduce their first mortgage amounts and eliminate the need for Private Mortgage Insurance and make homeownership more affordable. LHAND will match up to 1.5% of the down payment amount and provide closing cost assistance for a maximum amount of \$5,000 in the form of a forgivable deferred loan to eligible first-time buyers whose savings and income are inadequate to meet the cost associated with the purchase of a 1-4 residential property. This program is available city wide.
31	Project Name	HOME - Homeownership Assistance Programs
	Target Area	Central Lynn
	Goals Supported	Preserve & Expand Affordable Homeownership Opp.
	Needs Addressed	Homeownership
	Funding	HOME: \$50,000
	Description	LHAND administers two homebuyer programs as follows: Realizing the

	<p>Dream of Homeownership is meant to expand the affordability of homeownership to eligible first-time buyers whose savings and income are inadequate to meet certain costs associated with the purchase of a single family or condominium residential property. This program is available city wide and the resources from this program will be in the form of a second mortgage. Clients that meet the income requirements will be eligible for a \$5,000 forgivable deferred loan. The assistance is only for down-payment and closing costs. The One Mortgage Assistance Program provides down payment and closing cost assistance for those who are participating in the state approved Soft Second mortgage program. The Soft Second loans are available to low and moderate income first-time homebuyers to reduce their first mortgage amount and eliminate the need for Private Mortgage Insurance to make homeownership more affordable. LHAND will match up to 1.5% of the down payment amount and provide closing cost assistance for a maximum amount of \$5,000 in the form of a forgivable deferred loan to eligible first-time buyers whose savings and income are inadequate to meet the cost associated with the purchase of a single family or condominium residential property. This program is available city wide. It is estimated that 20 first-time homebuyers will benefit from this program. \$50,000 in HOME funds will support this program.</p>
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 20 first-time homebuyers will benefit from this program.
Location Description	Lynn Housing Authority and Neighborhood Development, 10 Church Street, Lynn, MA 01902
Planned Activities	LHAND administers two homebuyer programs as follows: Realizing the Dream of Homeownership is meant to expand the affordability of homeownership to eligible first-time buyers whose savings and income are inadequate to meet certain costs associated with the purchase of a single family or condominium residential property. This program is available city wide and the resources from this program will be in the form of a second mortgage. Clients that meet the income requirements will be eligible for a \$5,000 forgivable deferred loan. The assistance is only for down-payment and closing costs. The One Mortgage Assistance Program provides down payment and closing cost assistance for those who are participating in the state approved Soft Second mortgage

		<p>program. The Soft Second loans are available to low and moderate income first-time homebuyers to reduce their first mortgage amount and eliminate the need for Private Mortgage Insurance to make homeownership more affordable. LHAND will match up to 1.5% of the down payment amount and provide closing cost assistance for a maximum amount of \$5,000 in the form of a forgivable deferred loan to eligible first-time buyers whose savings and income are inadequate to meet the cost associated with the purchase of a single family or condominium residential property. This program is available city wide.</p>
32	Project Name	HOME - Rehabilitation Loan & Grant Programs
	Target Area	Central Lynn
	Goals Supported	Revitalize and Strengthen Neighborhoods
	Needs Addressed	Neighborhood Revitalization
	Funding	HOME: \$100,000
	Description	<p>LHAND administers rehabilitation grant and loan programs as follows: Rehab Loan Program provides: Direct Loan: Owner-occupants of a single family, city-wide with a priority given to residents located within LHANDs Neighborhood Revitalization Area (NRA), are eligible for a \$15,000 loan at 3% interest for the cost of eligible repairs with a 5 - 15 year repayment period. Elderly Deferred: Elderly owner-occupants (over 62 years old) who own a single family home are eligible for a \$15,000 deferred loan at 0% for the cost of eligible repairs. Priority will be given to improving energy efficiency and the correction of code violations. Handicap Accessibility: Owner-occupants who own a single family are eligible for a \$15,000 deferred loan at 0% in order to make any unit in their home handicap accessible. Grant Program provides: Development Area Grant: Residents located within the designated Development Area who own a single family are eligible for a grant of up to \$5,000 for eligible exterior repairs. Program is based on availability of funds. Target Area Grant: Residents located within the designated Target Area, who own a single-family residential unit, are eligible for a grant of up to \$5,000 for eligible exterior repairs. This program is based on availability of funds. It is estimated that 10 homeowners will be assisted utilizing \$50,000 in FY21 Grant funds and \$50,000 in Program Income to support these programs.</p>
	Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed	It is estimated that 10 homeowners will be assisted utilizing \$50,000 in FY21 Grant funds and \$50,000 in Program Income to support these programs.	

	activities	
	Location Description	Lynn Housing Authority and Neighborhood Development, 10 Church Street, Lynn, MA 01902
	Planned Activities	<p>LHAND administers rehabilitation grant and loan programs as follows:</p> <p>Rehab Loan Program provides: Direct Loan: Owner-occupants of a single family, city-wide with a priority given to residents located within LHANDs Neighborhood Revitalization Area (NRA), are eligible for a \$15,000 loan at 3% interest for the cost of eligible repairs with a 5 - 15 year repayment period. Elderly Deferred: Elderly owner-occupants (over 62 years old) who own a single family home are eligible for a \$15,000 deferred loan at 0% for the cost of eligible repairs. Priority will be given to improving energy efficiency and the correction of code violations. Handicap Accessibility: Owner-occupants who own a single family are eligible for a \$15,000 deferred loan at 0% in order to make any unit in their home handicap accessible.</p> <p>Grant Program provides: Development Area Grant: Residents located within the designated Development Area who own a single family are eligible for a grant of up to \$5,000 for eligible exterior repairs. Program is based on availability of funds. Target Area Grant: Residents located within the designated Target Area, who own a single-family residential unit, are eligible for a grant of up to \$5,000 for eligible exterior repairs. This program is based on availability of funds.</p>
33	Project Name	HOME - CHDO
	Target Area	Central Lynn
	Goals Supported	Preserve & Expand Affordable Homeownership Opp.
	Needs Addressed	Affordable Housing
	Funding	HOME: \$150,000
	Description	LHAND provides HOME funds to eligible Certified CHDOs to provide affordable homeownership and rental opportunities. This program will benefit 4 individuals. Proceeds from the resale of housing units can be reused by the CHDO for similar activities. HOME funds in the amount of \$150,000 will support this program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program will benefit 4 individuals.

	Location Description	Lynn Housing Authority and Neighborhood Development, 10 Church Street, Lynn, MA 01902
	Planned Activities	LHAND provides HOME funds to eligible Certified CHDOs to provide affordable homeownership and rental opportunities. This program will benefit 4 individuals. Proceeds from the resale of housing units can be reused by the CHDO for similar activities. HOME funds in the amount of \$150,000 will support this program.
34	Project Name	HOME - Neighborhood Stabilization (Construction & Rehab)
	Target Area	Central Lynn
	Goals Supported	Revitalize and Strengthen Neighborhoods
	Needs Addressed	Neighborhood Revitalization
	Funding	HOME: \$550,000
	Description	Non-profit organizations and Housing Developers can utilize HOME funds to purchase & rehabilitate existing housing or acquire and construct new housing units to sell to potential first time homebuyers or to create new affordable rental units. Proceeds from the resale of the housing units will go back into a revolving fund to reuse for additional projects. It is anticipated that approximately 6 units will be created through this process. HOME funds in the amount of \$500,000 and program income of \$50,000 will support this program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that approximately 6 units will be created through this process.
	Location Description	Lynn Housing Authority and Neighborhood Development, 10 Church Street, Lynn, MA 01902
	Planned Activities	Non-profit organizations and Housing Developers can utilize HOME funds to purchase & rehabilitate existing housing or acquire and construct new housing units to sell to potential first time homebuyers or to create new affordable rental units. Proceeds from the resale of the housing units will go back into a revolving fund to reuse for additional projects.
35	Project Name	HOME - Tenant Based Rental Assistance (TBRA)
	Target Area	Central Lynn
	Goals Supported	Reduce Homelessness

	Needs Addressed	Affordable Housing Homelessness
	Funding	HOME: \$52,962
	Description	This program, as part of the agency’s Housing First initiative, is meant to assist qualified families transitioning out of DTA emergency shelters into permanent housing that pay a disproportionate share of their income toward housing costs (rent and utilities), unaccompanied high school youth identified as at-risk by the Lynn School Department, elders identified by Greater Lynn Senior Services as victims of abuse and/or neglect, grandparents acting as parents, working families residing in HOME-funded developments located within the city’s Neighborhood Revitalization Area (NRA) and Housing First. LHAND will provide these households with a housing grant per month to help pay their rent for a period of one (1) year. LHAND will assist 4 clients under this program. HOME funds in the amount of \$52,962 will support this program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	LHAND will assist 4 clients under this program.
	Location Description	Lynn Housing Authority and Neighborhood Development, 10 Church Street, Lynn, MA 01902
	Planned Activities	This program, as part of the agency’s Housing First initiative, is meant to assist qualified families transitioning out of DTA emergency shelters into permanent housing that pay a disproportionate share of their income toward housing costs (rent and utilities), unaccompanied high school youth identified as at-risk by the Lynn School Department, elders identified by Greater Lynn Senior Services as victims of abuse and/or neglect, grandparents acting as parents, working families residing in HOME-funded developments located within the city’s Neighborhood Revitalization Area (NRA) and Housing First. LHAND will provide these households with a housing grant per month to help pay their rent for a period of one (1) year.
36	Project Name	HOME - Non-Profit Organization Assistance
	Target Area	Central Lynn
	Goals Supported	Revitalize and Strengthen Neighborhoods
	Needs Addressed	Affordable Housing

	Funding	HOME: \$25,000
	Description	LHAND provides HOME funds to eligible non-profits organizations to provide affordable homeownership and rental opportunities through rehabilitation or new construction efforts. This program will increase the supply of good quality rental units for individuals and families at or below 60% of AMI. HOME funds in the amount of \$25,000 will support this program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program will benefit 2 individuals.
	Location Description	Lynn Housing Authority and Neighborhood Development, 10 Church Street, Lynn, MA 01902
	Planned Activities	LHAND provides HOME funds to eligible non-profits organizations to provide affordable homeownership and rental opportunities through rehabilitation or new construction efforts. This program will increase the supply of good quality rental units for individuals and families at or below 60% of AMI.
37	Project Name	ESG20 Lynn
	Target Area	Downtown Lynn (including Lynn Downtown Cultural District)
	Goals Supported	Reduce Homelessness
	Needs Addressed	Homelessness
	Funding	ESG: \$217,814
	Description	The city will allocate \$72,000 in ESG funds to LHADG to provide tenant rental assistance in the form of first/last month's rent, security deposits, short-term rental assistance up to 12 months and rental arrearages up to a 6 month look back period to eligible residents. The Multi-Service Center currently houses four non-profit tenants that provide supportive services for Lynn's homeless and at-risk individuals: My Brother's Table, Lynn Shelter Association, Healthy Streets Outreach Program and the Essex County Sheriff's Department. \$60,278.00 in ESG funds will be available to provide security services at this facility and \$29,200 in ESG funds will be available for street advocacy. \$20,000 in ESG will be allocated to the Haven Project, which provides a Drop-In Center for Homeless Young Adults. The program offers support and services to young adults of Lynn

		who do not have a safe and stable living environment. The Lynn Shelter Association will receive \$20,000 in ESG funds for operational expenses related to its day program for homeless individuals. ESG funds in the amount of \$16,336 will be allocated for administrative expenses.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3,000 homeless and at-risk individuals will be serviced by the aforementioned activities.
	Location Description	Multi-Service Center, 100 Willow Street, Lynn, MA 01901 Lynn Housing Authority and Neighborhood Development, 10 Church Street, Lynn, MA 01902 57 Munroe Street, Lynn, MA 01901
	Planned Activities	ESG funds will be allocated for a rental assistance program, day program and drop in center for homeless individuals, street advocacy, security services and administration.
38	Project Name	HOME - Non-Profit Support
	Target Area	Central Lynn
	Goals Supported	Preserve & Expand Affordable Homeownership Opp.
	Needs Addressed	Homeownership
	Funding	HOME: \$14,300
	Description	The Non-Profit Support (NDA & AHL) Program provides homeownership opportunities through the construction of moderately priced 1-2 unit residential buildings. The HOME funds will be used to pay for infrastructure and soft costs relating to the planning, design and development of new homes under the Infill Housing Program and, possibly, for the creation of affordable rental housing. It is estimated that these funds will contribute to the development of approximately 10 new units. HOME funds in the amount of \$14,300 will support this program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that these funds will contribute to the development of approximately 10 new units.

	Location Description	Lynn Housing Authority and Neighborhood Development, 10 Church Street, Lynn, MA 01902
	Planned Activities	The Non-Profit Support (NDA & AHL) Program provides homeownership opportunities through the construction of moderately priced 1-2 unit residential buildings. The HOME funds will be used to pay for infrastructure and soft costs relating to the planning, design and development of new homes under the Infill Housing Program and, possibly, for the creation of affordable rental housing.
39	Project Name	Activity Delivery - Community Facilities
	Target Area	Downtown Lynn (including Lynn Downtown Cultural District)
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$167,815.03
	Description	Activity delivery costs in the amount of \$ 167,815.03 include staff costs associated with providing Community Facilities activities.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Activity delivery costs in the amount of \$ 167,815.03 include staff costs associated with providing Community Facilities activities.
	Location Description	Community Development, Lynn City Hall, Room 311, Lynn, MA 01901
	Planned Activities	Activity delivery costs in the amount of \$ 167,815.03 include staff costs associated with providing Community Facilities activities.
40	Project Name	Activity Delivery - Housing
	Target Area	Downtown Lynn (including Lynn Downtown Cultural District)
	Goals Supported	Preserve + Expand Affordable Housing Opportunities Revitalize and Strengthen Neighborhoods
	Needs Addressed	Affordable Housing Opportunities and Neighborhood Revitalization
	Funding	CDBG: \$290,094
	Description	Activity delivery costs in the amount of \$290,040 include staff costs associated with providing housing activities.
	Target Date	6/30/2021
	Estimate the number	Activity delivery costs in the amount of \$290,040 include staff costs

	and type of families that will benefit from the proposed activities	associated with providing housing activities.
	Location Description	Lynn Housing Authority and Neighborhood Development, 10 Church Street, Lynn, MA 01902
	Planned Activities	Activity delivery costs in the amount of \$290,040 include staff costs associated with providing housing activities.
41	Project Name	Activity Delivery - Public Services
	Target Area	Downtown Lynn (including Lynn Downtown Cultural District)
	Goals Supported	Expand Public Services and Other Supportive Services
	Needs Addressed	Public Services and Other Supportive Services
	Funding	CDBG: \$107,552.86
	Description	Activity delivery costs in the amount of \$ 107,552.86 include staff costs associated with providing Public Service activities.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Activity delivery costs in the amount of \$ 107,552.86 include staff costs associated with providing Public Service activities.
	Location Description	Community Development, Lynn City Hall, Room 311, Lynn, MA 01901
	Planned Activities	Activity delivery costs in the amount of \$ 107,552.86 include staff costs associated with providing Public Service activities.
42	Project Name	General Administration
	Target Area	All Target Areas
	Goals Supported	Expand Public Services and Other Supportive Services Improve Public Facilities and Infrastructure Promote Economic Development Preserve + Expand Affordable Housing Opportunities Revitalize and Strengthen Neighborhoods Reduce Homelessness
	Needs Addressed	Economic Development Public Facilities and Infrastructure

		Public Services and Other Supportive Services
	Funding	CDBG: \$338,957.35
	Description	General planning/administrative expenses in the amount of \$338,957.35.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	General planning/administrative expenses in the amount of \$338,957.35.
	Location Description	Community Development, Lynn City Hall, Room 311, Lynn, MA 01901
	Planned Activities	General planning/administrative expenses in the amount of \$338,957.35.
43	Project Name	HOME Administration
	Target Area	Central Lynn
	Goals Supported	Preserve & Expand Affordable Homeownership Opp. Revitalize and Strengthen Neighborhoods Reduce Homelessness
	Needs Addressed	Homelessness Homeownership Affordable Housing Neighborhood Revitalization
	Funding	HOME: \$93,585
	Description	HOME administrative expenses in the amount of \$93,585.00.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	HOME administrative expenses in the amount of \$93,585.00.
	Location Description	Lynn Housing Authority and Neighborhood Development, 10 Church Street, Lynn, MA 01902
	Planned Activities	HOME administrative expenses in the amount of \$93,585.00.
44	Project Name	MediClerk Program
	Target Area	Central Lynn

	Goals Supported	Promote Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$1,914.27
	Description	The Wellspring House MediClerk Program is a job training collaboration between Wellspring House, Inc. and North Shore Medical Center to train low-income men and women from Lynn and surrounding communities for entry-level medical-clerical positions in NSMC hospitals located on the North Shore. The Program includes 240+ hours of job training, 5-8 job shadowing opportunities, an internship, professional success and job search seminars, plus 12 months of support following job placement. The program is targeted to residents who are earning low wages, or making the transition from public assistance to work, are homeless or at risk of homelessness. It is estimated that 12 jobs will be created. CDBG funds in the amount of \$1,914.27 will support this program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 12 jobs will be created, 100% being of low/moderate income and 75% being of a minority group.
	Location Description	Wellspring House, Inc. 302 Essex Avenue, Gloucester, MA 01930
	Planned Activities	The Wellspring House MediClerk Program is a job training collaboration between Wellspring House, Inc. and North Shore Medical Center to train low-income men and women from Lynn and surrounding communities for entry-level medical-clerical positions in NSMC hospitals located on the North Shore. The Program includes 240+ hours of job training, 5-8 job shadowing opportunities, an internship, professional success and job search seminars, plus 12 months of support following job placement. The program is targeted to residents who are earning low wages, or making the transition from public assistance to work, are homeless or at risk of homelessness.
45	Project Name	Activity Delivery – Economic Development
	Target Area	Market Street Gateway, Washington Street Gateway, Central, Downtown Lynn
	Goals Supported	Promote Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$144,602.13

	Description	Activity delivery costs in the amount of \$144,602.13 include staff costs associated with providing Economic Development activities.
	Target Date	6/30/21
	Estimate the number and type of families that will benefit from the proposed activities	Activity delivery costs in the amount of \$ 144,602.13 include staff costs associated with providing Economic Development Activities.
	Location Description	Community Development, Lynn City Hall, Room 311, Lynn, MA 01901
	Planned Activities	Activity delivery costs in the amount of \$144,602.13 include staff costs associated with providing Economic Development activities.
46	Project Name	PARC Match – Barry Park
	Target Area	Boston Street Corridor
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Public Facilities Improvements
	Funding	CDBG: \$180,000
	Description	Funding will be used a matching for a state awarded PARC grant to undertake a variety of physical improvements to Barry Park to enhance active and passive recreational activities at this currently underutilized park. . CDBG funds in the amount of \$180,000.00 will support this program.
	Target Date	6/30/21
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that over 5,000 individuals will utilize park amenities with the majority of users being of low and moderate income.
	Location Description	18 Batchelder Court
	Planned Activities	This park improvement will include the installation of a splash pad, upgrades to the public parking lot and new plantings.
47	Project Name	Lynn Municipal Finance Corporation (LMFC) Loan Fund Program
	Target Area	Market Street Gateway, Washington Street Gateway, Central, Downtown Lynn
	Goals Supported	Promote Economic Development

	Needs Addressed	Economic Development
	Funding	CDBG: \$350,000.00
	Description	The LMFC Loan Program provides assistance to businesses located in Lynn for the purpose of job retention and job creation. This is a fixed loan program for the purchase and/or improvement of land, buildings, plant or equipment, inventory, etc. CDBG program income in the amount of \$350,000 will be used to provide loans to businesses in the City, which will generate approximately 10 low/moderate income jobs and/or provide services to low/moderate income residents. Loan funding will be expended within the fiscal year; however, completion of this activity may extend over a three year period to satisfy job creation requirements.
	Target Date	6/30/21
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that this activity will generate approximately 10 low/moderate income jobs and/or provide services to low/moderate income residents.
	Location Description	Community Development, Lynn City Hall, Room 311, Lynn, MA 01901
	Planned Activities	The LMFC Loan Program provides assistance to businesses located in Lynn for the purpose of job retention and job creation. This is a fixed loan program for the purchase and/or improvement of land, buildings, plant or equipment, inventory, etc. CDBG program income in the amount of \$350,000 will be used to provide loans to businesses in the City, which will generate approximately 10 low/moderate income jobs and/or provide services to low/moderate income residents. Loan funding will be expended within the fiscal year; however, completion of this activity may extend over a three year period to satisfy job creation requirements.

AP-50 Geographic Distribution

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

While investments will continue to be made in projects citywide, the City has identified a series of local target areas which are high priority revitalization zones that are targeted for intensive housing, economic development and other improvements in future years. Priority areas are:

- Downtown Lynn (including Lynn Downtown Cultural District)
- Waterfront District
- Market Street Gateway
- Washington Street Gateway
- Central Lynn
- Boston Street Corridor

A summary of each area can be found in section SP-10 of the Consolidated Plan.

Geographic Distribution

Table 82 – Geographic Distribution

Target Area	Percentage of Funds
Waterfront District	1
Market Street Gateway	5
Washington Street Gateway	5
Boston Street Corridor	6
Central Lynn	38
Downtown Lynn (including Lynn Downtown Cultural District)	45

Rationale for the priorities for allocating investments geographically

As previously noted, the City intends to continue to invest in needed programs on a citywide basis, while prioritizing economic development and housing activities in the local target areas described in the Consolidated Plan in future years. As identified through multiple community planning processes, the basis by which the City allocates investments geographically is to focus on currently underutilized locations in and around higher density neighborhoods that present the largest opportunity to generate economic development and housing benefits for low and moderate-income residents and the broader community.

AP-55 Affordable Housing

Introduction

Table 83 – One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	100
Non-Homeless	1,750
Special-Needs	100
Total	1,950

Table 84– One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,890
The Production of New Units	10
Rehab of Existing Units	20
Acquisition of Existing Units	30
Total	1,950

AP-60 Public Housing

Introduction

Over the course of the Annual Plan period, Lynn Housing Authority & Neighborhood Development (LHAND) will implement a series of activities to address the needs of its public housing stock and of LHAND residents and voucher program participants as further described in the PHA Annual Plan submitted to HUD.

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

See LHAND's PHA Annual Plan for a full description of planned actions and strategies. As the City's public housing authority, LHAND remains firmly committed to serving its residents and to achieving excellence in property management. Over time, LHAND has implemented numerous efficiencies including a comprehensive energy-savings program, ongoing staff training initiatives, cost-savings capital improvements and responsive maintenance services.

LHAND has also pursued alternative funding sources to support both the physical needs of its developments and the supportive service and other needs of its residents. Wherever possible, activities are planned in a manner that promote neighborhood revitalization and support the City's overall economic development goals and strategies.

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

LHAND will continue to work with and support resident councils at their public housing sites, and to encourage resident involvement in the development and implementation of housing policy.

In partnership with the City, LHAND will work to expand and support Initiatives to enable low and moderate-income households to become first time homebuyers. LHAND will continue the Section 8 Homeownership Program, including applying for additional vouchers when available for use as homeownership opportunities.

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

LHAND is not designated as troubled.

Discussion

See above discussion.

AP-65 Homeless and Other Special Needs Activities

Introduction

The Lynn Continuum of Care (Lynn CoC) oversees the City's homeless strategy and the administration of all McKinney-Vento/HEARTH Act-funded grants, except McKinney-Vento funds that are directly allocated to the Lynn Public Schools. The Lynn CoC is a broad-based coalition comprised of local social service organizations, homeless advocates, health service agencies, State agencies, local government representatives, consumers, and the local housing authority. The Lynn Housing Authority & Neighborhood Development (LHAND) is the lead agency for the Lynn CoC. The City is represented on the Lynn CoC by staff of the City's Department of Community Development (DCD) and Veterans Services. The Lynn CoC meets monthly to identify gaps in homeless services, additional affordable housing opportunities, funding opportunities and to review, evaluate, and improve upon the overall service delivery system for Lynn's homeless population. The Lynn CoC is responsible for implementation of the HEARTH Act and consistently works to meet its requirements such as use of a standard assessment tool and Coordinated Entry System. The Lynn CoC also reviews and approves the City's annual ESG plan, oversees the yearly Point-In-Time Count and hosts an annual city-wide public hearing on the needs of the homeless.

The Lynn CoC has been in existence for approximately 27 years and has brought over \$50,000,000 in housing and support services to the City. The Lynn CoC coordinates the development and submission of the yearly consolidated McKinney-Vento application for funds to HUD and currently receives in excess of \$2 million annually. The Lynn CoC has developed a comprehensive housing and supportive services delivery system consisting of emergency shelter, transitional housing and permanent supportive housing units for both individuals and families. A total of 1,265 housing and shelter beds have been brought on line over a multi-year period. Sub-populations provided housing includes the chronically homeless, families with children, homeless individuals, veterans, survivors of domestic violence, and unaccompanied youth. Supportive services include prevention and outreach activities, case management, legal advocacy, job training and employment, representative payee, alcohol/substance abuse, mental health, educational services, meal programs, housing search, and general health care programs.

Lynn's strategy to end homelessness is based on the idea that issues surrounding homelessness are best addressed through the coordination of services and by accessing different social service providers that specialize in one particular field, rather than having one agency try to meet all of the needs of the homeless population. The following overall objectives reflect the continuum's policy of facilitating the movement of clients through the Lynn CoC and ensuring that supportive services and housing are provided to homeless individuals and families in an effective and efficient manner.

- Continue to work with regional communities through the North Shore Housing Action Group (NSHAG) to implement regional solutions to the homelessness problem, including encouraging development of supportive housing resources throughout the region.
- Continue working with the Commonwealth and Federal government to best utilize the housing first model and transition project into this approach.
- Reduce and ultimately end chronic homelessness.
- Create additional permanent housing, job training, employment and supportive service opportunities for the chronic and other homeless populations focusing on parental support programs for families with children.
- Facilitate access to housing, health care, nutrition and other supportive services for persons with HIV/AIDS using HOPWA and other available funds.
- Facilitate access to home care, nutrition, housing, transportation, recreation, and medical services for seniors and non-elderly disabled households.
- Apply for VASH and other available vouchers that can be combined with supportive services to address the needs of veterans and other sub-populations.
- Facilitate access to emergency services, counseling, support and permanent housing services for abused women and their children.
- Maintain services for unaccompanied homeless youth.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As previously discussed in the City’s Consolidated Plan under SP-60 Homelessness Strategy, the Lynn Shelter Association (LSA) is the central outreach point for Lynn’s CoC. It may be accessed through Lynn CoC referrals, self-referrals, and street outreach workers. Case managers are available for walk-ins as well as by appointment. While accessing services is encouraged, it is not mandatory. The City will continue to provide ESG funding to support a Street Advocate overseen by the LSA. In addition, the City will continue to fund operational costs of LSA’s day program, a source for outreach and assessment activities located in Lynn’s Multi-Service Center.

Street advocates from other agencies, as well as the City’s police department, provide outreach to the City’s homeless on a daily basis. The street advocates spend time in areas frequented by homeless persons, encouraging utilization of supportive services. Since the Lynn CoC approach is to utilize multiple services, each agency has a working knowledge of community resources and is responsible for documenting referrals. Individual agencies also provide assessment services and referrals to appropriate housing and services.

Eliot Community Human Services, through its Aggressive Street Outreach (ASO) program provides street-based assistance to homeless individuals who live on the streets and rarely or never use shelters.

Tangible items such as food and blankets are offered in an effort to build trust while engaging individuals to accept mental health services, benefit assistance, and housing support.

The CoC's goals and objectives are highlighted below and build upon the previous work of the City and the Lynn CoC.

LYNN CoC GOALS AND OBJECTIVES

These goals take several documents into consideration. While the HEARTH Act and a desire for continued funding was the impetus, as we discussed in recent meetings, this legislation could be overridden by other legislation at any time, so the goals need to also reflect the larger intent of the CoC – to fill the needs of those who are homeless, reduce homelessness and reduce the risk of homelessness.

In addition to the HEARTH Act, the other documents used to develop these include the 2010 *Opening Doors Federal Strategic Plan to Prevent and End Homelessness*, the 2012 update to this plan, 2012 Appendix, the 2012 & 2015 Amendments; the United States Interagency Council on Homelessness 2019 Massachusetts Homelessness Statistics; & the March 2021 Lynn CoC Governance Charter.

Goal 1 – Secure a contract with vendor-managed HMIS in order to continue HMIS data collection and reporting.

The U.S. Department of Housing and Urban Development (HUD) and federal partners, along with other planners and policymakers use aggregate Homeless Management Information System (HMIS) data to better inform homeless policy and decision making at the federal, state, and local levels.

A Homeless Management Information System (HMIS) is a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. HUD requires each Continuum of Care (CoC) nationally to select an HMIS software solution that complies with HUD's data collection, management, and reporting standards.

The HEARTH Act, enacted into law on May 20, 2009, requires that all communities have an HMIS with the capacity to collect unduplicated counts of individuals and families experiencing homelessness. Through their HMIS, a community should be able to collect information from projects serving homeless families and individuals to use as part of their needs analyses and to establish funding priorities. The Act also codifies into law certain data collection requirements integral to HMIS. With enactment of the HEARTH Act, HMIS participation became a statutory requirement for recipients and subrecipients of the Continuum of Care (CoC) Program and Emergency Solutions Grant (ESG) funds.

Since 2017, MA-502 has been using an HMIS implementation with Social Solutions/ETO under an agreement with the Massachusetts Department of Housing and Community Development (DHCD) at no cost. This arrangement will no longer be available by the end of 2021. Detailed Aspects of the CoC's timeline are below.

Objectives:

- 1).** Purchase SaaS for reporting, data integration, HMIS data collection, and data warehousing.
Complete within 6 months
- 2)** Purchase SaaS that includes migration of data in the current HMIS system.
Complete within 6 months

3) Purchase a technical services and support plan to accompany the software and provide for bug fixes and enhancements. **Complete within 6 months**

4) Establish a regular HMIS training schedule. **Complete within year one**

Goal 2 – Further develop the Coordinated Entry System that includes all community organizations with an interest in homelessness by year five.

This goal operates in conjunction with Goal one and serves to strengthen the community base of the CoC as well as the flow of information while, at the same time minimizing any duplication of services.

Objectives:

1) Finalize the written standards that establish which households are eligible for and/or should be prioritized for placement in transitional housing, rapid re-housing, and permanent supportive housing programs. **Complete within 6 months**

2) Finalize clear, written policies and procedures around assessment, referrals, data entry, and data sharing for a centralized, continuum-wide, coordinated entry process. **Complete within 6 months**

3) Develop a discrete tool for those in CoC whose data should be captured for an overview of the City's population but who do not receive HUD dollars and therefore are not required to use the HMIS data forms. **Complete within 9 months**

4) Recruitment of agencies who serve the homeless tangentially to provide data in the proscribed manner. **Complete within one year**

5) Consult with the HMIS vendor to define the methods for providing access to all CoC members using a unique identifier and the limitations of how info sharing will be accomplished. **Complete within year one**

Goal 3 - Reduce the amount of time people spend homeless.

As of January 2019, Massachusetts had an estimated **18,471** experiencing homelessness on any given day, as reported by Continuums of Care to the U.S. Department of Housing and Urban Development (HUD). Of that Total, **3,766** were family households, **917** were Veterans, **480** were unaccompanied young adults (aged 18-24), and **2,370** were individuals experiencing chronic homelessness.

Objectives:

1) Provide case management from identified service providers for both individuals and families, which lasts a minimum of 12 months for individuals, and 18 months for families. This reduces recidivism. **Completed and in place now**

2) Increase the number of transitional housing & shelter beds to help move motel families into a service rich environment that speeds housing placement **Complete within one year**

Goal 4 – Reduce the number of episodes of homelessness for individuals and families.

Objectives:

To reduce recidivism, the Lynn CoC participants have developed a committee group that meets monthly to case conference. While rapid re-housing with services works, without services, the recidivism rate is tragically high and our service providers developed a system to address the needs of housed unstable families and individuals.

- 1) Individuals and families will receive stabilization services from placement for a minimum of 12-18 months. **Completed and in place now**
- 2) Build housing stock inventory **Complete within 5 years**

Goal 5 - Reduce the number of people who become homeless.

Objectives:

- 1) Build & strengthen relationships with area landlords **Completed & ongoing**
- 2) Ensure CoC membership includes organizations and individuals representing employment, training and educational resources. **Completed and in place now**
- 3) Provide updates as needed to Directory of Services for those who are at Risk or Homeless listing services and contact information: legal, substance abuse, domestic violence, mental health, medical, emergency shelter, housing resources, programs, detox, childcare, transportation, food pantries, MBT, clothing, eyeglasses, dental, etc. **Completed & ongoing**
- 4) Market the resources available at LHAND's Family Success Center, the Family Resource Center & the various Coalitions within the city to all residents. **Completed & ongoing**
- 5) Build relationships with area immigrant and refugee organizations, encouraging membership with CoC. **One in place now, add 2 within 2 years**

Addressing the emergency shelter and transitional housing needs of homeless persons

The Lynn CoC's Goal 3 – **to reduce the amount of time people spend homeless** is focused on reducing the number of families housed in shelters and transitional housing by creating more units of permanent housing, providing stabilization case management services, increasing the number of congregate shelters to help move motel families into a service rich environment and establishing a central resource center for information and referral services. These initiatives will continue during the coming year.

Lynn will continue to utilize CDBG and HOME funds as well as providing RAFT, HomeBASE, ESG, ERMA, and SSVF funding through the Family Success Centre (FSC). These programs support the efforts of many of the agencies participating within the Lynn CoC addressing emergency shelter and transitional housing needs of homeless persons and to prevent households from becoming homeless. Various projects funded include the City's Multi-Service Center, Street Advocate, rapid re-housing for individuals and families including rental assistance including down payment assistance, security deposits, first and last month's rent, rental arrearage payments and short-term rental assistance. The City's Department of Community Development (DCD) and Veterans Services Office will remain active within the Lynn CoC.

Emergency shelter and supportive services are provided by the Lynn Shelter Association (LSA). The Lynn Shelter provides emergency housing to homeless men and women over the age of eighteen. LSA also provides emergency housing for families each night at the Bridge House, the Green House & the Independence House Family Shelters. The City will continue to support a Street Advocate as well as fund space at the City's Multi-Service Center.

In addition, Eliot Community Human Services' shelter specialists, working out of the Lynn Shelter, provide supportive services to the homeless population in Lynn. Also, the Eliot Community Human Services' Project for Assistance in Transition from Homelessness (PATH) provides mental health assessment, treatment, advocacy, benefit assistance, DMH referrals, housing assistance and other support services to the adult homeless population.

The City and the Lynn CoC implements a Coordinated Entry System (CES), which will be available to anyone who is homeless in the City. Homeless individuals and families will be able to go to one location and receive the referrals and assistance needed. This process allows for client tracking and minimizes the risk of duplication of effort or service provision. The Coordinated Entry Specialist will continue to work with agencies to engage them in the CES.

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

To support the efforts of Opening Doors, Federal Plan to Prevent and End Homelessness (Goal 6), the Lynn CoC will focus its efforts on increasing the number of veterans using SSVF, VASH and other services the coalition has developed over the past few years. In addition, the Lynn CoC will continue to identify additional opportunities to create housing including a facility to house veterans with children.

The City, through the Department of Community Development, will continue to subcontract with Lynn CoC providers to assist families and individuals in existing emergency shelter and transitional housing programs move to permanent housing. The City and the Lynn CoC agencies will work together to secure additional sources of funding to provide permanent housing opportunities. Examples of non-entitlement funding includes State family prevention resources as well as housing vouchers, Family Unification Program (FUP) vouchers, Federal VASH vouchers and Supportive Services for Veterans and their Families (SSVF) funds. In addition, Lynn Housing Authority & Neighborhood Development (LHAND), the Lynn CoC lead agency, offers a HOME Tenant Based Rental Assistance (TBRA) program and administers a sponsor-based Shelter Care Plus program that houses both homeless individuals and families.

The City supports a “Housing First” model by addressing the barriers that prevent households from leaving shelter and transitional housing programs and helping clients to move quickly from homelessness to self-sufficiency and independent living. This is accomplished by providing households with security and utility deposits, and short or medium term rental assistance. Clients receive case management targeted to gaining employment and budgeting and financial competency. As previously stated, the Lynn CoC has developed approximately 309 permanent housing beds to serve this population.

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

Again, in line with implementation of the Federal Opening Doors Plan, the Lynn CoC has established goals and objectives (Goals 6 & 7) that seek to reduce and end homelessness among children, youth and families that focus on developing intervention models for certain underserved and over-represented subgroups, access to educational resources for youth and expanding public – private partnerships that seek to integrate diverse yet important supports and resources for children and youth. By establishing the goal of returning homeless families to permanent housing within 30 days, the City and the Lynn CoC have developed an ambitious agenda to increase housing opportunities by reaching out to the private sector and expanding outside of Lynn into the regional for resources.

Lynn will continue to utilize CDBG, HOME, RAFT, HomeBASE and ESG funding to support the efforts of many of the agencies participating within the Lynn CoC providing supportive services and housing

related activities. Various projects funded include the City's Multi-Service Center, Street Advocate, and rental assistance including down payment assistance, security deposits, first and last month's rent and short-term rental assistance. In addition, the City allocates a sufficient amount of CDBG public services funds to community agencies that provide education, cultural, health, family support and recreational activities that are geared to serving Lynn's low-income population.

The City and the Lynn CoC have built a broad-based and coordinated system of housing resources and supportive services designed to move homeless and "at risk" families and individuals toward permanent housing and economic self-sufficiency. The major services offered include emergency housing assistance, housing search, housing and support services for abused women and their children, rental assistance, legal services, rep payee, outreach, case management, free meals, alcohol/substance abuse and mental health services all of which are also offered through LHAND's Family Success Center.

In addition to the housing resources specifically targeted to the homeless, the City has a substantial portfolio of other affordable, subsidized housing units and vouchers that serve low-income households who may have been homeless before occupancy and/or would be homeless if these housing resources did not exist.

Discussion

See above discussions.

AP-75 Barriers to Affordable Housing

Introduction

While not all are directly impacted by public policies, barriers to additional affordable housing in Lynn include the extremely limited funding available from federal and state government sources; the high cost of land and housing in the local and regional markets; the limited availability of land for development; and, the aged conditions of a majority of the housing stock which increases rehabilitation costs.

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

A key objective of the “Housing Lynn” process was to identify strategies and recommendations to help increase the supply of affordable housing in the City. The report identified an overall vision that “Lynn’s housing will be safe, affordable and accessible. New housing will meet the needs of Lynn residents and increase the strength and vibrancy of neighborhoods. Housing will enable everyone to thrive in a community that is inclusive to all.” This vision is supported by a series of six (6) goals, each of which has implications for affordable housing development, public policy decision-making and resource allocation:

Goal 1: Affordable Housing. Facilitate greater production of housing in Lynn that is deed-restricted to be affordable to residents with incomes below the local median of \$53,500.

Goal 2: Anti-Displacement. Establish protections against displacement for vulnerable residents.

Goal 3: Building Safety. Ensure building maintenance and safety standards are enforced.

Goal 4: Integrated Neighborhoods. Welcome residential development that advances integration and prevent discrimination in tenant practices.

Goal 5: Representative Governance. Increase representation in municipal governance, transparency and engagement in decision-making.

Goal 6: New Development Benefits. Leverage market-rate and mixed-income residential development to meet a range of housing needs, provide community benefits and support economic development.

In addition to these broad goals, twelve (12) priority actions are recommended with respect to housing including, but not limited to: using the City’s zoning ordinance to facilitate development of varied housing at a range of prices; providing tax incentives for deeper affordability; providing public land for

affordable housing development; support Community Development Corporations and other non-profit developments to complement and strengthen Neighborhood Development Associates' efforts to increase the supply of new affordable housing; adopting various policies and initiatives to protect the rights of Lynn renters in a changing real estate market; and, others. The City intends to use this framework to help guide Consolidated Plan funding decisions in the future where applicable.

It should be noted that recent zoning changes have promoted increased density and transit-oriented development in key target areas. The City continues to support development of affordable housing including the recently completed Gateway Residences project, which includes affordable units in a transit-oriented development site. The project supports and enhances the City's broader revitalization goals for the Washington Street Gateway and TDI initiatives.

The City has reviewed HUD's Interim Final Rule on Affirmatively Furthering Fair Housing (AFFH), which was published in the Federal Register on June 10, 2021. In accordance with the Interim Final Rule, the City and LHAND certify that they will affirmatively further fair housing, to be defined as "taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with racially balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing."

Discussion

See above.

AP-85 Other Actions

Introduction

This section includes a discussion of efforts to meet underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the level of poverty, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

These efforts will be conducted as part of the City's plans, as stated in its Strategic Plan, to accomplish the jurisdiction's goals in addressing priority needs over the next five years.

Actions planned to address obstacles to meeting underserved needs

The City plans to continue to respond to the many supportive service needs of Lynn's low and moderate income residents, including the special needs populations identified in the Consolidated Plan. This includes providing services to public housing residents, seniors, at-risk youth, linguistic minorities, victims of domestic violence and other groups. Examples of related projects include the Lynn Council on Aging's Senior Center, Lynn Youth Street Outreach Advocacy's (LYSOA) Youth Community Impact Program, and Healing Abuse Working For Change, Inc.'s (HAWC) Domestic Violence Prevention and Intervention Services.

In addition, the Lynn CoC plans to continue its efforts to: reduce and ultimately eliminate homelessness, respond to the needs of homeless individuals and families, and prevent homelessness among at-risk populations. Examples of related projects include programs offered by the Lynn Shelter Association and the Lynn Multi Service Center.

Actions planned to foster and maintain affordable housing

The City plans to continue its efforts to foster and maintain affordable housing by creating new rental housing units, securing adequate capital and operating funds for LHAND's public housing, preserving existing affordable housing including expiring use developments, and providing tenant-based rental assistance. Examples of related projects include: the Lynn Housing Authority Development's Rental Assistance Program; and, LHAND's Neighborhood Stabilization Program, Tenant Based Rental Assistance Program & Housing First Program, and Affordable Housing Rehabilitation Program.

Actions planned to reduce lead-based paint hazards

Through LHAND, the City will continue to work with the state and City's health department to identify children with elevated blood levels in order to prioritize and abate lead hazards and also to proactively

address the dangers of lead-based paint found in the aging housing stock. LHAND will continue to administer the Lynn Lead Abatement Program (LLAP) utilizing 2019 competitive grant fund. The agency will also continue to enforce lead-based paint policy for all Housing Choice Voucher program leasing.

As discussed in Section SP-65 of the Consolidated Plan, LHAND is currently administering the Lynn Lead Abatement Program (LLAP). More than 400 homes will be de-leaded through a \$9.3 million grant funded in 2019 by the US Department of Housing & Urban Development. While the City has estimated that over \$450 million will be needed to eliminate lead paint hazards, this grant will make a major contribution to addressing the problem. Created to make homes safer for low-income families, the goal of the LLAP is to provide lead paint abatement for low and moderate income individuals in order to create decent, safe, and affordable housing for all Lynn residents while ensuring that low-income families no longer have to choose between a lead safe environment for their children and housing they can afford. Eligibility requirements for participation in the grant program will require that a property be located in the four designated high impact census tracts in the City of Lynn. The tracts identified that will have the highest impact on reducing lead paint are 2070, 2062, 2061, 2055. This program provides:

A one-time grant averaging \$11,000 per unit to perform lead hazard abatement in eligible properties.

- Initial Lead Inspection and a re-inspection with dust wipe test.
- Relocation assistance for occupants when necessary.
- Letter of Full De-leading Compliance.
- Healthy Homes funding to address any additional health hazard as deemed necessary by LHAND.

Over more than 10 years LHAND has successfully utilized HUD grant funds to provide a range of services, including inspections; testing of children under the age of six; de-leading of units, common areas and exteriors; relocation; contractor education; and other services. From 2009 through 2018, Lynn received \$9.1 million in HUD funds to make more than 600 homes safe. During this period, LHAND surpassed its benchmarks and received a high performing grant status.

In addition, as further described below, LHAND also ensures that homes occupied by families with rental vouchers that have children under the age of 6 are lead safe by providing pre-occupancy inspections, connecting owners to lead remediation resources and other efforts.

Lead Paint in Public Housing

LHAND has and will continue to aggressively respond to the threat of lead-based paint hazards in public housing. All LHAND family public housing units have been de-lead. LHAND maintains strict compliance with local state and federal notification requirements. Further, LHAND through briefings, handouts and notices advises participants to maintain communications regarding elevated blood lead level conditions among household members. In this way, LHAND can respond and make appropriate referrals for families at risk.

Lead Paint in Section 8 Housing

LHAND has and will continue to implement strict policies to enforce lead-based paint regulatory requirements. All Section 8 (or Housing Choice Voucher) units occupied by children under six years of age require owner de-lead certification prior to approving occupancy. Additionally, owners are required to take corrective actions if needed and re-certify units when children are identified with elevated blood lead levels. Through education, briefing and written materials, LHAND actively empowers its tenants to maintain the health and well-being of their families. Section 8 owners are able to participate where eligible in the LLAP program.

Actions planned to reduce the number of poverty-level families

Achieving a reduction in the number of families living in poverty remains a key goal of the City and its community partners. This objective is reflected in the Consolidated Plan strategic goals and priorities such as the focus on creating affordable housing for households at or below the local median income, and has helped shape the City's response to the COVID-19 pandemic.

As discussed in Section SP-70 of the Consolidated Plan, the consequences of poverty are borne by individual families and by a wide range of community systems including police, health care, schools and other vital institutions. As the City has limited resources to comprehensively address this issue, coordinating responses and leveraging resources through public-private partnerships are essential, as is a more far reaching commitment on the part of the state and federal governments. National and regional economic factors and trends outside of the City's control have an enormous impact on the extent of poverty in Lynn, i.e. the rate of poverty rises or falls based on the strength or weakness of the broader economy.

Lynn has an extensive network of qualified, mission-driven agencies that work continuously to address and mitigate issues related to poverty. Many agencies are partially supported with limited entitlement resources provided by the federal government, including Lynn CoC agencies. Collectively, Lynn CoC agencies provide an extensive set of programs and services that are intended to both respond to the needs of persons living in poverty and to provide opportunities to work towards economic self-sufficiency. A detailed discussion of CoC programs and policies and examples of anti-poverty and other services provided to special needs and at-risk populations are provided in the Market Analysis chapter.

A good example of a coordinated program initiative focusing on reducing poverty is the Lynn Family Success Center, which was started in 2014 by LHAND and United Way of Massachusetts Bay and Merrimack Valley in partnership with the Lynn Public Schools. The Lynn Family Success Center model is based on research that demonstrates that individuals who benefit from a center-based approach that offers bundled services and coaching are far more likely to increase their income, net worth or credit scores. The center also works to identify homeless children, and children at-risk of homelessness, and connect them to academic support and resources, and to also connect their families to the financial stability services. LHAND's housing and case management programs, services for veterans, CoC centralized intake services, partner agencies that provide child care resources and family nurturing programs for grandparents, fathers and families, and the planning coalitions for homeless services in the region are based at the Center.

Another example of targeted anti-poverty efforts is the Jobs Plus Initiative launched by LHAND in 2019. This multi-year program serves public housing residents and is based on HUD's national Jobs Plus model. Through case management, rent incentives and other supportive services, Jobs Plus aims to help address and overcome obstacles to employment and to provide career ladder opportunities for unemployed and underemployed public housing residents. Collaborative partnerships with local agencies and employers are key to the effort to help recruit, train and place residents in good paying jobs with benefits that provide pathways to economic self-sufficiency.

In addition to the collective CoC efforts, Jobs Plus and the work of the Family Success Center, the City and its partner agencies will work to reduce poverty by:

- Targeting entitlement funds to activities designed to increase literacy, leverage jobs, improve workforce skills and achieve other substantial additional economic development benefits including initiatives to mitigate the economic hardships experienced by local residents as a result of the global pandemic;
- Continuing to provide housing, economic development and public service opportunities funded through CDBG, HOME, and other available grants to low and moderate income households with an emphasis on targeting households with incomes at or below the local area median income, as discussed in the "Housing Lynn" report;
- Monitoring and aggressively pursuing existing and future federal, state and philanthropic initiatives which have the potential to address some of Lynn's most pressing concerns including both housing and economic development needs. Existing and proposed initiatives which will be assessed and pursued as appropriate include, but are not limited to: Housing Trust Funds to be distributed through the Commonwealth of Massachusetts; Gateway Cities funding; Low Income Housing Tax Credit for future mixed-income developments; Transportation Investment Generating Economic Recovery (TIGER) grants through the US Department of Transportation; CHOICE Neighborhoods; and, other opportunities which arise in the future.
- Facilitating access to jobs through economic development activities funded by the City;

- Participating in regional partnerships to promote location of new businesses and jobs in the area;
- Collaborating with NSWIB and others to identify and secure job training opportunities for low income residents;
- Supporting Lynn CoC and other agencies in providing job training, employment and other support services to chronically homeless and other special needs populations;
- Promoting benefits maximization among low-income households; and,
- Facilitating access to services and benefits available to low income households, such as Individual Development Accounts and Earned Income Tax Credits, through collaborations with local agencies who serve low-income populations.

Actions planned to develop institutional structure

The City and LHAND have a highly capable housing and community development delivery system, in partnership with a large network of non-profit organizations that deliver services to residents. The City will continue to coordinate the use of CDBG, HOME, and ESG funding for economic development, housing development, and social services through the DCD, LHAND, and the Lynn CoC. A network of qualified and committed local agencies will continue to be essential partners in the delivery system.

As discussed in Section MA-30 of the Consolidated Plan, since its inception, the various organizations which comprise the Lynn CoC have built a broad-based and coordinated system of housing resources and supportive services designed to move homeless families and individuals toward permanent housing and economic self-sufficiency. The main fundamental services that Lynn CoC member organizations provide to homeless families and individuals under the categories prevention, outreach, and supportive services include emergency housing assistance, housing search, housing and support services for abused women and their children, rental assistance, legal services, rep payee, outreach, case management, free meals, alcohol/substance abuse and mental health services.

The City's Veterans Services Office, which is represented on the Lynn CoC, oversees services for veterans eligible for financial assistance under MGL c. 115 which supports services and housing resources to low income veterans. Housing assistance may include short-term rental assistance, back rent, utility assistance, first and last month rent or security deposits to prevent homelessness. Veterans not eligible for MGL c. 115 are provided resources from Lynn's CDBG, HOME or ESG programs and/or the state-funded RAFT Program. Health services for veterans are available through the Veterans Outreach Center located in Lynn. The Lynn CoC has been certified by HUD as having achieved functional zero related to veteran homelessness.

Chronically homeless individuals face barriers to obtaining housing because of mental illness and substance and/or alcohol abuse. Oftentimes, these clients do not follow through with referrals and treatments and refuse to accept available services. Other barriers include reductions in funding for

existing programs and shortages of mental health, legal and substance abuse services. In the past, Lynn's emergency shelter has been utilized by the chronic homeless as a permanent residence. To reverse this practice, the Department of Community Development (DCD) funds a street advocate who aggressively targets the chronic homeless to transition them out of the shelter system and into transitional and permanent housing.

Today, as a result of this initiative, a permanent housing program for the City's chronic homeless, Great Hill, has housed over thirty (30) individuals, some who have been in the program since its inception. This program has been highly successful and has contributed a steady decline in the number of chronic homeless street population.

The City and Lynn CoC will continue to implement key strategies, studying best practices to end chronic homeless for both individuals and families with children, and improving the system to rapidly rehouse the homeless by fully implementing a "housing first" strategy. In addition, the City will work with the Lynn CoC to identify public and private resources that can fill in identified service and housing gaps. As the City and the Lynn CoC fully implement key strategies of the HEARTH Act, the service delivery system will continue to grow and strengthen.

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

The City recognizes the importance of establishing and maintaining public-private partnerships and coordination with social service agencies. As discussed in Section PR-10 of the Consolidated Plan, DCD and LHAND work collaboratively and on an ongoing basis with a diverse group of housing providers, private industry, and private and governmental health, mental health and service agencies to plan for and address the needs of Lynn residents. As the City's Public Housing Authority, LHAND prepares the annual PHA Plan and is able to directly incorporate the needs and priorities of public and assisted housing residents into its ongoing program planning and implementation initiatives.

Through ongoing coordination initiatives such as the Lynn CoC, Lynn Business Partnership, Citizens Advisory Board and other efforts, the City will continue to reach out to and consult with business owners, major health and social service providers, housing providers including agencies providing services to homeless and at-risk households, organizations serving persons with AIDS and other special needs, state and regional agencies, and other citizens. The input from these consultations is used to inform and develop the goals and strategies for the City and identify resources and activities to address community needs. Continuing to support and foster focused, community-wide partnerships involving citizens, business owners, developers, non-profit providers, and government agencies will be a fundamental and essential component of the City's future strategy.

The City and LHAND will continue to emphasize the need for collaborative regional solutions to homelessness. Towards this end, LHAND serves as the administrator of the North Shore Housing Action Group (NSHAG), a network of 24 communities organized into three sub-regions. Through this regional

collaborative, the City and LHAND work with other non-Lynn agencies to address regional homeless needs and develop supportive housing opportunities in communities that currently have little or no such housing.

Discussion

Please see discussions above.

AP-90 Program Specific Requirements

Introduction

Community Development Block Grant Program (CDBG)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

HOME Investment Partnership Program (HOME)

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

LHAND does not use HOME funds in any other manner beyond those identified in Section 92.205.

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

See attached (Resale/Recapture Guidelines).

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

See attached (Resale/Recapture Guidelines).

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

LHAND does not offer this program or any refinancing.

Emergency Solutions Grant (ESG)

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

The City of Lynn's ESG Policies and Procedures are attached to this Annual Action Plan.

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

The City and Lynn CoC have built a broad-based and coordinated system of housing resources and supportive services designed to move homeless and at risk families and individuals toward permanent housing and economic self-sufficiency.

The City and the CoC have implemented a Coordinated Entry System (CES), which is available to anyone who is homeless in the City. Homeless individuals and families are able to contact one source and receive the referrals and assistance needed. This process allows for client tracking and minimizes the risk of duplication of effort or service provision. The CES has recently been updated to include bi-weekly case conferencing calls to further assist clients and minimize the length of time homeless. The CES has recently been updated to include bi-weekly case conferencing calls to further assist clients and minimize the length of time homeless.

In addition, the Lynn CoC received an HMIS Capacity Building grant from HUD that has been instrumental in developing new policies and procedures including user training mandates and data quality reviews. Through this grant, HUD also provided HMIS Technical Assistance to ensure that policies and procedures are compatible with HUD regulations and expectations. The grant also provided for the integration of the Lynn CoC Coordinated Entry into HMIS including the development of policies and procedures that require all ESG and CoC-funded organizations to enter relevant performance information into HMIS.

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

DCD regularly consults with LHAND and other participants in the Lynn CoC on the prioritization and use of ESG resources. The Lynn CoC reviews and makes funding recommendations for the final allocation of funds. This process insures that funds address identified local needs and are utilized in an efficient manner in accordance with HUD and local guidelines.

Lynn CoC member agencies assist in setting standards for the outcomes homeless programs should accomplish during their contract period. Consultations with the Lynn CoC allow for an open dialog to discuss how to establish performance measures that address local needs and support the broader goals of the City. In doing so, the City is informed of the standards that ESG

funds demand as well as other best practice outcomes and is able to incorporate these goals when negotiating contracts with sub-recipients.

ESG sub-recipients oversee implementation and ongoing management of Lynn’s HMIS system. These sub-recipients administer the HMIS for the continuum and establishes uniform standards for all agencies to capture information for HUD reporting and local homeless strategies. All ESG-funded organizations enter relevant performance information into the HMIS system.

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

The membership of the Lynn City Council and Citizen’s Advisory Board does not currently include a homeless or formerly homeless person; however, in accordance with the requirements of 24 CFR 576.405(b) the City consults with the Lynn CoC in making policies and decisions regarding facilities, services, or other assistance that receive funding under ESG, which includes a formerly homeless individual as a Board member.

5. Describe performance standards for evaluating ESG.

DCD and LHAND negotiate formal, performance-based contracts with all sub-recipients:

- Performance-based contracts include specific performance goals related to the City’s Consolidated Plan and Annual Action Plan strategic objectives.
- Performance-based contracts include reporting requirements related to participation rates and low-moderate income household participation.

DCD and LHAND monitor and collect data on sub-recipient performance. For sub-recipients of ESG funds, DCD conducts annual evaluations at the sub-recipients’ sites. It includes a site and facility tour and interviews with program staff. DCD also collects quarterly data on household profiles, participation rates and low/moderate income benefit levels. The City’s policy is to count individuals served by a specific agency only once each year. LHAND is responsible for reporting household information for families and individuals participating in prevention activities under the Emergency Solutions Grant.

Attachments

- ESG Subrecipient Monitoring
- Residential Anti-Displacement Relocation Assistance Plan
- ESG Policies & Procedures Manual
- Table of Sources of Funds FFY 2020
- Resale/Recapture Guidelines
- Certification Forms