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

New England

MAR 23 2015
RECEIVED
MAR 25 2015

Margaret Keller
Community Development Administrator
City Hall, 210 Main Street
Northampton, MA 01060

Dear Ms. Keller:

Subject: FY 2013 Consolidated Annual Performance and Evaluation Report (CAPER)

We have reviewed and approved the City of Northampton's Consolidated Annual Performance and Evaluation Report (CAPER) for your program year July 1, 2013 to June 30, 2014. Our review also included statistical and narrative data captured in HUD's Integrated Disbursement and Information System (IDIS).

Based on the information provided, we find Northampton's FY 2013 CAPER to be consistent with the City's Consolidated Plan for 2010 - 2014 and Action Plan for 2013 - 2014. The narrative describes how the City is working to meet the goals identified in the plans as well as proposed versus actual outcome results. We also find the City to be within the 15% cap for public services and the 20% cap for planning and administration.

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

Please remember that a copy of this letter must accompany all copies the CAPER. If you have any questions or if we can be of any assistance, please contact your CPD Representative, Cedric Kam, at 617-994-8352.

Sincerely yours,

Robert D. Shumeyko
Director

CITY OF NORTHAMPTON
Community and Economic Development Office
City Hall, 210 Main Street
Northampton, MA 01060-3199
(413) 587-1288 Fax: (413) 587-1275

September 30, 2014

Michelle Blake
U.S. Department of Housing and Urban Development
Community Planning and Development
Norris Cotton Federal Building 4th Floor
275 Chestnut Street
Manchester, New Hampshire

Dear Ms. Blake;

Please find enclosed two copies of the City of Northampton Massachusetts's Consolidated Annual Performance and Evaluation Report (CAPER) for the CDBG program year covering July 1, 2013 to June 30, 2014.

If you require any additional information or have any questions, feel free to contact me at the number listed above or via email at pkeller@northamptonma.gov. We look forward to working with you!

Respectfully,

Margaret Keller
Housing and Community Development Planner
CDBG Administrator

City of Northampton Massachusetts

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

July 1, 2013 - June 30, 2014
Federal Fiscal Year 2013
CDBG Program Year 30

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INTRODUCTION

As a recipient of Federal Community Development Block Grant funds, the City is required to prepare a five year Consolidated Plan that identifies the most critical community development needs. Each successive year the City prepares an annual Action Plan that articulates how those needs will be addressed. This performance report summarizes the Annual Action Plan achievements for July 1, 2013 to June 30, 2014.

This past year's programming addressed a majority of the high and medium priority needs identified. All CDBG funds programmed this past year, including all available funds remaining from prior years, were directed towards meeting the CDBG National Objective of benefiting persons with low and moderate incomes and to the elimination of slums and blight.

High Priority Needs Addressed
Homelessness Prevention
Preservation of the Existing Shelter System
Production of Affordable Rental Housing
Housing Support Services
Emergency Food Assistance
Youth Programs
Support Services for Special Needs populations

Medium Priority Needs Addressed
Improvement of Public Facilities
Micro Businesses Assistance
Skills & Training Development
Homeownership Opportunities for First Time Homebuyers

This chart summarizes the Program Year funding availability and expenditures:

Prior Year Funding (committed/uncommitted)	$ 369,395.21
FY13 Grant Award	$ 621,640
Program Income Received	$ 110,323.90
Total Funds Available	$ 1,101,359.11
Total Funds Expended	$ 764,419.37

OBJECTIVE ADDRESSED	ACTION
Assisting homeless persons obtain affordable housing	CDBG support for the Inter-Faith Cot Shelter and the Grove Street Inn
Assisting persons at risk of homelessness	CDBG support for SRO Outreach, Manna Soup Kitchen, Survival Center, Mass. Fair Housing Center, Community Legal Aid
Retaining the affordable housing stock	CDBG support for New South Street Apartments
Increasing availability of affordable permanent housing	Support for moving Habitat, VCDC and Housing Authority projects forward
Providing affordable housing accessible to job opportunities	CDBG support for New South Street Apts.
Improving the safety and livability of neighborhoods	CDBG support for Three County Fairgrounds re-development project
Eliminating blighting influences and deterioration of properties and facilities	CDBG support for Grove Street Inn, the James House and Fairgrounds projects
Increasing access to quality public and private facilities	CDBG support for Forbes Library and the Senior Center
Reducing isolation of income groups through housing de-concentration	Encourage scattered site housing development projects in City/region
Restoring and preserving special properties	CDBG support for Fairgrounds redevelopment and the James House
Conserving energy resources	CDBG support for James House renovation & Senior Center construction
Creating and retaining jobs	CDBG support for Valley CDC Micro-Business Assistance Program
Expanding micro businesses	CDBG support for Valley CDC Micro-Business Assistance Program
Provision of public services concerned with employment	CDBG support for Literacy Project, Center for New Americans, James House Learning Center, Valley CDC Business Assistance Program, Grove Street Inn, Casa Latina
Availability of mortgage financing using non-discriminatory lending practices	CDBG support for Mass. Fair Housing Center & Valley CDC Homeownership Center
Access to capital and credit for economic development and asset building	CBDG support for Valley CDC Business Assistance Center, Homeownership Center, WMass Enterprise Fund

CDBG funding allocations were spread across a diverse array of projects and services, all of which were targeted to meet the City's high and medium priority needs. A detailed list of funded activities and annual accomplishments follows.

Summary

CDBG funding was prioritized for programs that help low and moderate income residents address their basic needs. The Northampton Survival Center received funding for their emergency food pantry and Kid's Summer Food Program, which bridged the summer nutrition gap by distributing free groceries for breakfasts and lunches to children who rely on the meal programs during the school year. A meals program operated by the Manna Soup Kitchen in downtown was available to the homeless and other persons with limited means who may be choosing whether to pay their rent or eat.

CDBG funding was allocated to programs that assisted the homeless in by supporting staffing at the City's homeless shelters (Grove Street Inn and Interfaith Cot Shelter). Homelessness prevention was targeted by the Community Legal Aid Project by working with families facing eviction; and the SRO Outreach Project worked to preserve tenancies by linking residents with support services. Many of the public services grant recipients such as Manna Soup Kitchen and the Literacy Project's Passport to Success Program indirectly accomplish homelessness prevention.

For City residents who are renters, CDBG-funded activities included counseling for tenants who experienced discrimination. Efforts were made to inform real estate professionals and rental property owners of their rights and responsibilities to insure that a rental situation is beneficial for both parties. Additionally, the SRO Outreach program provided housing stabilization support to residents through food pantry access and linkages to other services. Community Legal Aid assisted households in publicly assisted rental units maintain their tenancies through intervention and mediation at housing court.

For those households able to afford homeownership, the Valley CDC Program offered counseling, guidance and referral to HOME assisted units in the area. Financial Literacy workshops, fair housing workshops and First Time Homebuyer Sessions were all offered to insure future homeowners received accurate information about the home buying process. Valley CDC and HAP, the regional housing agency, offered foreclosure prevention assistance to help maintain housing stabilization once homeownership was obtained.

Economic development goals were furthered as work progressed on the Fairgrounds Redevelopment Project, the James House Community Learning Center and through the Valley CDC's Micro Business Assistance Program.

The City implemented its FY13 CDBG Action Plan through the combined efforts of City departments, the Northampton Housing Authority, area non-profit social service agencies, local economic development organizations and non-profit local and regional housing providers.

Affordable Housing Expenditures

The City of Northampton expended $74,119 of its available CDBG funds for housing and homelessness activities. The components funded this past year were:

Valley CDC First Time Homebuyer Program Down-payment Assistance Grants	$20,000 $ 6,000
Housing Support Services/ SRO Outreach	$14,000
Homeless Shelter Staffing (Grove Street & Inter-Faith Cot Shelter)	$28,000
Fair Housing Services / Homeless Prevention (Mass Fair Housing & Community Legal Aid)	$ 6,119
Total	$74,119

The City's efforts to create and preserve affordable housing units and support housing stabilization activities were supplemented by leveraging the following resources:

- HUD Self Help Homeownership Opportunity Funding (Pioneer Valley Habitat for Humanity)
- HUD McKinney Vento Supportive Housing Program funding
- Federal SAMHSA funds
- HUD VASH vouchers
- Federal Affordable Home Loan Bank Funding (Habitat for Humanity)
- MA Department of Housing and Community Development programs Such as Affordable Housing Trust funds, Housing Innovations Fund
- Mass Housing and the Massachusetts Housing Partnership
- Community Preservation Act funds dispersed locally

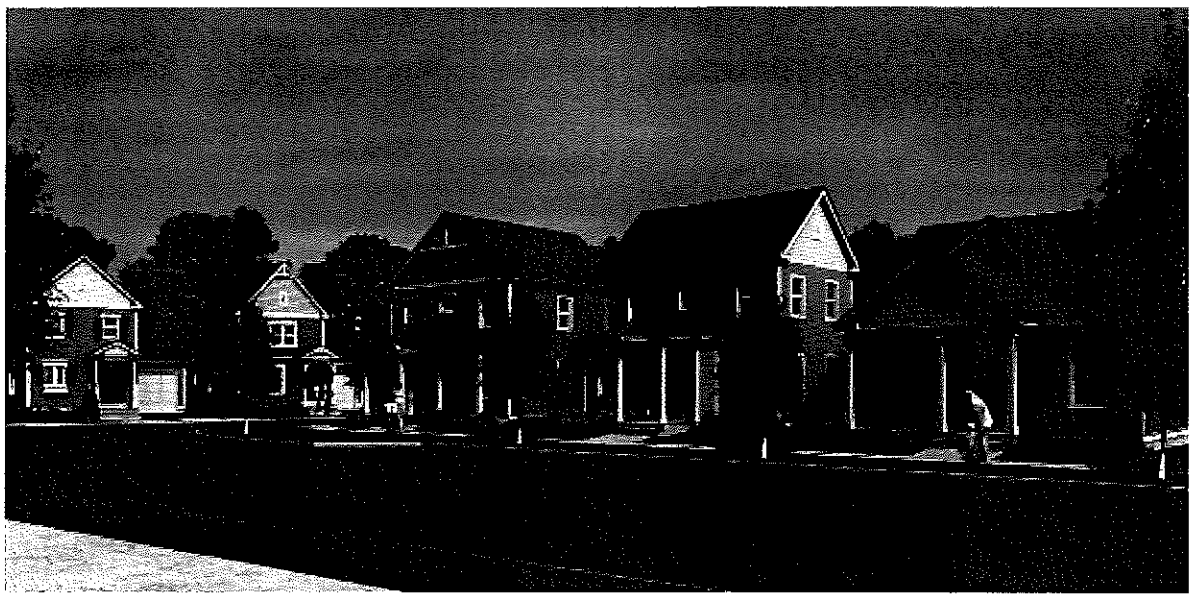
Homeownership Housing Production

A new phase of housing development (pictured below) at Village Hill (formerly Northampton State Hospital) made major headway this past year. This 27 lot subdivision is a neighborhood of market rate housing on small narrow lots. 15 lots have been purchased and many new houses

have been built on those lots. The hope was that the smaller lots would yield more affordable market rate housing. The rental affordable units in the first and second phases of the State Hospital redevelopment have now been operational for several years. A resident association is now working to bring all Village Hill inhabitants together to achieve full communal integration of this mixed income village. The commercial components are also starting to materialize. Kollmorgen, a defense system contractor on the south campus is fully operational and a new retail building at the entrance to the north campus has been completed.

Christopher Heights, the assisted living development proposed for the site secured all permits and funding this past year and will break ground in the spring of 2015. 43 of the 83 units proposed will be affordable to low and moderate income residents. Wright Builders continued constructing the (high end) market rate single family homes and townhouses.

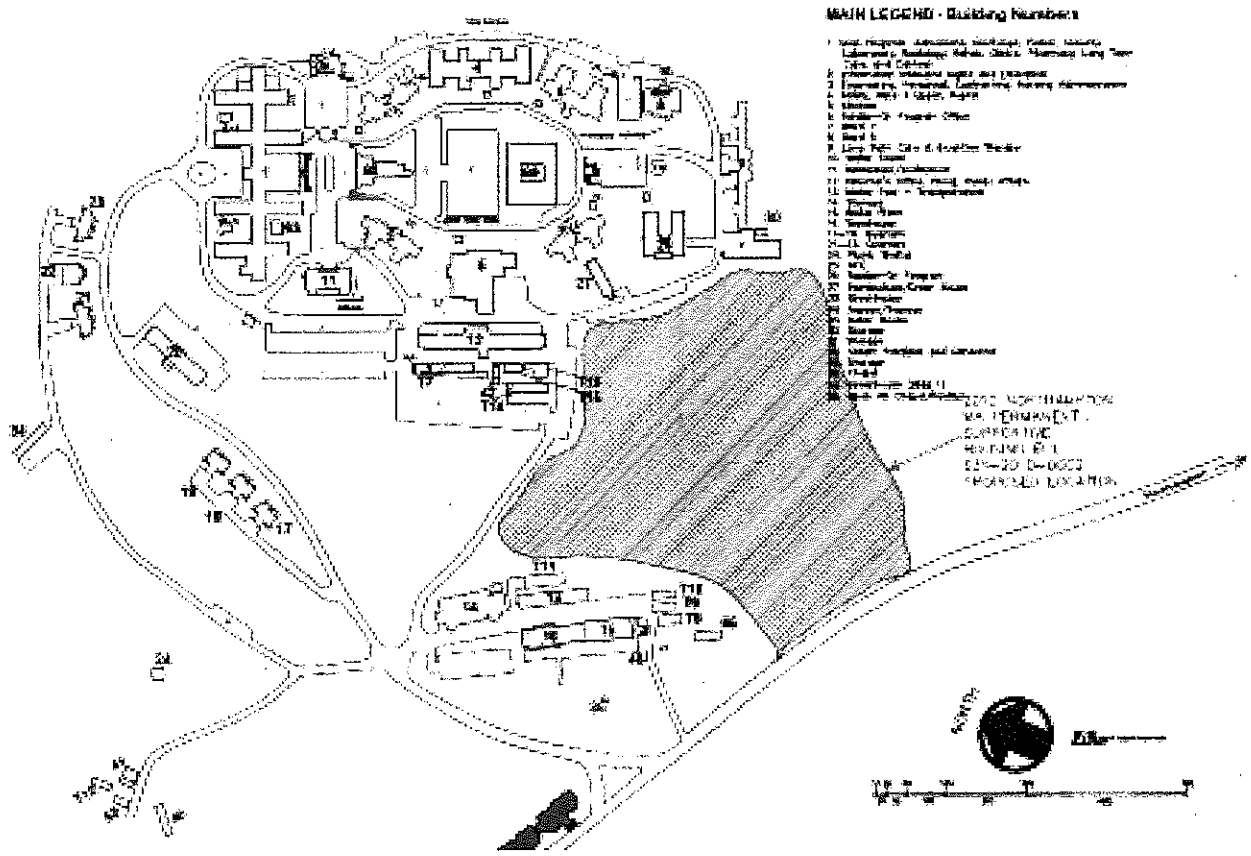
Schematic of the newer market rate housing being developed by Pecoy Builders that sits adjacent to the affordable rental units as part of the mixed income redevelopment project.



Soldier On continued its quest to construct transitional housing and limited equity coops for Veteran's on the Veteran's Administration Campus in Leeds. An enhanced use lease for 10 acres has been secured from the VA, Federal funds are in place and the closing for State funds occurred in the spring. Construction will commence in the fall and will be completed within one year. The new development will create 60 units in two buildings. 44 of those will be units for frail/ elderly men with a limited equity cooperative form of ownership. The remaining 16 units will be transitional rental housing for women Veterans and their children.

Soldier On continued to participate in Continuum of Care meetings and attend Regional Network to End Homelessness committee meetings. The model they have implemented for developing and offering Veterans different housing options is now being replicated nationally.

Locus site plan for the Leeds campus project in Northampton



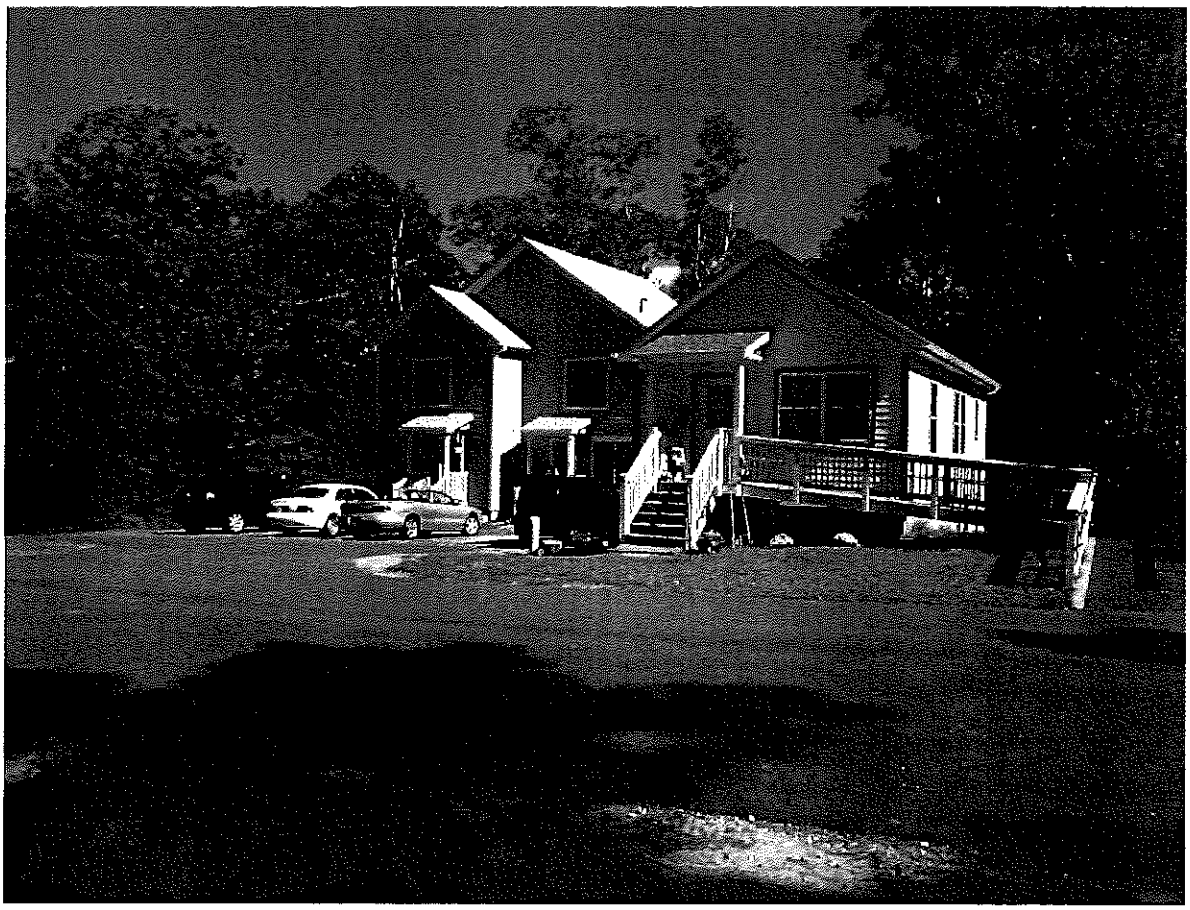
Habitat for Humanity

Work continued this year at the Verona Garfield Habitat site. The fourth home was completed and occupied and work began on the fifth and final home. The final home is expected to be available by the end of the calendar year with a January 2015 closing date. A competition was held this spring to select a design for the market rate lot in the subdivision that was retained by the City for sale. The Office of Planning and Sustainability conducted the competition and had a juried exhibit at a downtown art gallery to promote infill design. The event was a huge success. One of the Developers Forums was conducted in the gallery, so in addition to the public foot traffic and the final design competition judging (on the evening of a downtown wide gallery walk) the forum participants also perused the 23 design submissions. The lot sold for $78,000

and the proceeds were allocated to CDBG Program Income because CDBG had been used for site infrastructure development. The small subdivision will include the energy efficient market rate home and five Habitat for Humanity homes. This project achieves the vision of a small mixed income housing development on a donated municipal parcel.

The working relationship with the Building Program at Smith Vocational High School continues to provide mutual benefit and is a stellar example of community partnership. Habitat staff and volunteers continued to support all the Habitat families during the year. With only a couple of exceptions all of the families living in Habitat homes in Northampton are the original families, going back to the 1990's.

The photo below shows the Garfield site (land donated by the City). The unit on the far left was completed in June of 2010; the unit in the middle - June of 2011 and the handicap accessible unit on the right was completed in June of 2013. The newest unit and the market rate lot are across the street.



Garfield Avenue Habitat Project

Rental Housing Production

Valley Community Development Corporation's King Street SRO project completed in December of 2011 continues to operate successfully at full capacity. The project added 10 new SRO units to the inventory on a major entrance corridor near downtown and addressed a high priority of creating additional SRO units. Of the 10 enhanced SRO units, 5 were designated for formerly homeless individuals. The building has on-site laundry and a community room and each unit has a bathroom and kitchenette.

The Maple Avenue Gandara House also continues to operate smoothly. This project involved the acquisition of a duplex for 6 units of housing for formerly homeless individuals committed to sobriety. This was a Friends of Hampshire County Homeless initiative. Funding was secured from MassHousing CCRI's program, a Community Preservation Committee award and private fundraising. The property was purchased by the Friends and sold to the Gandara Center, who operates and manages the program. The house became fully rented in November 2011 and in the past year tenancies were solidified. The Friends of the Homeless are continuing to raise funds and have begun discussions about the next housing type to create. Models being considered are permanent supported housing for homeless youth, permanent supportive housing for women and housing first models for chronically homeless individuals.

Valley CDC, being a multi-community organization (Northampton, Amherst and Easthampton) broke ground on a 38 unit affordable rental family development in Easthampton this past year. Occupancy is planned for spring of 2015.This will be a welcome addition to the regions affordable rental inventory and offer studios, one, two and three bedroom apartments. The project received 3.6 million dollars in tax credits and other State funding sources to build the 12 million dollar project.

HAP, the regional housing agency based in Springfield, broke ground on an affordable rental housing development in Amherst on October 21st 2013. 42 units on a 13 acre parcel are underway for low income families and individuals. The 8.7 million dollar project is nearing completion and applications are being taken. The apartments will be available for those with incomes of 60% AMI or less; for Amherst that means households earning $49,140 or less for a family of four. Rents will be $878 for one bedroom units, $1,048 for two - bedroom units and $1,205 for three bedroom units with heat and hot water included. Three units will be fully handicapped accessible and three are being set aside for tenants who are hearing impaired. A community building will have laundry facilities and the complex will be smoke free. $1.72 million will come from the Department of Housing and Community Development's Housing Stabilization and Investment Trust fund financing, Massachusetts Housing Equity Fund for a tax credit equity investment of $8.4 million, eight project based federal Section 8 subsidies, a $100,000 commitment from the local Interfaith Housing Corporation, $4,000 in energy incentives per unit from the Western Massachusetts Electric Company and $250,000 from Amherst Community Preservation Act funds.

Locally, two very exciting developments began to take shape this past year. Firstly, Valley CDC secured a purchase and sale agreement for a parcel located at 256 Pleasant Street, formerly the Northampton Lumber Yard. This is a 1.25 acre site located in the downtown, with frontage on a major entrance corridor. Valley CDC proposes to redevelop the site to create approximately 60 units of affordable rental housing in a four story structure with 3,500 square feet of commercial space on the first floor (!!!). The units will be a mix of one, two and three bedroom apartments affordable to households earning at or below 30%, 50% and 60% of area median income. The total budget for the project is $19.9 million dollars. Funding sources will include a variety of State programs, Federal CDBG for acquisition, the Smith College Affordable Housing Trust and Community Preservation funds. Completion is estimated for May of 2017 with 100% occupancy in August of 2017, (assuming it takes more than one round to secure State funding). The State and local CDBG allocation will ensure long term affordability for 99 years or in perpetuity through deed restrictions.

Secondly, HAP has secured an option to purchase an existing 58 unit SRO building at 129 Pleasant Street. The plan involves temporary relocation of the current tenants, demolition of the current building and new construction of a five story building. The new building will contain 80 rental apartments and 3,500 sq. ft. of ground floor retail space. The unit breakdown includes 32 studio apartments; 25 affordable and 7 market rate; 48 one bedroom apartments; 33 affordable and 15 market rate. 4 of the units will be fully accessible for people with physical handicaps and all units will be able to be visited by persons with physical handicaps. HAP will employ an on-site Resident Services Coordinator as well as on site property management. This twenty one million dollar project will follow the same queue for funding at the local and State level with the Valley CDC project.

Together, these two projects will introduce over one hundred newly constructed affordable housing units in two downtown locations, easily accessible to commuter trains, public transportation, employment opportunities and commercial offerings all along a primary entrance corridor. Housing Partnership members and housing advocates are beyond thrilled at these two prospects. When the Housing Partnership, in conjunction with the Office of Planning and Sustainability sponsored 3 developer forums during last year to stimulate downtown housing production, these are exactly the types of projects envisioned. Both projects have Mayoral support and CDBG dollars were assigned for the current program year (starting July 1, 2014) to assist with acquisition. Both developers and the Mayor hosted the Under Secretary of the Department of Housing and Community Development to encourage funding for both projects as soon as possible. Hopefully they will both come to fruition according to the timelines anticipated.

Rental Assistance

Access to Housing Initiative/ Assistance for Homeless Individuals

One of the more significant barriers to people accessing affordable housing has been the difficulty in assembling first and last month's rental amounts and security deposits in order to move into an apartment. It is difficult if not impossible for people trying to exit homelessness to raise those sums. To remove that barrier, the Next Step Collaborative, with support from the Northampton Housing Partnership, collaborated with ServiceNet, Inc. to apply to the Community Preservation Committee for a funding award. A grant of $10,000 was applied for and received for ServiceNet to "loan" to selected applicants to facilitate access to housing in Northampton. Program participants will be encouraged to pay back all or some portion of their loan to create a revolving fund. Funds are currently being dispersed. Data will be collected and analyzed for program and outcomes evaluation.

Veterans Rental Assistance

The VASH (Veterans Affairs Supportive Housing) Program is administered by the U.S. Department of Veterans Affairs Medical Center in Leeds. With 35 new vouchers issued in 2013, it brings the total number in the region to 450. 411 are currently in use. The Northampton Housing Authority administers 230, HAP administers 10, 85 are in use in Berkshire County and 135 in Worcester. The program has continued to grow every year, but placements in Northampton proper are still limited by the fair market rent rates.

HIV/Aids Rental Assistance

Aids Care of Hampshire County implemented a McKinney funding award putting 10 new housing subsidies with support services for households impacted by HIV/Aids into the region. The subsidies are now fully utilized. Most placements have been made outside of Northampton, however, due to the high costs of housing and the unrealistic fair market rent limits.

Preservation of Existing Stock

New South Street Apartments

A CDBG expenditure of $130,000 was made on the New South Street apartments this year. This is an 18 unit affordable housing building located right downtown. The property changed hands from the Valley CDC to Home City Housing based in Springfield this past year which resulted in the project being delayed a year. Funds were expended on exterior clapboard repair, handicap ramp and railing repair and handrail replacement. The work also included exterior painting and roof repair with those expenditures funded by $250,000 of local Community Preservation Funds. This building has long provided affordable housing opportunities at a prime downtown location and with continued maintenance will continue to do so. The CDBG expenditure increased the affordability term from December 31, 2028 to December 31, 2053.

Need for Housing Rehab

The Council on Aging no longer administers a housing rehabilitation program. As the CDBG allocation continued to decrease, it became financially infeasible for them to allocate staff time and resources to operate the program. When the Senior Center debt service finishes up this

current program year, CDBG funding will be assessed to determine if a new program could be undertaken with a new administering agency. The Mayor's Office receives several calls a month from residents looking for rehabilitation services. Referrals are made to HAP Housing, but a local program would be preferable.

Homeownership Assistance

The Director of Valley Community Development's Homeownership Center assisted 48 households. All First Time Homebuyers were referred to the HOME funded American Dream Down Payment Initiative (ADDI). Of the 48 served, 35 were first time homebuyers and 13 were existing homeowners facing or at risk of foreclosure. Pre-purchase households worked on debt reduction, credit score improvement and savings for down payments. 2 households successfully utilized the City of Northampton's Down-Payment Assistance grants ($3,000 each). Post purchase counseling was also conducted. Assistance is time intensive. The process involves negotiating with banks to accept repayment plans, submission of loan modification packages and working with households to reduce debt and increase income. Although foreclosure activity has lessened in the region, VCDC worked on 13 local cases and another 18 funded by the Attorney General's Office.

One of the CDC's many accomplishments this program year was their work with a single mother of a young child earning $45,780 per year and renting in Florence for $1,100 per month. She had a conventional pre-approval for a mortgage in April for $150,000 with 5% down. She really wanted to buy a home but didn't want to leave the area. The CDC was able to educate the buyer on the One Mortgage and inform her about the Federal Home Loan Bank of Boston Equity Builders Program that granted her $14,500 in down payment assistance and $500 towards her closing cost. On June 20th she purchased a home for just over $180,000; her mortgage is $161,350 with a payment less than her original pre approval amount due to a reduced rate and no private mortgage insurance. The client is paying less for her new home than she was paying for rent and her child will continue to attend Northampton Public Schools.

*The countless hours worked by Homeownership Coordinator Donna Cabana to get and keep people housed should be acknowledged.

Homelessness Prevention

The Tenancy Preservation Program, operating throughout the Pioneer Valley assisted 6 Northampton residents this past year. Under the auspices of MassHousing, the program worked to prevent homelessness among people with disabilities. TPP acts as a neutral party

between landlord and tenant and provides clinical consultation services to the Housing Court. TPP operated in collaboration with a number of agencies and organizations:

- The Housing Court / Department of the Massachusetts Trial Court
- The Massachusetts Departments of Children and Families, Developmental Services, Housing and Community Development, Mental Health, Public Health, and Transitional Assistance
- The Executive Office of Elder Affairs
- Public housing authorities
- Private management companies
- Local legal service agencies

The program targets individuals and families where a disability is both present and directly related to the reason for eviction. TPP clinicians assess the reasons for the eviction, identify needed services, develop a treatment plan to maintain the tenancy, and monitor the case. If the tenancy cannot be preserved, TPP coordinates the tenant's transition to a more appropriate placement, preventing homelessness whenever possible. Of the 6 households assisted in Northampton, 5 tenancies were preserved. Of the 20 households assisted in Hampshire County, (inclusive of the Northampton data), 16 tenancies were preserved, 3 moved to more appropriate housing and 1 was evicted.

SRO Outreach Project - The SRO Outreach Coordinator was ever present in several of the private and non-profit SRO's in the community, holding coffee hours and linking individuals with needed resources. A total of 255 people were served over this year, including 31 new individuals. All served were 30% or below of area median income. Transport to appointments, help with securing mainstream resources, operation of an emergency food pantry are all interventions provided that preserve tenancies. This one person program focused on housing stabilization and homelessness prevention and is an unsung critical component in our local service delivery system.

ServiceNet's Resource Center - The day program located at 43 Center Street is "command central" for serving homeless individuals and those at risk of homelessness. As the entry point for intake into our service system, the door opens every morning with case managers ready to help individuals plot a course for the future. With no dedicated funding source for this work, ServiceNet staffers, in addition to Health Care for the Homeless nurses and other service providers assist clients with housing search for those without homes and work to preserve tenancies for those already housed. Approximately 150 unduplicated people were served this year. Many enter the shelter system, either at the Winter Inter-faith Cot Shelter, or into the Grove Street Inn year round shelter. But since both shelters are not open during the day, all the case management happens at the Resource Center during the day.

Two years ago an operational shift was made at the Resource Center. ServiceNet changed the model from "drop in" based to appointment based. Due to the high volume of clients, managing the breakfast, lunch, showers and laundry had become chaotic and cut into case management functions. Clients are now encouraged to utilize the other meals programs in the community. The shift has been successful as now there is more staff time available for individualized attention and helping people move forward.

Community Legal Aid - A part time attorney present in the Housing Court assisted 15 very low income households during this past year. The attorney worked on eviction defense and housing voucher termination cases. Evictions were prevented and tenancy maintained in all cases but one. CLA negotiated a move-out with substantial time for the tenant to relocate as a remedy for the case.

According to CLA's application for funding...." 64% of renter households in the Springfield Metropolitan Statistical Area are unable to afford the rent on a two bedroom apartment. ... a household earning minimum wage would need to work 84 hours each week to afford a two bedroom unit... For low-income tenants with rent subsidies... expert legal assistance at critical times in the eviction and subsidy termination processes can preserve a precious commodity, affordable rent - and can mean the difference between stability and homelessness."

The application also states that "the landlord in many public and subsidized eviction cases is often represented by an attorney. In 2012, the Western Division of the Housing Court had the second highest number of eviction cases in the state and only 6.3% of the tenants were represented by counsel, compared to 50.6% of landlords. Also, a growing number of eviction and subsidy termination cases are related to disabilities and reasonable accommodation". In this year, CLA worked closely with the Tenancy Preservation Program, Community Action and the Mass. Justice Project to help families avoid homelessness and expanded their community collaborations to include caseworkers from Berkshire Children and Families, Service Net and the VASH program.

* The work of Linda Driscoll of the Tenancy Preservation Program/Mental Health Association, Stephen Mendozzi of the Center for Human Development's SRO Outreach Project, Wanda Rolon and Mike Trembley of ServiceNet and Claudia Phillips/ Health Care for the Homeless, Jen Dieringer and Chantal St. Fleur of Community Legal Aid, should be acknowledged for their work day in and day out helping people move towards safety and stability.

Housing and Homelessness Priority/Activity Chart

Need	Strategy	Objective	Outcome	Number to be served	Goal Met
Homelessness Prevention High Priority	Advocate for funding for the Tenancy Preservation Program	Assisting persons at-risk of becoming homeless	Sustainability of Decent Housing	10 EL 10 LI	Yes Funded by ESG and MassHousing
	Continue to support the SRO Outreach Program	Assisting persons at-risk of becoming homeless	Sustainability of Decent Housing	100 EL 50 LI	Yes 255 Served CDBG support $14,000
	Collaborate with Highland Valley Elder Services to identify frail elders living alone	Assisting persons at-risk of becoming homeless	Sustainability of Decent Housing	10 EL	Not yet but New CDBG Project funded for Federal FY14 $5,000
	Support self-sufficiency, life skills attainment programs	Assisting persons at-risk of becoming homeless	Sustainability of Decent Housing	100 EL 75 LI	Yes 255 served by SRO - $ 14,000 CDBG & 15 by Community Legal Aid $4,000 CDBG
Provision of Emergency Shelter High Priority	Continue to support staff capacity for emergency shelter system	Assisting homeless persons obtain affordable housing	Availability/ Affordability	250 EL	Yes 116 Served at Grove; $15,000 CDBG 263 at Cot $13,000 CDBG
	Improve the physical environment at the Grove Street Inn	Provide safe and sanitary emergency shelter	Availability/ Affordability	100 EL	Yes Exterior Painting $11,000 CDBG
Provide Rapid Re-housing services High Priority	Facilitate coordinated case management to re-house those who lose their housing	Assisting homeless persons obtain affordable housing	Availability/ Affordability	20 EL	Work done at Resource Center but no stats collected. No family shelter in

					City.
Increase Access to Housing High Priority	Create first, last and security deposit funding For formerly homeless	Assisting homeless persons obtain affordable housing	Availability/ Affordability	10EL	Yes Secured $10,000 for accessing housing CPC to ServiceNet 7/1/2013
Preservation of Affordable Housing High Priority	Projects funded through the Community Preservation Act	Retention of the affordable housing stock	Sustainability of decent, affordable housing	18 EL	New South Street Apts. $130,000 CDBG and $250,000 CPC Completed
	Monitor and advocate as needed to protect expiring use properties	Retention of the affordable housing stock	Sustainability of decent, affordable housing	21 units Leeds Village expires in 2018 252 units Hathaway Farms 2014	Dialogue with Mass Housing & owners on going
	Re-establish a Housing Rehabilitation Program	Retention of the affordable housing stock, energy efficiency, housing quality	Sustainability of decent, affordable housing	0 units	No Will work with Hilltown CDC and PVPC after Senior Ctr. Debt service expires
	Sustain and improve existing Single Room Occupancy Units	Retention of the affordable housing stock	Sustainability of decent, affordable housing	58 EL	Yes HAP Housing to acquire Northampton Lodging in the downtown area
	Support landlords who are providing market rate affordable units	Retention of the affordable housing stock	Sustainability of decent, affordable housing		On-going; but no specific activity during the year
	Provide	Retention of	Sustainability	18 units	Yes

	assistance for rehabilitation activities/ preserve stock	the affordable housing stock	of decent, affordable housing	improved	Completed New South St. apts.
Impact Affordability of Rental Housing High Priority	Support Northampton Housing Authority (local), HAP Housing & VASH (regional) rental assistance programs	Increase utilization of rental subsidies	Improved affordability	35 New VASH vouchers/ local utilization of subsidies/ FMR remains problem	Yes new VASH vouchers recvd. 411/450 housed in region & Access to Housing Initiative $10,000
	Establish Task Force to increase exceptions rents and reconfigure the regional Standard Metropolitan Statistical Area (Federal Congressional action required)	Increase utilization of rental subsidies in Northampton	Improved availability/ affordability	Est. new SMSA for Northampton	No action taken.
	Advocate for increased funding for the Massachusetts Rental Voucher Program	Increase availability of rental subsidies	Improved availability/ affordability	No info. On # of new vouchers issued locally, but increased statewide allocation.	Yes Program increased for new budget year.
Production of Rental Housing for Individuals High Priority	Identify suitable municipal land and make available for housing	Increase availability of affordable permanent housing	New availability/ a suitable living environment	0 units brought on line this year; But several parcels identified & presented in power point show at forum	No; but Three Developers forums held April 23; October 7, November 4
	Pursue tax title property for affordable housing	Increase availability of affordable permanent housing	New availability/ a suitable living environment	None identified for LM	No properties identified; Will continue to monitor

	Convert existing housing to affordable housing	Increase availability of affordable permanent housing	New availability/ a suitable living environment/ Sustainability	0 units brought on line this year.	Developer's forums being held to stimulate production. April, October, & November.
	Promote Infill development	Increasing the availability of affordable permanent housing	New availability/ a suitable living environment/ Sustainability	0 units Created; Design competition held to stimulate ideas for construction options on small lots.	Property identified by Valley CDC in the downtown (the old Northampton Lumbar Yard)
	Identify and implement Housing First, Safe Haven projects	Increasing the availability of affordable permanent housing	New availability/ a suitable living environment	0 units No project identified at this time.	No projects initiated this year. Discussions on-going.
	Examine adaptive reuse and mixed use possibilities for affordable housing	Increasing the availability of affordable permanent housing	New availability/ a suitable living environment	Potential of 100+ units to be newly constructed in next 3 years - CDC to build 45-60 mix of 1, 2, and 3-bdrm units & HAP to build 80 studio and 1-bdrm apts. 58 aff.	Two projects identified VCDC to purchase 256 Pleasant St HAP to purchase 129 Pleasant St
	Examine, identify and implement enhanced SRO projects	Increasing the availability of affordable permanent housing	New availability/ a suitable living environment	No units created this year, but Northampton Lodging project proposed.	Redevelopment of largest remaining private SRO taking shape. 58 units
Production of Rental Housing for Families High Priority	Examine locations and designs to accommodate smaller households/ cottage style, accessory apartments	Increasing the availability of suitably sized affordable housing	New availability/ a suitable living environment	Dividing unit mix between Valley CDC project & HAP project so as not to compete. Together, cover range from small to larger units.	256 Pleasant St. proposes ones, twos and three bdm. units; 129 proposes studios and ones.

	Convert existing housing to affordable housing	Utilize existing stock	New availability/ a suitable living environment	Utilization of existing site/ problematic property will be transformed, current tenants protected.	129 Pleasant Street SRO is not officially affordable, new project will be.
	Promote Infill development for smaller households	Protect undeveloped areas	New availability/ a suitable living environment	129 Pleasant Street/ Aka Northampton Lodging will be infill redevelopment.	129 Pleasant Street; option to purchase expires 11/14. Pre-dev. Has begun.
	Identify suitable municipal parcels for development	Keep developer costs down	New availability/ a suitable living environment	Oak Street parcel in Florence examined.	Options examined in Developers Forums.
Affordable Home ownership Opportunity Medium Priority	Continue to fund and support the First Time Homebuyer Program/	Increasing the availability of affordable housing for ownership	A suitable living environment and economic opportunity/	48 LM households served 2 down payment/closing cost grants	Yes 48 served CDBG $20,000 Down-payment Grants $6,000
	Support area foreclosure prevention programs/ efforts	Increasing the availability of affordable housing for ownership	A suitable living environment and economic opportunity/ neighborhood and economic stabilization	13 LM households served	Yes 13 LM served by Valley CDC
	Support post-purchase counseling; budgeting and financial literacy programs	Increasing the availability of affordable housing for ownership	A suitable living environment and economic opportunity/ neighborhood and economic stabilization	13 LM households served	Yes 13 served by Valley CDC and 20+ Florence Savings Bank
	Continue to fund and support Fair	Increasing the availability of affordable	A suitable living environment	25 EL and LI households	Yes 34 served CDBG funded

	Lending and anti-discrimination practices and programs	housing for ownership	and economic opportunity/ neighborhood and economic stabilization		Mass. Fair Housing Center for annual work $2,119
Maintain and Provide Housing for At-Risk Populations. High Priority	Identify ways to continue the SAMHSA & Housing Plus programming success for housing chronically homeless	Increase the supply of supportive housing to enable homeless and special needs populations to live independently	Increase accessibility and availability/ a suitable living environment.	Still need to pursue a Housing First program locally	0 units created this year. Housing Authority project still on hold. See below.
	Continue to assess the needs of the seriously mentally ill after the completion of the units at the former Northampton State hospital	Increase the supply of supportive housing for homeless and special needs populations	Increase accessibility and availability/ a suitable living environment.	0 units	0 units planned. No new resources through DMH
	Continue to assess the needs of the developmentally disabled after the completion of the Northampton Housing Authority project on Burt's Pit Road	Increase the supply of supportive housing to enable homeless and special needs populations	Increase accessibility and availability/ a suitable living environment.	10 EL units	Advocate for funding to move the NHA Burts Pit project forward/ 10 units for DDS/ all designed and permitted; no state funds available
	Identify funding and locations for a third Yvonne's House and a Safe Havens Program	Increase the supply of supportive housing to enable homeless and special needs populations.	Increase accessibility and availability/ a suitable living environment.	4-6 EL needed Assessing Safe Havens for CH; PSH for Youth or PSH for single women as next type of housing model to pursue.	Not yet. Discussions & fund raising occurring thru Friends of Hampshire County Homeless for a third program.

Housing and Homelessness Collaborative Efforts

Northampton Housing Partnership

The Housing Partnership (active since 1990) continued to meet monthly throughout the past year. The Partnership advocates for affordable rental and homeownership units by working with non-profit agencies, private developers and others to create and preserve affordable housing. In addition to tasks associated with implementation of the Housing Needs Assessment and Strategic Plan, it addressed the following this past year:

- Formulated and submitted application to Community Preservation Committee for Community Housing Support Services Coordinator. 3 Year position to housing stabilization. $195,000 awarded. Working on RFP for fall issuance.
- Researched smoke free housing activity in the region/ presentation from COG
- Conducted survey of multi- family property owners to discern reasons for evictions
- Reviewed and supported New South Street apartment renovation project
- Reviewed and supported Valley CDC's Lumberyard Project proposal
- Conducted Developers Forums in October and November to stimulate affordable housing development
- Met with Valley CDC regarding Community Investment Tax Credit Program
- Met with the Planning Director to discuss surplus municipal property, Planning Grant for new unit development options
- Met with City Councilors, Planning Department staff on special permit criteria for large projects, including mandatory affordable housing unit creation
- Met with staff attorney at the Mass Fair Housing Center on AI implementation tasks
- Reviewed CPC applications and supported applicants by attending CPC meetings
- Monitored unit creation at the former State Hospital
- Monitored expiring use properties and the Subsidized Housing Inventory
- Received updates from the Western Mass. Network to End Homelessness
- Continued the series of OP ED columns in local paper to increase awareness about affordable housing issues

The Partnership serves as the City's fair housing committee. To actively further fair housing access and opportunity, it continued to work closely with the Massachusetts Fair Housing Center. (see update on activity in Fair Housing section.)

Community Preservation Committee

By official City Charter, the Housing Partnership oversees funding recommendations for CDBG housing activities and reviews all applications made to the City's housing draw down fund.

Funds for affordable housing projects have been limited due to the Senior Center debt repayment obligation and the ever diminishing total allocation from HUD. However, the Community Preservation Act fund has been able to support housing projects and has successfully done so for the past several years. The two groups continued to work closely together this year. The local Community Preservation Committee requires applicants coming before them for housing projects, to acquire an endorsement from the Housing Partnership. Through this review process, the Partnership can confirm for the CPC deliberation that the proposed project addresses (or not) the priority needs articulated in the Housing Plan.

The Housing Partnership supported two CPC project submissions this past year.
One was initiated by the Housing Partnership itself. The request was to create a Community Housing Support Manager position in the community to provide supportive services and financial stability assistance to families and individuals at risk of eviction from subsidized housing. The Committee members recognized that having services to help people stay in their housing is as critical as having/using funds to create new units. $195,000 over three years was awarded as requested. The Housing Support Manager will coordinate community involvement for financial literacy and budget counseling workshops; make referrals to social service agencies; secure assistance for timely and regular payment of rent (i.e. wage assignment, electronic fund transfers, etc.) or provision of a rep payee service; and act as liaison with property managers of low income developments to identify residents at risk of eviction at all stages, as well as, assist with landlord/tenant mediation. The project will help to avoid undue stress (and cost) for tenants and management by preventing eviction and homelessness. The Northampton Housing Partnership is currently in the process of completing the RFP process.

An application for the restoration of exterior siding and trim/restoration/replacement and painting of an affordable housing rental building at 22-34 New South Street was submitted to the Committee by Home City Housing Development/Better Homes, LLC who recently purchased the building. It houses 18 affordable units: 2 4-bedroom units, 4 3-bedroom units, and 12 1-bedroom units. All of the tenants earn less than 60% of the area's median income. Four of the 18 families are veterans. Home City Housing requested $250,000 which was approved. The project also received $130,000 in CDBG funds to use for building improvements in exchange additional years of affordability on all the units. Due to a recorded Affordable Housing Deed Restriction, these units will remain affordable until December 31, 2053.The CDBG funds were spent prior to June 30th. Work is expected to be completed by September 30, 2014 spending out the CPA funds.

There was a third expedited application that originated from the Mayor in support of the Christopher Heights Assisted Living Development proposed for Village Hill. Christopher Heights of Northampton will be composed of a three story building containing 83 units. There will be 71 studio apartments, and 12 one bedroom units. A minimum of 17 units (20%) will be restricted to extremely low income residents earning less than 30% of the area median income while an additional 26 units will be restricted to residents earning less than 60% of AMI. These

units will be affordable in perpetuity. Not only will it serve the special needs of the elderly senior population, but it contributes to multi-generational housing options offered at the site. This $13,400,000 development will generate $8,600,000 in construction spending resulting in 65 construction related jobs and create 40 new permanent jobs, introducing $825,000 in payroll into the local economy. The project already requested and received $120,000 from the Community Preservation Committee but an additional $130,000 was approved to make up for the loss of an anticipated TIF.

Community Preservation Act Funding

Project	CPA $	Leveraged	Total Project Budget
Habitat for Humanity Garfield Avenue	$120,000	$579,975	$699,975
Friends of the Homeless Straw Ave. Housing 1st	$220,000	$175,000	$395,000
Housing Partnership Strategic Plan	$34,694	$0	$34,694
Valley CDC/ FTHB	$26,161	$0	$26,161
Alliance for Sober Living/ renov.	$37,540	$8,000	$45,540
Paradise Pond/HAP	$26,627	$0	$26,627
Grove Street Inn	$8,824	$0	$8,824
Valley CDC/ King Street SRO	$225,000	$1,885,000	$2,110,000
Valley CDC Maple Street SRO	$250,000	$1,765,000	2,015,000
VCDC- predev. Fund 1	$10,000	$0	10,000
VCDC- predev. Fund 2	$10,000	$0	10,000
VCDC Development Fund	$80,000	$0	$80,000
Habitat Garfield 2	$60,000	$108,605	$168,605
Habitat Garfield 2	$60,000	$108,604	$168,604
Habitat Garfield 2	$60,000	$108,604	$168,604
Grove Street Inn rehab	$36,950	$0	$36,950
Friends of Homeless Sober House 1&2	$150,000 $30,000	$185,000	$365,000
Access to Housing	$10,000	$0	$0

Initiative			
*Christopher Heights Assisted Living	$120,000 *$130,000	$13,400,000	$13,520,000
*Better Homes Prop. 22-34 New South St	$250,000	$230,000	$480,000
*NHP Housing Support Services	$195,000	$0	$0
Total	$2,150,796	$18,553,788	$20,379,584

*This program year

Next Step Collaborative

The Next Step Collaborative is the monthly gathering of all housing and homeless service providers in the City. This group, active since 1994, is charged with the creation and oversight of a coordinated and comprehensive care delivery system for the City's low and moderate-income individuals and families, with specific focus on the homeless. Facilitated by the City's Housing Planner, providers came together each month this last program year to share information about services provided, service gaps and identified issues that needed attention. This venue guaranteed that all participants were aware of existing resources and gave agency staff the opportunity to check in with each other and kept City staff informed about needs in the community.

Topics addressed last year included homeless outreach services, numbers and locations of unsheltered homeless, shelter capacity issues, coordination with the Amherst, Easthampton, Springfield and Westfield shelter programs and the creation of the rental assistance application to the Community Preservation Committee.

Three County Continuum of Care

The City of Northampton continued to serve as the lead agency for the Three County Continuum of Care until December 1, 2012. The Continuum included Franklin, Hampshire and Hampden counties with the exception of the City of Springfield. The City served as the lead for 16 years and was responsible for securing one million dollars plus annually for 14-16 programs in the region.

The decision was made during 2011-12 to relinquish the lead agency role to administer the McKinney Grant and oversee the Continuum. A Request for Expressions of Interest was issued in the spring of 2012. After a review of responses and an interview process, the Hilltown Community Development Corporation was chosen to move the Continuum forward. Work commenced and continued during 2012 to accomplish that transition process which concluded

December 1st, 2012. The City will continue to serve as the grantee for the Shelter Plus Care Program until another entity can be identified.

Western Massachusetts Regional Network to End Homelessness

The City continued to participate in the Regional Network to End Homelessness this past year. The Housing Planner represented the City and Mayor at the Leadership Council meetings and attended Individual Services and Unaccompanied Youth committee meetings. She ceased attending the Steering Committee, Management Team and Governance Committee, after the City was no longer the Continuum lead for HUD McKinney program funding.

The Network has developed a stellar statewide reputation for consensus building and improving coordination among all stakeholders. In addition to effective advocacy, progress continued on the paradigm shift from a shelter based solution to housing. The region continued to be challenged by the number of homeless families in motels in W. Springfield, Chicopee, Springfield and Greenfield. The family service providers implemented DHCD's HomeBase program and continued to coordinate resources to serve and house ever increasing numbers of homeless families.

The Network secured funding through a State line item earmark and an additional award from the Fireman Foundation to support its Secure Jobs Connect project. Building on partnerships with regional businesses and workforce developers, 68+ placements have been made for families experiencing homelessness in the Valley. The retention rate has been highly successful due to support services from the Career Centers and other project partners such as Square One, a child care provider.

Additional funding sources (Pioneer Valley United Way, The Community Foundation of Western Mass,) have been secured to keep the Network Coordinator position funded. The first and only Regional Network Coordinator, Pamela Schwartz is also a Northampton City Councilor and the Chair of the Leadership Council for the Network, Lynne Wallace, is Chair of the Northampton Housing Partnership. The City acknowledges the tremendous efforts of both individuals.

Western Massachusetts Inter-Agency Council on Housing and Homelessness

WMIC continued to meet quarterly this past year. This is a gathering of representatives of State agencies, service providers and representatives of the 3 (now 2) western Massachusetts Continuums of Care. This body initiated the Housing First/REACH pilot project in Springfield and has spawned extensive regional collaboration. The primary purpose of WMIC is to identify barriers to effective service delivery that result from the lack State agency coordination and works to break down those system silos. The Northampton Housing Planner served as defacto

staff to WMIC the past few years. Her involvement ceased when the City relinquished Continuum lead agency status.

Each year the agenda is focused on particular topics. The problems are defined by the service providers and the obstacles that are caused by state agency silos are identified. Action plans are developed that often result in pilot projects to test new ideas and develop best practices. This year's topics were youth homelessness, family homelessness, employment and food security.

Three years ago, WMIC also created a pilot project called CRT - the Critical Response Team. A group of high level state agency representatives assemble when all standard paths have been exhausted and clients have fallen through all cracks. The State ICHH endorsed the pilot and designated agency representatives working in western Mass. to serve on the CRT. Jay Levy at Eliot Homeless Services, Jerry Ray from the Mental Health Association and Dave Modzewelski, formerly DMH now with the Network, formulated this task force. It was activated a few times this past year. Referrals for CRT are made from the monthly REACH meetings (Regional Engagement and Assessment of Chronically Homeless) where providers come together for coordinated case management for those facing the most challenges. With this approach, great headway has been made in housing the chronically homeless in the region.

Cot Management Committee

This highly successful program operated in partnership with the City, ServiceNet, Inc. the program administrator and a cadre of 400+ community volunteers that provided the evening meal and over-night support for paid staff. The program operated from November 1st to April 30th. The Housing Planner served as the City representative on the Management Committee that oversaw the operation of the Hampshire Inter-faith winter emergency shelter. The Housing Planner served as an overnight volunteer once a month to experience the program first hand.

Public Housing

The City of Northampton has an established working relationship with the Northampton Housing Authority (NHA). CDBG funds have been committed to the NHA by the City for various public housing improvements over the past several years, including the Grace House kitchen this program year.

The Mayor of Northampton appoints four of the five NHA commissioners, with the fifth being appointed by the Governor. The NHA provides the City with copies of its annual report and meeting minutes and was involved in the consultation process undertaken for development of the 2010 Consolidated Plan and the annual Action Plan.

The City's CDBG Consolidated Plan and the NHA's five-year plan are designed to be consistent in their approach to meeting the housing and social service needs of the City's very low, low,

and moderate income population. The City's Housing and Community Development Planner/CDBG Administrator worked with the Housing Authority to coordinate the goals and objectives of the City's CDBG Consolidated Plan and annual Action Plan with the NHA's five year strategy.

NHA Collaboration

During 2012 the NHA and the City of Northampton signed a co-operative agreement whereby the City will share the services of its Energy and Sustainability Coordinator for 5 hours each week. This service will allow the NHA to gain the expertise and staff time needed to identify energy conservation measures, seek available funding and institute those conservation measures. Also in 2012 the NHA worked with Mass Broadband to establish high speed broadband internet access to public anchor buildings located at NHA developments (generally community buildings).

Unit Condition

The Northampton Housing Authority (NHA) rates the general condition of its public housing stock as good. Over the last several years renovations to Northampton's public housing units have included new roofs at Cahill and Tobin Manor Apartments; high efficiency hot water heaters and security cameras at McDonald House; cellar stairwell improvements and new exterior paint at Florence Heights; automatic door openers and security cameras at Salvo House; renovation of the kitchen at Grace House and automatic door openers at Tobin Manor Apartments. Additionally, state capital funding allowed the complete replacement/ renovation of kitchen and baths at Hampshire Heights, the NHA's oldest development.

Improvements
The most recent improvements and actions completed at NHA developments include:

Florence Heights
Installation of high efficiency domestic hot water heaters 2011-12
Landscaping and fencing improvements 2013
Painting (building maintenance) 2014
Forsander Apartments
Roof replacement and column repairs completed in 2013
Boiler replacement for domestic heat and hot water 2014
Tobin Elderly Apartments
Energy conservation measures; attic insulation 2012
Boiler replacement for domestic heat and hot water 2014
Roof replacement planned for 2016
Cahill Apartments
Installation of HP access ramps and curb cuts 2011-12

Community Room Upgrades 2013 (design stage)
Replace VCT flooring in stairwells 2013-14
Expand parking and repave driveway (planning stage)
Salvo House
Community room computer for resident use 2013
Installation of low flow toilets 2013-14
Electrical upgrade to main panel and unit panels 2015
McDonald House
Landscaping and fencing improvements 2013
Installation of energy efficient lighting 2014
Inspection and repair of window weather stripping 2014
Grace House
Kitchen improvements completed 2013
Hampshire Heights
Kitchen and bathroom renovations 2004
Furnace replacement with high efficiency units 2009
Drainage improvements (buildings 3-6) planned for 2015
State Street
Water damage mitigation and repair 2014
Boiler replacement 2015
Bridge Street
Flooring and finishes 2015
Millbank #3
Bathroom roll-in shower install for Handicap unit 2014

Priority Public Facilities Objectives and Activities

Objective	Strategy	Outcome	Goal Met
Physical rehabilitation and energy efficiency improvements on buildings utilized by the public to increase accessibility, usability High Priority	• Handicapped accessibility prioritized • Improvements to facilities for persons with special needs / homeless shelters, domestic violence shelters, group homes • Maintenance of existing facilities that offer programming for households with low and moderate incomes to increase economic	Access, Sustainability Improved quality of life and environment	Yes; Grove Street Inn exterior painting $11,000 done & James House Front porch work & painting

	self-sufficiency.		$35,365 Completed
Removal of Architectural Barriers High Priority	Survey public buildings, commercial buildings, public infrastructure and park facilities for opportunities to eliminate or lessen hardship for persons with physical disabilities. Installation of sidewalk curb cuts in eligible areas, ramps, elevator installations. Other City Dept. of Public Works Projects: -North Street: 3,000 linear ft. of roadway & sidewalk reconstructed FY13 and FY14 one new curb cut, all ADA standards/Chapt. 90 funds -N.Elm Street 1,450 linear ft. new sidewalk with 2 handicap acc. curb cuts City funded. -Sheldon Field adj. to Old Ferry Rd. 275 linear ft. of sidewalk. City funded. Kennedy Rd. 10,000 linear ft. roadway reclaimed/Chapt. 90 funds	Suitable living environment Increased access to public facility Educational workshops, computer access for job search	Yes; Forbes Library construction bids for elevator $14,000 Completed ********** 15 crosswalks and 30 ADA ramps completed in the downtown area from North Street (both sides) from Market St to Day Avenue
Senior Center High Priority	Debt service paid by CDBG approx. $300,000 per year	Improved availability of services for elders/improved quality of life	Yes; Debt Payment of $311,361
Construction of public infrastructure to support neighborhood and economic revitalization. Medium Priority	Targeted neighborhood projects that address streets, sidewalks, curbs, water and sewer lines to improve access and usability.	Access, Sustainability	River Run sidewalk being considered by residents.
Streetscape improvements to support neighborhood and economic revitalization. Medium Priority	Challenging for these projects to qualify under CDBG Defer to Dept. of Public Works, Community Preservation Act, Business Improvement District	Access, Sustainability	No CDBG projects this program year.
Public Parks/Recreation Areas to support neighborhood and economic revitalization. Low Priority	Park, playground, recreation construction/improvement in income eligible neighborhoods or associated with eligible projects or to enhance handicap accessibility.	Access, Sustainability City can use CPC funds for these projects.*	No CDBG projects this program year.

* From July 2013 to June 2014 the Community Preservation Committee funded a Connecticut River Greenway project, design for Pulaski park renovations, design for the Leeds Rail Trail extension, purchase of an additional 58 acres in the Saw Mill Hill conservation area, purchase of a 48 acre open space parcel on Sylvester Road and funds to serve as a local match for a state grant to create two playgrounds (Lampron Park adjacent to the Bridge Street school and Florence Fields)

Priority Economic Development Objectives and Activities

Objective	Strategy	Outcome	Goal Met
Increase business development and job retention/creation targeting low/mod residents. High Priority	Micro-business/small business technical assistance/entrepreneurial training to low/mod income residents and qualified businesses. Workshops offered to broaden outreach and one-on-one counseling	Access, Sustainability Economic self-sufficiency	Yes 10 counseled individually 25 workshop attendees 2 jobs created 8 jobs retained
	Literacy, adult basic education, English as a second language, workforce readiness to low/mod income residents, youth, un/underemployed, under-educated, non-English speaking residents.	Access, Sustainability Economic Self Sufficiency	Yes 41 served at Literacy Project $9,000 54 at Center for New Americans
	Predevelopment assistance and small business loan program	Access, Affordability, Sustainability Economic Self-Sufficiency	Yes 25 served by Valley CDC's SB Program
Economic development projects and revitalization to targeted business development areas High Priority	Including but not limited to business incubators, building clearance, new construction, expansion, rehabilitation, brown-fields redevelopment, predevelopment and project planning activities, job training, energy efficiency and conservation, growing local markets, activities that improve access to services and opportunity by L/MI residents (such as use of electronic benefit Transfer (EBT) cards at local farmers markets to improve access to fresh fruits/vegetables).	Access, Affordability Sustainability Economic Self Sufficiency	Fairgrounds redevelopment activity on-going Engineering and drainage analysis work continued. No CDBG funds spent this year EBT card usage at farmers markets increased
Infrastructure to	Infrastructure improvements to	Access,	Progress made

support business development and job retention/creation. Medium Priority	targeted business development areas and targeted business clusters including but not limited to sewer, water, drainage, roadways, sidewalk/traffic calming, parking, transit, telecommunications.	Sustainability	on drainage improvements at Fairground Blighted Area; passenger railway station funding secured.
Rehabilitation of deteriorated commercial or industrial property. Medium Priority	Targeted financial assistance for rehabilitation/renovation to address accessibility, deteriorated buildings, code violations, and energy efficiency.	Access, Affordability, Sustainability	Improvements to the James House Community Learning Center.

* Economic Development Coordinator position filled 12/2012

Priority Public Services Objectives and Activities

Objective	Strategy	Outcome	Goal Met
Basic Needs High Priority	Support of funding applications targeted to assist households with basic needs: Emergency fuel assistance Emergency food assistance Access to health care	Sustainability of decent housing; Suitable Living Environment and economic opportunity	Yes CDBG support for Manna Soup Kitchen, SRO Food Pantry, Survival Center Casa Latina
Youth Programs High Priority	Support of funding applications targeted to assist youth After school tutoring Adult and peer mentoring; mediation skills Recreational programming	Sustainability of decent housing; Suitable Living Environment and economic opportunity	Yes CDBG support for Big Brothers Big Sisters and Community Action Youth Readiness Program
Housing Support Services High Priority	Fund programs that provide housing support services to enhance stabilization and maintain tenancies.	Sustainability of decent housing; Suitable Living Environment and economic opportunity	Yes CDBG funding for SRO Outreach & Community Legal Aid
Services for Special Needs Populations High Priority	Support for Services for special needs populations including services to the following: Persons with drug /	Sustainability of decent housing; Suitable Living Environment and economic opportunity	Yes CDBG funding for Community Legal Aid, SRO Outreach

	alcohol addictions; Homeless youth; homeless families with severe barriers to self sufficiency		
Skills Development, Training, Education & Counseling Medium Priority	Support applications for: Language and literacy skills, transitional education/workforce development, computer skills, employment and training skills, life skills, health/nutrition, energy conservation	Economic opportunity, Suitable living environment	Yes CDBG funding for The Literacy Project & The Center for New Americans & staff support to Northampton Community Education Consortium/ James House
Transportation services Medium Priority	Support of applications for improved transportation for end users/ from areas of low/mod households to work centers	Economic opportunity, access to health care, jobs, education	No No projects undertaken this program year.
Handicap services Medium Priority	Support efforts to improve accessibility of disabled to the downtown, jobs, public buildings and services and apply funds for entrances, curb cuts & to improve interior public building access and flow	Economic opportunity; a suitable living environment; improved accessibility	Yes CDBG funding for preparation of construction documents for elevator project and DPW projects
Childcare services Medium Priority	Support preservation /creation of child care subsidies Improved ability of heads of households to pursue education and employment opportunities	Economic Opportunity	Yes Recruited users of child care room at the James House for use while parents attend classes.
Removal of Architectural Barriers High Priority	Survey public buildings, commercial buildings, public infrastructure and park facilities Installation of sidewalk curb cuts Eliminate/lessen hardship to persons with physical disabilities.	Suitable living environment	Yes DPW completed 15 sidewalks and 30 ADA ramps – North Street (both sides) from Market Street to Day Avenue
	Work with Committee on Disabilities and Human Rights Commission to	Suitable living environment	No Meetings were not held.

	eliminate/lessen Hardships for persons with physical disabilities.		
Public Safety Low Priority	Support public safety efforts including but not limited to DARE, crime prevention targeting LMI residents and neighborhoods	Suitable living environment	Worked with Police and service providers regarding panhandling issues.

Public Infrastructure

The Community and Economic Development Office works with the City of Northampton's Department of Public Works to determine if the CDBG program can be utilized for City projects. New projects undertaken or completed in this program year are described in the chart above, although no CDBG dollars were expended on them. A $20,000 CDBG allocation for two audio signalized crosswalks was put in the Action Plan for the next program year.

Economic Development

The Valley Community Development Corporation assisted 10 people interested in starting micro-businesses. Counseling sessions were conducted and follow-up telephone and email support was provided. Assistance included information on starting a business, creating a business plan, governmental, financial and business requirements such as insurance, legal and accounting resources, developing financial projections, analysis of ways to increase revenue, structuring marketing and sales campaigns and referrals to credit counselors when necessary. 2 full time jobs were created. 8 full time jobs were retained, one of which was 2 part-time positions sharing one job. One business from Hadley, whose livelihood was destroyed in a fire last October along with several other businesses, opened in Northampton earlier this year.

Public Facilities

The major CDBG funded public facility project continued to be the renovation of the James House, a municipally owned building, into a Community Learning Center. The bulk of the physical transformation has successfully concluded and programs have been operating for 3 years. In FY 11, the City hired an architect to prepare renovation design plans, put the project out to bid and hired a contractor to complete interior renovations which included: an upgrade of existing offices and common areas, creation of 5 new classroom spaces (from the former court room and basement holding cells), the HVAC system, made energy efficiency

improvements and installed photo voltaic panels. The Center for New Americans and the Literacy Project moved in and are providing adult basic education, college readiness, job training and family literacy programs. A grand opening celebration was held in July of 2011. During exterior painting this past year, it was discovered that the large columns on the front porch were rotten. Repair of the four deteriorated column bases and repainting of the front porch was completed this year. There are no additional physical plant improvement projects planned with the exception of the door access/alarm system.

The Northampton Community Education Consortium membership worked to expand programming. There is hope that the two community colleges can increase their off-site course work to offset the lack of a local community college in Hampshire County. A class on sign language was taught this past year and various early childhood education agencies utilized the childcare room and adjacent conference room.

Leveraged Resources

Agency	Source	Type	Amount
Big Brothers Big Sisters			
	Northampton CDBG	Federal	$ 4,459
	Mass Mentoring Partnership	State	3,000
	United Way	Private	12,500
	Bowlathon	Private	25,000
	Craft Fairs	Private	15,000
	Donations	Private	20,000
Casa Latina			
	Northampton CDBG	Federal	$ 14,000
	United Way	Private	25,000
	Misc. Grants	Federal/Local	89,500
	Administration Fee	C. Dickinson Hospital	19,080
	Interpreting Service Fee	Cooley Dickinson	12,000

Center for New Americans				
	Northampton CDBG	Federal		9,000
	Greenfield CDBG	Federal		3,709
	Amherst CDBG	Federal		1,281
	USCIS	Federal		33,201
	Dept. of Education	State		434,023
	Office of Refugee & Immigrants	State		9,976
	Foundation Grants	Private		67,504
	Individual Gifts	Private		45,000
	Hampshire United Way	Private		20,833
	Franklin United Way	Private		13,701
City of Northampton				
	McKinney Vento Funding	Federal		187,818
	CDBG Allocation	Federal		621,640
Florence Fields Rec. Area	Florence Fields Rec Grant 2	State		400,000
	Community Preservation	Local		1,000,000
Broad Brook Gap	Community Preservation Act	Local		150,000
Conn.River Greenway	Transportation Imp.Program	Federal	**FY17	6,000,000
& Damon Road	Legislative Earmark	State		100,000
Leeds Park and Ride	Transportation Imp. Program	Federal		1,000,000
High Speed Rail	High Speed Rail Funds	Federal	(WMass)	73,000,000
& Rail Trail Linkage			Northampton	6,000,000
Tunnel	State transportation Bond **FY15	State		1,500,000
Community Action/ *Youth Employment Readiness*				
	Northampton CDBG	Federal		5,000

	Workforce Investment Act (WIA)	Federal	39,705
	Massachusetts Clean Energy Center	Federal	18,486
	Foundations	Private	7,500
Community Legal Aid			
	Northampton CDBG	Federal	4,000
	United Way	Private	144,000
	MLAC	State	3,373,656
	Federal Prime Recipient	Federal	1,358,767
	Federal Sub-Recipient	Federal	350,596
	Foundations	Private	391,650
	Legal Services Organizations	Private	17,700
	City of Pittsfield	City	13,050
	Attorney General of Massachusetts	State	766,623
	MA Exec. Office of Elder Affairs	State	32,300
	Miscellaneous	Private	226,000
	Donations	Private	140,000
Literacy Project			
	Northampton CDBG	Federal	9,000
	Ware CDBG	Federal	75,000
	Beveridge Foundation	Private	9,500
	Dept. of Education	State	726,735
	DESE Career Pathways	State	80,034
	Donations/fundraising	Private	60,000
	Bete Foundation	Private	5,000
	United Way Hampshire County	Private	10,000

	United Way Franklin County	Private	10,000
	Other Foundations	Private	10,000
	Rental Income	Private	2,400
	Other Grants	Private	88,000
MANNA Soup Kitchen			
	Northampton CDBG	Federal	3,000
	Shelter Sunday	Private	7,000
	Project Bread	Private	2,500
	Donations	Private	8,000
	Religious Organizations	Private	8,000
Mass. Fair Housing			
	HUD FH Grant	Federal	975,000
	WMass Community Foundation	State	5,100
	Springfield CDBG	Federal	7,500
	Northampton CDBG	Federal	5,000
Meadowbrook Apts	222 units	Low Income Housing Tax Credits $6.5 Million Equity – 40-Year *Affordability*	
Northampton Housing Authority			
	Capital Fund	Federal	121,615
	Public Housing Subsidies	Federal	419,580
	ARRA / Capital Projects	Federal	182,526
	Section 8	Federal	4,482,946
	Section 8 Mod Rehab	Federal	139,750
	Public Housing Subsidies	State	485,830
	Mass Rental Vouchers	State	22,362
	Mix Population Grant	State	31,200

	Modernization Program	State	264,260
	VASH Section 8	Federal	994,071
	Religious Organizations	Private	6,700
ServiceNet, Inc. */ InterFaith Shelter*			
	DHCD ESG Grant	State	11,315
	DHCD	State	67,457
	FEMA	Federal	3,625
	Deferred Payment Loan	Federal	9,996
	Northampton CDBG	Federal	13,000
	Friends of the Homeless	Private	15,000
	Private Donations	Private	6,000
ServiceNet, Inc. */ Grove Street Inn*			
	DHCD Grove St. /	State	$ 158,963
	VOCA Clinical Services	State	40,807
	MA Shelter Alliance	Private	30,171
	FEMA	Federal	8,000
	Hampshire UW	Private	30,000
	Project Bread	Private	3,000
	Northampton CDBG	Federal	15,000
	Shelter Sunday	Private	8,000
	Private Donations	Private	14,000
	Citizens Energy	Private	1,400
SRO Outreach			
	Northampton CDBG	Federal	$ 14,000
	United Way Hampshire County	Private	37,200

	Hap Inc.	Non-Profit	5,500
	Valley CDC	Non-Profit	6,500
	Donations	Private	8,757
Survival Center			
	Bread & Butter Club	Private	94,132
	City of Easthampton	Federal/State	5,500
	Northampton CDBG	Federal	10,080
	Project Bread	Private	8,000
	United Way	Private	56,091
	Misc. Grants	Private	12,250
	Transportation Fund	Private	1,306
	Goshen Grant Income	Local	14,529
	Civic	Private	10,836
	Business	Private	34,482
	Religious	Private	8,206
	Individual Donations	Private	290,780
	Interest Income	Private	545
	Misc Income	Private	331
	Events	Private	50,946
	Schools	Private	1,293
Three County Fairgrounds			
	Project Development-USDA	Federal	$20,000
	Cultural Facilities	State	3,000,000
	EDA	Federal	TBD
Valley CDC			

	CDBG Northampton	Federal	36,000
	CDBG Amherst	Federal	6,250
	Florence Savings	Private	22,000
	TD Bank North	Private	3,000
	TB Bank Housing for Everyone	Private (grant to Valley CDC – went to Parson Project)	100,000
	United Way	Private	20,000
	Easthampton Savings Bank	Private	5,000
	Peoples Bank	Private	7,500
	Mass Growth Com. Capital	State	15,000
	Country Bank for Savings	Private	2,500
	Berkshire Bank	Private	2,500
	Membership Donations	Private	2,000
	Developer Fee	Private/State/Fed	25,000
	Fundraising	Private	32,182
	Homebuyer Workshop Fees	Private	10,000
	Bank Down Payment Assistance	Private	1,500
	Homeownership Marketing	Private	23,100
	Foundations	Private	10,000
	Division of Banks	State	23,256
	Greenfield Savings Bank	Private	2,500
	Freedom Credit Union	Private	2,500
	Community Investment Tax Credit	State	25,000
	Wells Fargo Housing Foundation	Private	2,500
	MHP HomeSafe	Private	8,000
	HAP/AGO	State	37,500
Massachusetts DDS	10 New Units	State (on hold)	$2,000,000

Burt's Pit Road		
Pioneer Valley Habitat for Humanity		
Garfield Avenue – 5 units	Federal AHP	$60,000
	Private (Lions Club)	20,000
	Local / State CPA	120,000
	Donation	25,000
	In-kind land donation	125,000

PROJECT SUMMARIES AND ACCOMPLISHMENTS

Infrastructure Improvements

$ 0.00 allocated/expended

Public Facilities Improvements

Senior Center Debt Service - HUD #0596

Priority Need: High
Project Objective: Create a suitable living environment
Project Outcome: Utilization of a fully operational senior center
Performance Measure: Debt payment made, operation fiscally solvent and fully operating
Accomplishment: Utilization of a fully operational senior center with extensive programming, located downtown next to senior public housing
CDBG Expenditure: $311,361 ($206,000 Principal; $105,621 Interest)

James House Learning Center HUD # 0689 and HUD #0789

Priority Need: Medium - Other Public Facilities
Project Objective: Increase economic opportunities through the renovation of a

municipally owned building to create a community learning center accessible to the public

Project Outcome: A fully renovated municipal facility and fully operational one stop center offering a range of services to households with low and moderate incomes to achieve greater economic self- sufficiency.

Performance Measure: Building being utilized by organizations committed to economic self sufficiency for low and moderate income households and operation fiscally solvent.

Accomplishment: Repair of four degraded ornate column bases and painting of the front porch; 108 individuals served

CDBG Expenditure: $35,365

Forbes Library Elevator HUD #0770

Priority Need: Medium

Project Objective: Development and improvement of facilities serving low and moderate income families to ensure access to and adequate use of those facilities to provide a more suitable living environment.

Project Outcome: Elevator design for accessibility

Performance Measure: Construction documents completed

Accomplishment: Project went out to bid in May 2014/ bids too high, rebid in the fall

CDBG Expenditure: $14,000

Grove Street Painting HUD #0770

Priority Need: High

Project Outcome: Improve the physical environment and energy efficiency at Grove Street Inn

Performance Measure: 116 individuals benefitted from the improvements

Accomplishment: Exterior painting of building completed September 2013

Private Donation: $20,000

CDBG Expenditure: $11,000

Blighted and Decadent Areas

Fairgrounds Redevelopment Project – No IDIS Activity Number

Priority Need: Medium

Project Objective: Redevelopment will improve public infrastructure, utility and road

	condition, sidewalks, drainage; accomplish demolition, renovation and new construction to rejuvenate a regional economic development driver/ Sustainability.
Project Outcome:	Redevelopment to eliminate deteriorated and blighted conditions to revitalize Three County Fairgrounds and increase site utilization to increase economic impact for related businesses and the provision of job opportunities.
Performance Measure:	Elimination of blighted buildings and improved public infrastructure
Accomplishment:	To date, 15 blighted barn structures demolished and replaced with 3 modern horse barns. Horse and cultural exhibitions and shows were held. Work continued with State funding for engineering and drainage studies. Carriage House demolition scheduled for next program year
CDBG Expenditure:	No CDBG funds spent this year

Economic Development

Micro-Business Development - HUD #0773

Valley Community Development Corporation micro business development program providing assistance to eligible micro- enterprises; business plan development, marketing and access to capital.

Priority Need:	High
Project Objective:	Create economic opportunity and increase earning potential for households with low and moderate incomes.
Project Outcome:	Increase and sustain economic self-sufficiency and housing stability of residents who will contribute to the local and regional economy
Performance Measure:	Provide services to 10 individuals interested in creating, preserving or expanding their own businesses and achieving economic self-sufficiency.
Accomplishment:	2 workshops held in October 2013, 8 attended. 10 individuals counseled; initial needs assessment, review of government, financial and business requirements, business plans, marketing and sales strategies, development of financial projections. Assisting existing businesses struggling with obtaining financing to weather economic downturn. 5 new businesses assisted, 5 existing businesses assisted, 4 women owned. 2 full time jobs created, 8 full time jobs retained
Expenditure:	$10,000 for workshops / one on one technical assistance.

Housing

First Time Homebuyer Program - HUD # 0771

Valley Community Development Corporation program offering first time homebuyer assistance, direct referral to HOME assisted units available for homeownership and down-payment resources.

Priority Need:	Medium
Priority Objective:	Provide support for City's residents with low and moderate incomes to attain and maintain decent affordable housing.
Project Outcome:	An educated populace through pre and post purchase counseling; to increase access to housing opportunities, stability of homeownership and foreclosure prevention for sustainability.
Performance Measure:	Serve 45 households, 15 to attain homeownership within 12 months; 30 households have a better understanding of budgeting and debt management
Accomplishment:	Served 48 - 36 low/mod households: 9 very low income. 35 were first time homebuyers. Worked on action plans to purchase homes within the year some working on debt reduction plans to improve credit, some saving for down payment. 10 existing homeowners received counseling 1 applied for a loan modification, 2 had refinance issues, 1 needed a new furnace and was referred to Community Action's Fuel Assistance program. 11 of the first time homebuyers purchased this year; 7 in Northampton. Two 1st time buyers received a $3,000 down payment grant
CDBG Expenditure:	$20,000/ expended for staffing $3,000 Down payment grant HUD #0772 $3,000 Down payment grant HUD #0787

New South Street Apartments - HUD #0788

Building owner will utilize CDBG funds for property improvements in exchange for 25 years of additional affordability of 18 units.

Priority Need:	High
Priority Objective:	Stabilization of the City's affordable housing stock by making capital improvements to ensure the provision of decent and safe housing.
Project Outcome:	Enhanced quality of life for apartment units being inhabited by households with low incomes.

Performance Measure: Exterior repair of ramp and porch deck railings completed
Accomplishment: Expenditure gained additional years of deed restricted affordability.
Expenditure: $130,000

Public Services

Program	Priority Need	Objective	Performance Measure Outcome/ Accomplishment	Expenditure
Casa Latina	High	Economic Self Sufficiency Suitable living environment	Serve 145/ 280 served	HUD # 0774 $14,000
Big Brothers/Big Sisters	High Youth Services	Suitable living environment	Serve 20/ 40 served	HUD #0776 $4,459
SRO Outreach	High Housing Support	Suitable living environment	Serve 200/ 255 served	HUD #0777 $14,000
Center/ New Americans	High Skills Training	Economic Self Sufficiency	Serve 50/ 54 served	HUD # 0775 $9,000
Mass Fair Housing	High Housing Support	Suitable living environment	Serve 36/ 34 served	HUD # 0782 $ 2,119
Grove Street Inn	High Housing Support	Suitable living environment	Serve 100/ 116 served	HUD # 0783 $15,000
Cot Shelter	High Housing Support	Suitable living environment	Serve 210/ 263 served	HUD #0784 $13,000
Manna Soup Kitchen	High Basis Needs	Suitable living environment Economic Self Sufficiency	Serve 450/ 437 served	HUD # 0781 $3,000
Community Action / Youth Employment	High - Youth Programs	Economic Self-Sufficiency Suitable living environment	Serve 27 / 54 served	HUD #0778 $5,000
Survival Center	High - Basic Needs	Economic Self-Sufficiency Suitable living environment	Serve 2,200+/ Served 4,366	HUD #0785 $10,000

Literacy Project	High - Skills training	Economic Self-Sufficiency Suitable living environment	Serve 28/ 41 served	HUD #0780 $9,000
Community Legal Aid	High Homelessness Prevention	Economic Self-Sufficiency Suitable living environment	Serve 10/ 15 served	HUD #0779 $4,000

Planning and Administration - HUD #0786

Professional grants administration and community development planning and programming.

Priority Need:	High Staff Capacity to administer CDBG program and conduct comprehensive community development and affordable housing work.
Project Objective:	Create a suitable living environment for households with low and moderate incomes in the community
Project Outcome:	Successful administration of the Federal grant and provision of community services
Performance Measurement:	Federal audit with no findings, accessible staff, successful grants administration and progress made on Consolidated and Annual Action plan goals
CDBG Expenditure:	$123,855 expended

Geographic Distribution

Allocation priorities were chosen consistent with the goals and objectives in the Consolidated Plan and in response to the needs identified in the annual solicitation, community outreach process and the Housing Needs Assessment and Strategic Housing Plan. Public services were delivered citywide. There were no public infrastructure projects.

Census tracts with more than 25% minority population are defined as areas of minority concentration. Presently, there are no such areas in the city. Northampton defines census tracts with percentages of low income households that exceed the city average of 39% to be areas of low income concentration. Those tracts consist primarily of the more densely populated areas in and around the Central business district downtown. These tracts are: 8216.01, 8219.02, 8220 and 8221.

CDBG Target Areas by Census Tract / Block Group

Pursuant to program regulations the following census tracts/block groups were considered for CDBG funds based on income; more than 51% of the households in these areas have incomes below 80% of median income based on family size.

Geographic Description	*Census Tract, Block & Group*
North King Street	8216 01 – 1
Florence	8216 02 – 5
Leeds Veterans Hospital	8217 00 – 3
Central Core / Downtown	*8219 02 – 2; 8219 02 – 3; 8220 00 – 1
Former State Hospital	8219 02 – 4

*2010 Census Tract 821902 was split into 2: 821903 and 821904

All area benefit activities funded by the City are located within CDBG eligible census tracts. Direct benefit activities are funded throughout the City at locations, which meet direct benefit criteria.

Actions Taken to Affirmatively Further Fair Housing

The City worked with the Massachusetts Fair Housing Center to accomplish the following:

Date	Event	# attendees
March 26, 2013	Fair Housing Training Workshop on CORI Reform for service providers cosponsored by the City of Northampton	14 attendees
May 14, 2013	Training Workshop on Reasonable Accommodation cosponsored by Stavros Center for Independent Living and City of Northampton	10 attendees
June 24, 2013	Fair Housing Training at Safe Passage Domestic Violence Shelter	6 attendees
June 26, 2013	Fair Housing Training for Tenancy Preservation Program Staff and Mental Health Association	28 attendees
August 9, 2013	Fair Housing Training for Service Net program staff	15 attendees
August 14, 2013	Fair Housing Training for Tenancy Preservation Program Staff	4 attendees
October 31, 2013	Fair Housing Training at Highland Valley Elder Services	10 attendees
November 1, 2013	Fair Housing Training at the Hampshire County Correctional	5 attendees

	Center	
March 3, 2014	Meeting with Housing Partnership	5 attendees
April 10-11, 2014	Fair Housing Annual Conference	CDBG staff and 100+ attendees

These events were funded by Northampton CDBG and the Federal grant MFHC receives from HUD. 7 Northampton housing discrimination complaints were processed during the year. The City attended the Annual Fair Housing conference held in Springfield.

In addition to serving individual clients, the Massachusetts Fair Housing Center continued to partner with HAP Housing, Valley CDC and the Massachusetts Justice Project by providing fair housing and fair lending education, accepting referrals from agencies and providing legal assistance to those agencies, when requested.

At the annual session with the Mass. Fair Housing Center and the Housing Partnership, it was noted that the Springfield MSA ranks extremely high in the nation for white/Latino segregation and 22nd for black/white segregation. Holyoke has a 48% Latino population and Northampton has a 6% population. There is regional discussion about Northampton being a "community of opportunity". A major goal of upcoming work will be participating in a task force to increase integration across the three county region. That work will include engaging landlords to actively consider applications from people in protected classes, to help open up housing opportunities in expanded areas. Tandem with that effort is to work with people to break down barriers of fear that would prevent them from moving north in the region, out of Hampden County.

Education with housing authorities was noted as a work area because despite the fact that the Section 8 mobile voucher program was designed to encourage mobility out of areas of high poverty concentration, housing authorities are reluctant to give up their administrative management fees to other authorities in different catchment areas.

Analysis was done on the types of reasonable accommodations not being addressed that were resulting in discrimination complaints. Results yielded that the area of concern is not physical disabilities but more in the realm of conduct related to a disability i.e. not the denial of someone's request for a handicap ramp, but more tenants at risk of termination based on behavior related to a disability, such as substance abuse or mental illness. Educational offerings will focus on this in the next program year.

The MFHC opted not apply to the City of Northampton for CDBG this coming year. The City will need to have a focused discussion on how to move forward implementing the recommendations in the Impediments Analysis in alternative ways.

Lead Paint Abatement Activity

There were no information requests received by the City during this program year. With the lack of CDBG resources to administer a Housing Rehabilitation program, there is no current link with property owners looking to abate their properties. When such inquiries are received, a referral to the Commonwealth's Get the Lead Out Program would be made, in addition to resources that may be available through HAP Housing. Assembling data on certificates for lead paint abatement is one of the recommendations in the Impediments to Fair Housing Analysis. That work will occur and a training session held in 2015 to disseminate information about resources to accomplish abatement.

Action Plan Amendments

During the course of this CDBG program year, two public service sub-recipients requested minimal budget adjustments. They were very minor and handled administratively with contract amendments and letters to the file. If the City determined that a change of priorities was necessary, or that the high, medium or low ranking of a priority need listed within the Consolidated Plan required adjustment, or a new project needed to be added for a CDBG expenditure a substantial amendment of the plan would be undertaken and a public notice and hearing held.

Section 3 Report

No Section 3 report has been able to be completed. According to HUD correspondence of July 25, 2014: *"On December 20, 2013, HUD launched an enhanced Section 3 Summary Reporting System to replace the previous online system....."*. According to on-line attempts as of September 22, 2014, the notation on the web-site continued to report the following:

"at this time the Section 3 Summary Reporting System remains unavailable for the submission...."

The City has signed up for the Section 3 listserv to receive updates about the status of the system and will submit the report when the system allows.

Institutional Structure

During this program year, the Housing and Community Development Planner/CDBG Administrator oversaw the overall management and coordination of the housing and community development activities and services outlined in the Consolidated Plan and Annual Action Plan. The Office continued to interface with the other City departments, boards and commissions, (Department of Public Works, Council on Aging, Office of Planning and Sustainability, Assessor's Office, Treasurer's Office, Mayor's Office, Board of Health), with community based organizations, non-profit and for-profit housing developers, public service

agencies and anti-poverty organizations. Staff support was provided to the Northampton Housing Partnership, the Downtown Resource Center Work Group, the Interfaith Shelter Management Committee and the Next Step Collaborative.

The Community Development Block Grant Program Administrative Assistant was responsible for contract implementation, IDIS reporting and financial management. Monitoring was conducted by reviewing all project applications, contract scopes of services compared to quarterly reporting and on-going communication and technical assistance. On site monitoring is scheduled for this fall.

Report Prepared by: Margaret Keller, CDBG Administrator and
Cam Leon, Assistant CDBG Administrator

September 2014

PR26 - CDBG Financial Summary Report

Program Year 2013

NORTHAMPTON , MA

PART I: SUMMARY OF CDBG RESOURCES	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	369,395.21
02 ENTITLEMENT GRANT	621,640.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	111,769.22
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	(1,445.32)
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,101,359.11
PART II: SUMMARY OF CDBG EXPENDITURES	
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	640,563.88
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	640,563.88
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	123,855.49
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	764,419.37
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	336,939.74
PART III: LOWMOD BENEFIT THIS REPORTING PERIOD	
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	130,000.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	510,563.88
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	640,563.88
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS	
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2011 PY: 2012 PY: 2013
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	1,782,366.70
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	1,782,366.70
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	100.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS	
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	102,577.88
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	102,577.88
32 ENTITLEMENT GRANT	621,640.00
33 PRIOR YEAR PROGRAM INCOME	82,113.03
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	703,753.03
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	14.58%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	123,855.49
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	123,855.49
42 ENTITLEMENT GRANT	621,640.00
43 CURRENT YEAR PROGRAM INCOME	111,769.22
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	(1,445.32)
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	731,963.90
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	16.92%

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Plan Year	IDIS Project	IDIS Activity	Activity Name	Matrix Code	National Objective	Drawn Amount
2013	1	788	Housing: 22-34 New South Street	14B	LMH	$130,000.00
Total						**$130,000.00**

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2007	7	596	5642940	SENIOR CENTER DEBT SERVICE	03A	LMC	$52,810.50
2007	7	596	5676820	SENIOR CENTER DEBT SERVICE	03A	LMC	$258,810.50
2009	7	689	5642916	James House Phase II Project Construction Costs	03	LMC	$23,000.00
2009	7	689	5643891	James House Phase II Project Construction Costs	03	LMC	$8,250.00
2009	7	689	5643895	James House Phase II Project Construction Costs	03	LMC	$1,375.00
2012	3	768	5643886	Grove Street Inn Painting	03C	LMC	$11,000.00
2013	1	771	5643891	Homeownership Center	13	LMH	$4,179.24
2013	1	771	5653691	Homeownership Center	13	LMH	$5,389.81
2013	1	771	5691454	Homeownership Center	13	LMH	$4,850.77
2013	1	771	5713160	Homeownership Center	13	LMH	$5,580.18
2013	1	772	5642938	Homeownership: Nonotuck Street	13	LMH	$3,000.00
2013	1	787	5693551	Homeownership: River Run Condo	13	LMH	$3,000.00
2013	2	789	5709230	Public Facilities: James House Porch Painting	03	LMC	$2,740.00
2013	3	770	5691454	Forbes Library	03	LMC	$9,859.32
2013	3	770	5709310	Forbes Library	03	LMC	$4,140.68
2013	4	773	5643891	Micro Business Assistance Program	18C	LMC	$4,975.25
2013	4	773	5653698	Micro Business Assistance Program	18C	LMC	$5,024.75
2013	6	774	5661000	Casa Latina	05	LMC	$3,500.00
2013	6	774	5691454	Casa Latina	05	LMC	$3,500.00
2013	6	774	5691458	Casa Latina	05	LMC	$3,500.00
2013	6	774	5711032	Casa Latina	05	LMC	$3,500.00
2013	6	775	5643891	Career and Education Support	05H	LMC	$1,596.28
2013	6	775	5653698	Career and Education Support	05H	LMC	$3,090.70
2013	6	775	5691454	Career and Education Support	05H	LMC	$2,153.36
2013	6	775	5711032	Career and Education Support	05H	LMC	$2,159.66
2013	6	776	5643891	BBBS Mentoring Program	05D	LMC	$1,114.75
2013	6	776	5653698	BBBS Mentoring Program	05D	LMC	$1,114.75
2013	6	776	5691454	BBBS Mentoring Program	05D	LMC	$1,114.75
2013	6	776	5711032	BBBS Mentoring Program	05D	LMC	$1,114.75
2013	6	777	5643891	SRO Outreach	05	LMC	$3,500.00
2013	6	777	5653698	SRO Outreach	05	LMC	$3,500.00
2013	6	777	5691454	SRO Outreach	05	LMC	$3,500.00
2013	6	777	5711032	SRO Outreach	05	LMC	$3,500.00
2013	6	778	5653698	Youth Employment Program	05D	LMC	$1,374.03
2013	6	778	5691454	Youth Employment Program	05D	LMC	$795.36
2013	6	778	5711032	Youth Employment Program	05D	LMC	$2,830.61
2013	6	779	5643891	Homelessness Prevention Project	05C	LMC	$1,000.00
2013	6	779	5653698	Homelessness Prevention Project	05C	LMC	$1,000.00
2013	6	779	5691454	Homelessness Prevention Project	05C	LMC	$1,000.00
2013	6	779	5713160	Homelessness Prevention Project	05C	LMC	$1,000.00
2013	6	780	5643891	Passport to Success	05	LMC	$1,373.49
2013	6	780	5653698	Passport to Success	05	LMC	$3,264.38
2013	6	780	5691454	Passport to Success	05	LMC	$2,644.61
2013	6	780	5713160	Passport to Success	05	LMC	$1,717.52

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2013	6	781	5643891	MANNA Soup Kitchen	05	LMC	$1,378.09
2013	6	781	5691454	MANNA Soup Kitchen	05	LMC	$1,621.91
2013	6	782	5709305	Fair Housing Program	05J	LMC	$2,118.88
2013	6	783	5643891	Grove Street Inn	05	LMC	$3,773.37
2013	6	783	5653698	Grove Street Inn	05	LMC	$3,773.37
2013	6	783	5691454	Grove Street Inn	05	LMC	$3,733.37
2013	6	783	5711032	Grove Street Inn	05	LMC	$3,719.89
2013	6	784	5691454	Interfaith Cot Shelter	05	LMC	$6,698.95
2013	6	784	5709310	Interfaith Cot Shelter	05	LMC	$4,637.74
2013	6	784	5711032	Interfaith Cot Shelter	05	LMC	$1,663.31
2013	6	785	5643891	Emergency Food Pantry	05W	LMC	$2,500.00
2013	6	785	5653698	Emergency Food Pantry	05W	LMC	$2,500.00
2013	6	785	5691454	Emergency Food Pantry	05W	LMC	$2,500.00
2013	6	785	5711032	Emergency Food Pantry	05W	LMC	$2,500.00
Total							**$510,563.88**

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2013	6	774	5661000	Casa Latina	05	LMC	$3,500.00
2013	6	774	5691454	Casa Latina	05	LMC	$3,500.00
2013	6	774	5691458	Casa Latina	05	LMC	$3,500.00
2013	6	774	5711032	Casa Latina	05	LMC	$3,500.00
2013	6	775	5643891	Career and Education Support	05H	LMC	$1,596.28
2013	6	775	5653698	Career and Education Support	05H	LMC	$3,090.70
2013	6	775	5691454	Career and Education Support	05H	LMC	$2,153.36
2013	6	775	5711032	Career and Education Support	05H	LMC	$2,159.66
2013	6	776	5643891	BBBS Mentoring Program	05D	LMC	$1,114.75
2013	6	776	5653698	BBBS Mentoring Program	05D	LMC	$1,114.75
2013	6	776	5691454	BBBS Mentoring Program	05D	LMC	$1,114.75
2013	6	776	5711032	BBBS Mentoring Program	05D	LMC	$1,114.75
2013	6	777	5643891	SRO Outreach	05	LMC	$3,500.00
2013	6	777	5653698	SRO Outreach	05	LMC	$3,500.00
2013	6	777	5691454	SRO Outreach	05	LMC	$3,500.00
2013	6	777	5711032	SRO Outreach	05	LMC	$3,500.00
2013	6	778	5653698	Youth Employment Program	05D	LMC	$1,374.03
2013	6	778	5691454	Youth Employment Program	05D	LMC	$795.36
2013	6	778	5711032	Youth Employment Program	05D	LMC	$2,830.61
2013	6	779	5643891	Homelessness Prevention Project	05C	LMC	$1,000.00
2013	6	779	5653698	Homelessness Prevention Project	05C	LMC	$1,000.00
2013	6	779	5691454	Homelessness Prevention Project	05C	LMC	$1,000.00
2013	6	779	5713160	Homelessness Prevention Project	05C	LMC	$1,000.00
2013	6	780	5643891	Passport to Success	05	LMC	$1,373.49
2013	6	780	5653698	Passport to Success	05	LMC	$3,264.38
2013	6	780	5691454	Passport to Success	05	LMC	$2,644.61
2013	6	780	5713160	Passport to Success	05	LMC	$1,717.52
2013	6	781	5643891	MANNA Soup Kitchen	05	LMC	$1,378.09
2013	6	781	5691454	MANNA Soup Kitchen	05	LMC	$1,621.91
2013	6	782	5709305	Fair Housing Program	05J	LMC	$2,118.88
2013	6	783	5643891	Grove Street Inn	05	LMC	$3,773.37
2013	6	783	5653698	Grove Street Inn	05	LMC	$3,773.37
2013	6	783	5691454	Grove Street Inn	05	LMC	$3,733.37
2013	6	783	5711032	Grove Street Inn	05	LMC	$3,719.89
2013	6	784	5691454	Interfaith Cot Shelter	05	LMC	$6,698.95
2013	6	784	5709310	Interfaith Cot Shelter	05	LMC	$4,637.74

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2013	6	784	5711032	Interfaith Cot Shelter	05	LMC	$1,663.31
2013	6	785	5643891	Emergency Food Pantry	05W	LMC	$2,500.00
2013	6	785	5653698	Emergency Food Pantry	05W	LMC	$2,500.00
2013	6	785	5691454	Emergency Food Pantry	05W	LMC	$2,500.00
2013	6	785	5711032	Emergency Food Pantry	05W	LMC	$2,500.00
Total							**$102,577.88**

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2013	7	786	5642928	Planning and Administration	21A		$550.00
2013	7	786	5643891	Planning and Administration	21A		$81.25
2013	7	786	5643897	Planning and Administration	21A		$3,467.50
2013	7	786	5643901	Planning and Administration	21A		$47,343.64
2013	7	786	5653698	Planning and Administration	21A		$664.27
2013	7	786	5661000	Planning and Administration	21A		$351.56
2013	7	786	5691454	Planning and Administration	21A		$1,122.17
2013	7	786	5691467	Planning and Administration	21A		$36,582.87
2013	7	786	5709305	Planning and Administration	21A		$4,437.46
2013	7	786	5709310	Planning and Administration	21A		$3,100.00
2013	7	786	5709323	Planning and Administration	21A		$75.00
2013	7	786	5711032	Planning and Administration	21A		$550.00
2013	7	786	5712118	Planning and Administration	21A		$15,379.52
2013	7	786	5713160	Planning and Administration	21A		$10,150.25
Total							**$123,855.49**

CITY OF NORTHAMPTON
Community Development Block Grant Program
Consolidated Annual Performance and Evaluation Report
NOTICE OF AVAILABILITY
The City of Northampton's Community Development Block Grant (CDBG) Program Consolidated Annual Performance and Evaluation Report (CAPER) will be available for public review and comment on October 1, 2014 at the Community and Economic Development Office Monday - Friday 8:30 a.m. to 5:00 p.m. Comments will be accepted until the end of day on October 20, 2014. The CAPER covers the program year July 1, 2013 thru June 30, 2014. The report will also be available on line at the http://www.northamptonma.gov Go to Housing/CDBG/ Mayor's Office, ConPlan Reports.
Contact Peg Keller, CDBG Administrator, 413-587-1288 or pkeller@northamptonma.gov.

October 4

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