

Executive Summary

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

1. Introduction

The City of Northampton is pleased to submit to the U.S. Department of Housing and Urban Development the Annual Action Plan and Five Year Consolidated Plan for FY2015-2020. This document contains a needs assessment gleaned from a variety of data sources, citizen input, targeted consultations and a short and long term strategic plan. Although the amount of Community Development Block Grant funds allocated to the City continues to decrease, our community remains committed to providing high quality services to those most in need in Northampton.

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

The City of Northampton, through the citizen participation process, targeted consultations and data analysis, has identified fourteen areas of priority need that will be addressed over the next five years. Those priority needs are as follows:

Homelessness prevention, support for the emergency shelter system, creation of new rental housing for individuals, creation of new rental housing for families, preservation of existing rental stock, housing rehabilitation for homeownership units, affordable homeownership opportunities for families, housing for at-risk and special populations, economic development activities focused on economic empowerment and income maximization, housing support services for those at risk of homelessness, addressing basic needs such as food, shelter and health care, elimination of slums and blight to facilitate development of new housing and economic opportunities, improvements to public facilities and public infrastructure.

The City will allocate CDBG funds to the extent they are available and support efforts to leverage those funds to operate successful programs and bring projects to fruition.

3. Evaluation of past performance

The City's Community and Economic Development Office reviewed the activities, goals and outcomes from the previous Consolidated Plan. With the final payment of the senior center debt service paid in the previous program year, the City will have the latitude to add new programs. This evaluation, added to feedback received during the meetings held for the Consolidated Plan process, gives a clearer picture

of activities and goals to accomplish over the next five years. High priority projects were completed and the public services grantees provided much needed social services to the low and moderate income households in Northampton.

Accomplishments as of December 31, 2014 for program year 2014-2015 include:

- Final payment of debt service obligation for the construction of a full-service Senior Center was made this program year. The balance remaining on the obligation will be paid by the City.
- Demolition was completed at 23 Laurel Street. This was an abandoned and dilapidated farm house on a parcel owned by the Northampton Housing Authority. Removal of this property eliminated a neighborhood blight and will allow for future development of affordable homeownership.
- Small business technical assistance was provided to 6 new businesses and 4 existing businesses by the Valley CDC. Assistance included: support with preparation of business plans and financial projections, marketing and access to financing.
- Valley CDC administered a homeownership program providing residents education in both attaining and sustaining affordable homeownership. Referrals to HOME-funded opportunities and down payment assistance grants were provided.
- Twelve social service agencies provided services to 4,725 low and moderate income residents. Assistance included: outreach to and advocacy for Latino households; housing support services for residents in SRO's; adult basic education, computer and employment training for immigrants; legal assistance for eviction prevention; soup kitchen, food pantry and emergency shelter operational assistance.

Final details of accomplishments and analysis of performance will be reported in the CAPER.

4. Summary of citizen participation process and consultation process

Citizen input for community planning is on-going throughout the year. Monthly meetings of the Northampton Housing Partnership, the Next Step Collaborative and the Community Preservation Committee locally provide regular venues for information exchange. On the regional level, the Individual Services Committee, the Family Services Committee and the Committee on Unaccompanied Youth meet monthly gathering service providers from all 4 Western Mass. counties through the Network to End Homelessness. The Pioneer Valley Planning Commission's Regional Housing Plan Implementation and Fair Housing committees meet quarterly, as does the Network's Leadership Council and Committee on Housing Sex Offenders. The Western Mass. Inter-Agency Council on Housing and Homelessness also meets quarterly, strategizing on how to break down State agency silos that impede holistic service delivery.

Specifically for the preparation of the ConPlan and Annual Action plan, discussions on priority community needs took place at all local meetings and several Network Committee meetings held between January 1 and May 8, 2015. Two public hearings were held with outreach to the broader

community and 11 targeted consultations were conducted. The funds for the public services awards were allocated through a competitive application process during which 12 interviews were conducted by the AdHoc Public Services Review Committee in early March. All meetings were posted and open to the public.

5. Summary of public comments

Renee Moss / Big Brothers Big Sisters was unable to attend the meeting but e-mailed this comment:

“As always, I think the need for services for children and youth are very important. Our waiting list continues to grow with Northampton children who are low income and in need of mentors. Most referrals are from other agencies or schools. I think it is important to provide services for families facing challenges that are the results of poverty, mental illness, histories of domestic violence, etc. The children and youth are the victims of the economic and social disparity we see in communities like Northampton. Quality activities for after-school time have the potential to even the playing field and break these cycles and also provide respite for parents, many of whom are raising their children on their own.”

No other comments were received.

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

There were no comments that were not accepted.

7. Summary

The impediments to affordable housing access in Northampton relate to cost burden and lack of availability. With the City of Northampton being included in the Springfield Standard Metropolitan Statistical Area the fair market rents allowed are not high enough for landlords to participate in the program. Rental assistance is needed for low and moderate income households to afford rental rates in Northampton's strong housing market. The City will support efforts to create new units with rental subsidies and support services to insure viable tenancies. Through public service grantee awards, the City will support efforts to maintain the safety net for those most challenged in our community. The City is committed to securing funding where possible and facilitate venues where coordination and collaboration can insure the most efficient and effective utilization of those resources.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	NORTHAMPTON	
CDBG Administrator		Community and Economic Development
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Mayor's Office City of Northampton

Community and Economic Development Department

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Northampton is composed of dedicated professionals and volunteers working towards creating a city and region that is diverse, affordable and welcoming to all. Our area is known across the Commonwealth for being innovative, collaborative and results oriented. Beginning in 1997, the City of Northampton oversaw the largest Continuum of Care geography in the State in order to secure McKinney funding for regional programming. When 10 regional networks to end homelessness were created by the Commonwealth in 2005, western Massachusetts also responded to that challenge and created successful partnerships, brought in funding, secured grants and tackled the difficult issues. Ours is one of the few remaining regional networks and is supported by a line item in the State budget and private fundraising. The Western Mass. Inter-Agency Council on Housing and Homelessness was also one of the first, and one of the few that remain outside of the State and Federal level bodies. Our collaborations have staying power and enjoy the support of area legislators. Several pilot projects, such as the REACH Program and Secure Jobs Connect, originated here and became best practice models nationwide.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Northampton sponsors and participates in multiple venues that encourage exchange and collaboration. It has an active Housing Partnership (since 1990), Human Rights Commission, Community Preservation Committee, Social Services and Veterans Affairs City Council Committee, a Community Preservation Committee and an Affordable Housing Trust. It served as the lead agent for the Continuum of Care for 16 years and was instrumental in the formation of the Western Mass Network to End Homelessness. It participates in Valley CDC’s support services provider meetings, the Inter-Faith Winter Emergency Shelter Program Management Committee and hosts monthly networking meetings with housing and homeless service providers called the Next Step Collaborative (meeting since 1994). The City has a fruitful working relationship with our local affordable housing development partner, Valley CDC and HAPhousing, the regional housing agency. Two housing partnership members also sit on the Housing Authority Board of Commissioners to facilitate coordination. The City administers 12-15 public service CDBG grants and maintains close working relationships with the grantees. The Department of Mental Health, the Veterans Administration, Soldier On and Eliot Homeless Services are present at most local and regional meetings and are active community partners.

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

The City of Northampton, with regional partners, created the Three County Continuum of Care (Franklin, Hampshire and Hampden) and served as the lead agent from 1997 until 2012. The Hilltown Community Development Corporation now serves as the lead (reconfigured to include Berkshire, Franklin and Hampshire counties) and Northampton remains an active partner. The COC is tracking the homeless and their progress through the system via the ever evolving HMIS. The Western Mass Network to End Homelessness (Berkshire, Franklin, Hampshire and Hampden counties) has a committee system that CoC participants (Three County and Springfield/Hampden county) work through. There is an Individual Services Committee, Family Services Committee, Veteran's Committee, Unaccompanied Youth as well as Community Engagement and Data Collection. Committee meetings are rotated between Northampton and Springfield for easy access. It is served by a Leadership Council with broad geographic and affiliation diversity. Service providers participate in REACH (Regional Engagement and Assessment of the Chronically Homeless. REACH meetings are held monthly in all counties. Providers come together to discuss specific clients and conduct coordinated case management to locate permanent supported housing.

The City awarded Highland Valley Elder Services a CDBG public services grant this year to identify and serve elders at risk of homelessness in the community. The Housing Partnership was awarded funds for a Community Housing Supportive Services Coordinator to work through a vendor agency to stabilize families facing eviction. Several CDBG public service grantees, operating programs for many years also focus on preventing homelessness.

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

The City of Northampton does not receive ESG funds directly from HUD. ESG funding for the 3-County Rural CoC is allocated by the MA Department of Housing and Community Development (DHCD) through a competitive process. Two providers within the CoC receive funding. The application is submitted by Community Action, the CAP Agency, on behalf of Hampshire and Franklin Counties. DHCD solicits input from the CoC on funding priorities. As part of the CoC governance structure, the CoC engages in an annual discussion with the CoC membership about this application process and what needs should be prioritized. Funds in the past few years have been applied to Prevention Services due to the high number of homeless families in motels. State funding allocations are informed by the Point in Time counts and other data reports produced through HMIS. The CoC shares ESG monitoring duties with DHCD. The CoC HMIS administration is funded by HUD, through an annual McKinney renewal application process. HMIS policies and procedures were set up when that initial application went in, and is revised as needed when HUD data requirements change

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CASA LATINA, INC.
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Services-Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting held with Interim Board President and Board Members, Sherry Hall-Smith and Eneida Garcia on March 17th to discuss agency's strategic plan, board development, staffing capacity and consumer needs. Sole organization serving the Latino population in Hampshire County.
2	Agency/Group/Organization	Center for Human Development
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting held with Jane Banks, Director of Homeless Services on March 27th. Discussion addressed SRO Outreach Project work in Northampton with individuals at risk of homelessness, new project to serve families at risk of homelessness and general status of homeless families in shelter and motels in the region.
3	Agency/Group/Organization	Center for New Americans
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met with Executive Director Russell Bradbury Carlin and Development Director Laurie Millman on December 3, 2104. Discussion focused on new programming for immigrant services, collaboration with The Literacy Project, the Pioneer Valley Workers Center, the area community colleges and Adult Basic Education programs in the region. Noted challenges their students face pursuing language, education and employment opportunities.
4	Agency/Group/Organization	City of Easthampton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Telephone update with Jessica Allen, Easthampton Town Planner on April 9, 2015. Got updates on affordable housing, community development, economic development, infrastructure projects and homelessness. Discussion focused on sharing information and identifying areas of collaboration. Learned the affordability ranges of 2 major housing projects coming on line there, helps know what income ranges are being served between our 2 communities. Their demand is for one bedroom units in the 30%ami range, rather than larger family units.
5	Agency/Group/Organization	Northampton Senior Services
	Agency/Group/Organization Type	Services-Elderly Persons Municipal Department Elder Services and Senior Center Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CDBG RFP sent directly to Director Patricia Shaughnessy. Met with staff October 8, 2014 about offering welcoming programming for the Latino community and discussed program needs. CDBG made last payment on the Senior Center construction debt service, so no additional funds can be applied to operating or maintenance.

6	Agency/Group/Organization	Northampton Department of Public Works
	Agency/Group/Organization Type	Municipal Department/Infrastructure Projects Grantee Department
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CDBG Request for Proposals sent directly to the Department. Several conversations with DPW Director Ned Huntley throughout the year to identify potential eligible projects to include in the program planning and Action Plans.
7	Agency/Group/Organization	Northampton Health Department
	Agency/Group/Organization Type	Health Agency Grantee Department
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Email on April 3, 2015 and follow up conversations held with Ed Smith, Health Inspector in the City's Health Department relative to the lead based paint strategy. Worked with Merridith O'Leary during 2014 on developing a task force to investigate smoke free public housing, in conjunction with the Northampton Housing Authority. several tenant forums have been held and joint meeting with the Board of Health and the Housing Authority Board of Commissioners. Legal services reps on the Housing Partnership were concerned about people with addictions being evicted from public housing if they couldn't stop smoking. Work continues. BOH also secured a 500,000 three year planning grant to address heroin addiction in Hampshire County and are forming a Task Force to begin the effort.
8	Agency/Group/Organization	Northampton Veterans Services
	Agency/Group/Organization Type	Planning organization Services - Veterans Grantee Department
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meet monthly with Northampton Veteran's Agent. Steve Connor is a regular participant at the Next Step Collaborative. Provides regular input into the housing and support services needs of local Veterans, the region and the State. Mr. Connor serves as the Chair of the . The Western Mass. Network to End Homelessness has a Veterans Committee that meets monthly. They have created a Resource Inventory, are working on a central intake form, get updates on Springfield's participation in the Zero 2016 campaign, created a Chapter 115 Veterans Benefits Information Flier and a VSO tracking sheet, are working on a centralized Coordinated Entry Release of Information for coordinated case management and are coordinating with Eliot CHS Homeless Services to do targeted street outreach to unsheltered Veterans.
9	Agency/Group/Organization	Community Action of the Franklin, Hampshire and North Quabbin Regions, Inc.
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Health Services-Education Services-Employment CAP Agency
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Regional CAP Agency staff came to the two public hearings. They are also a CDBG public services grantee so the City interacts with their staff regularly. Their family and child care programs utilize the James House and Vernon Street School, both City owned. The annual community needs assessment they conduct is utilized by City staff for program planning and evaluation.
10	Agency/Group/Organization	Community Legal Aid, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Legal Aid is a CDBG grantee so City staff interact with them regularly. During the CDBG public services interview process, CLA was asked about client needs, trends and issues, so data is gathered through that process for community planning purposes. Two of the local staff attorneys are members of the Housing Partnership, so input is received regularly there also. A new project to stabilize at risk households in their housing will partner CLA and the Center for Human Development for eviction prevention activities. The impetus for the project came from CLA initiative.
11	Agency/Group/Organization	Cooley Dickinson Healthy Communities
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Community physical and mental health issues
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Telephone conversation with Jeff Harness, Director of Western Mass Center for Healthy Communities, a division of Cooley Dickinson Hospital. Hospital recently merged with Mass General Hospital system and has a new CEO, very community oriented. Hospital has pool of grants they disperse, so coordination with CDBG is important. Both City and CDH focused on bolstering staff capacity and services at Casa Latina because they do medical translation services at the hospital and do outreach for the Health Care Connect Navigator and Mass Health programs. CDH sponsors The Positive Place, which is the HIV/Aids services organization for the county.

12	Agency/Group/Organization	Department of Children and Families
	Agency/Group/Organization Type	Services-Children Child Welfare Agency Publicly Funded Institution/System of Care Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Central West Regional Director sits on the Western Mass. Inter Agency Council on Housing and Homelessness. This is a quarterly meeting of state agencies that work on homelessness issues to facilitate silo busting and increase public system coordination. City staff used to coordinate the WMIC meetings and although did not consult directly with the agency Director, quarterly meeting minutes articulate updates on issues and trends.
13	Agency/Group/Organization	Department of Developmental Services
	Agency/Group/Organization Type	Services-Persons with Disabilities Other government - State
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Email inquiry and follow up conversations with Dan Lunden, Central West Regional Director and Jennifer Rush, Information on current housing inventory for their clients, waiting list numbers and unmet housing and support services needs were ascertained for program planning. The planned project on Burts Pit Road for 10 DDS clients through the Housing Authority has stalled at the State level for years due to lack of funding, so addressing other ways to meet the need is an outcome of the consultation.
14	Agency/Group/Organization	Massachusetts Department of Housing and Community Development
	Agency/Group/Organization Type	Services - Housing Other government - State
	What section of the Plan was addressed by Consultation?	Public Housing Needs Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	State does an Annual Action Plan and Consolidated Plan for HUD. Those plans, drafts and final, are available on Department of Housing and Community Development's website. City staff review the drafts to see what direction the State is going for targeting resources. The Draft Action Plan for 2013 is the latest document posted, however. The Western Mass. rep, Alvina Brevard is the past chair of the W.Mass Inter-agency Council on Housing and Homelessness. She gives updates at the quarterly meetings and is accessible to get information regularly. Her office is in Springfield.
15	Agency/Group/Organization	Department of Public Health
	Agency/Group/Organization Type	Services-Health Other government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Massachusetts Department of Public Health Childhood Lead Poisoning Prevention Program publishes statistics by City/Town that are utilized for program planning. Fiscal Year 2012 is the latest posting, which indicate no incidences of blood lead levels. Of children 9-48 months, 65% of the population was screened and for children 6-72 months, 41% of the population was screened. Information was also examined for opiate addiction, which is an issue approaching epidemic proportions in the State. City staff will stay abreast of the Hampshire County Task Force on Opiate Addiction, being facilitated by the Northampton Board of Health.
16	Agency/Group/Organization	Massachusetts Department of Mental Health
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless Other government - State
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Email and telephone follow up with AnneMarie Martineau, and Chris Zabik, Western Mass. Housing and Employment Coordinator. Information gathered regarding number of clients served in Northampton and Hampshire County, waiting list numbers and plans for creation of new units.
17	Agency/Group/Organization	Department of Transitional Assistance
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Employment Other government - State
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Joanne Glier, Assistant Director, facilitates the quarterly meetings of the Western Mass. Network to End Homelessness. During those meetings, each State agency representative gives updates on regional activity of their agency relative to homeless services. Minutes reviewed regularly to ascertain DTA activity, changing regulations, numbers served, linkage with housing search workers from DHCD stationed at the DTA offices and issues and trends.
18	Agency/Group/Organization	PIONEER VALLEY HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City staff consult regularly,(twice in April) about new development possibilities for Habitat projects. Currently investigating the Cooke Avenue site and one off of Route 10 on the Easthampton line. The Planning Department often does limited development projects in conjunction with open space land acquisition. Habitat is the only affordable housing developer that can do projects of 6 units or less, so we work with them regularly. Have done Pine Brook Curve, Ryan Road, Westhampton Rd., Cahillane Terrace and the Garfield Ave. 5 unit subdivision is finishing up this year.
19	Agency/Group/Organization	Franklin Hampshire Career Center
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives of the Career Center participate in the Northampton Collaborative Educational Consortium. Quarterly meetings are held with Adult Basic Education providers, International Language Institute, The Literacy Project and the Center for New Americans. Other participants include the community colleges and Department of Elementary and Secondary Education grantees. Discussions focus on improving outreach and services for those either challenged by language or are not job ready. Consultations have resulted in a greater emphasis on soft skills - resume writing, interviewing techniques, expectations of the job site and computer skills.
20	Agency/Group/Organization	Hampshire County United Way
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City staff consult regularly with Jim Ayres, the Executive Director of the United Way. Most of the CDBG public services grantees also receive funds from the United Way. We have had discussions in the past about consolidating funding application processes to make it easier on applicants. The United Way conducts surveys and needs assessments that the City uses for program planning, as many of our goals are the same. The United Way, with its fundraising campaign and allocations process, as well as community needs assessments do a great job bringing awareness of social needs of local residents to the broader community.
21	Agency/Group/Organization	HAP Housing
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultations with HAP Housing occur regularly. We are working on a very significant affordable housing development now. HAP Housing and Valley CDC are our affordable housing development community partners. HAP serves the Pioneer Valley Region whereas Valley serves Northampton Easthampton and Amherst. There is no competition between the two agencies, they work well together. HAP would only do a project in Northampton if Valley was not able. There was a time when HAP took on the larger more complicated projects and Valley operated at a smaller scale, but Valley is also doing a very large new construction project in Northampton, so we work with them both. The COO of HAP Housing was the past chair of the Northampton Housing Partnership for 3 years and still serves on the Committee.
22	Agency/Group/Organization	Highland Valley Elder Services
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Highland Valley is a CDBG public services grantee this year for the second year. Due to that, we have more contact with them. During the application process, the interview process and the quarterly reporting and monitoring, we have a much better sense of the work the organization does and the needs they identify. Last year we did a project with them to identify at risk elders in the community due to feedback from the shelter providers and the SRO Outreach worker relative to the older people they are seeing. Connections were improved with HVES's Protective Services Division and two forums were held by HVES so they could meet and learn more about services in the community.
23	Agency/Group/Organization	THE LITERACY PROJECT
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Literacy Project is a CDBG Public Services grantee, a tenant in the James House and a lead facilitator of the NCEC (Educational Collaborative) so we interact with them regularly. The CDBG project assists their students with issues other than the actual GED training. It is called Pathways to Success. It addresses all the other obstacle people face as they pursue their educational and employment goals, such as language barriers, child care, transportation, food security, basic computer skills, guidance counseling. It sees the student holistically. So feedback during the application process, the quarterly reports and monitoring informs the City for program planning relative to barriers people face.
24	Agency/Group/Organization	MANNA SOUP KITCHEN, INC.
	Agency/Group/Organization Type	Services-homeless Food Security Homelessness Prevention
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	MANNA staff are consulted during the CDBG Public Services application phase and throughout the program year via quarterly reports and monitoring. Program planning at the City level is impacted when numbers increase at the meal sites, when the numbers of people that are housed come to the meals (indicators of food insecurity, incomes going to housing costs rather than food, need for socialization) and or when numbers of homeless coming to the meals increases (indicators of increased numbers of unsheltered homeless).
25	Agency/Group/Organization	MASS FAIR HOUSING CENTER
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	For many years, until last year, the MFHC was a CDBG Public Services grantee. They still do complaint processing and workshops in Northampton but they no longer apply for funds. They put on an annual fair housing conference with a variety of workshops that City staff attend. We are meeting with them in May to discuss updating the Analysis of Impediments. HAPhousing has a person who works on fair housing issues and landlord tenant issues. John Fisher attended the March Housing Partnership meeting to discuss the Interim Rule, update us on municipal responsibilities under the new rule and to strategize about how best to accomplish outreach and education when workshop attendance is low and the people most in need of the information don't attend. The Pioneer Valley Regional Planning Commission has a fair housing section in their recently completed Knowledge Corridor Plan. City staff participate in that regional effort. Northampton is a "community of opportunity" so our goal is to increase access for households looking to move from Hampden County (Springfield/Holyoke area) which have high levels of poverty and segregation. The Northampton Housing Partnership has reviewed the AI recommendations and implements tasks every year to further the goals.

26	Agency/Group/Organization	Northampton Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	2 members of the Northampton Housing Partnership sit on the Housing Authority Board of Commissioners. This is a new development in order to increase collaboration and flow of information. The Assistant Director attends CDBG Public Hearings and supplied the information for this ConPlan related to unit numbers, issues, trends, capital improvement plans and tenant empowerment. The NHA is in the process of hiring a new Executive Director. Once that hire is made, City staff will meet with them to pursue the development of the 2 remaining parcels deeded to the NHA when the State Hospital closed (Laurel Street and Burts Pit Road).
27	Agency/Group/Organization	Northampton Survival Center
	Agency/Group/Organization Type	Provision of Food
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The NSC is a CDBG public services grantee, so we stay in touch with them through the application and monitoring process. During site visits, City staff talk alot about the profiles of the clients, who they are (race, ethnicity, homeless, housed, housed where) and what their needs are. Their community room is used for life skills, nutrition and health, cooking classes and they are looking to offer additional topics that will contribute to housing stabilization such as financial literacy trainings. The NSC is a good barometer to gauge stability and distress in local households with low and very low incomes. The Client Services Director attended the CDBG interview and provided a great deal of relevant information.
28	Agency/Group/Organization	A Positive Place
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	HOPWA Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff of the Positive Place attend the Next Step Collaborative meetings facilitated by City staff for housing and homeless service providers monthly. We talk often about the difficulty finding affordable units for their clients in Northampton. Updates are given regularly about numbers of those with HIV/Aids, support services being offered and service system gaps, and the philosophy of the new leadership at the local hospital which houses the program. Info. was provided for the Conplan related to numbers served, numbers on the waiting list and challenges and trends.
29	Agency/Group/Organization	SAFE PASSAGE
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Anthia Elliot, Program Director at Safe Passage attends the Next Step Collaborative meetings monthly. Anthia provides updates on numbers seen, trends, issues, who is presenting at their Shelter, household compositions, support service needs. Through those discussions, we have identified the need for transitional housing for families experiencing domestic violence. City staff is in communication with the Director to identify how to accomplish that. Friends of the Homeless are investigating a target population for their third house (they have purchased two and partnered with service agencies), which might address this need. The Community Preservation Act funds would be applied for. A project such as this would provide "next step" housing options for families who need more time than allowed for in their local emergency shelter. Work continues.
30	Agency/Group/Organization	ServiceNet, Inc.
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City staff interact with Shelter and Housing staff at ServiceNet regularly. The Hampshire County Program Director and the Resource Center staff attend the Next Step Collaborative monthly meetings. They tell us if they are at capacity, where they are moving people out to, the number of turn aways, characteristics of the population, town of origin, etc. so we can plan accordingly. The winter shelter operates from November to April so numbers swell with the anticipation of the opening, but we try to gauge if all the local sheltering programs can meet the need. We also hear from the Street Outreach Clinician (Eliot Homeless Services) about the numbers of unsheltered living outside so we can anticipate the numbers coming in for the winter. Northern migration from the Hampden county programs is monitored so we can plan accordingly. Between the annex in Easthampton and the relatively new program in Amherst, we have housed the majority of those looking for shelter. Turnaways are the result of being intoxicated, more than capacity issues. The Amherst is a wet shelter and opens later so they can usually take turnaways from here. Monitoring is done as well because the Grove Street Inn year round shelter and the Interfaith Winter shelter are CDBG public service grantees.
31	Agency/Group/Organization	Stavros
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stavros is the regional advocacy agency for people with disabilities. City staff co sponsor workshops with their agency on fair housing laws so people are not denied access or reasonable accommodation in housing and are aware of their rights. We did a workshop with Stavros and the Mass. Fair Housing Center last year.
32	Agency/Group/Organization	Tapestry Health
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	HOPWA Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation via email then a follow up phone call on April 13th. Tapestry Health runs the needle exchange program in Northampton, participates in the Task Force on Opiate Addiction and conducts outreach and information dissemination for at risk populations. Tapestry Health is a non-profit health care agency that has been serving western Massachusetts for over 40 years. Founded as the Family Planning Council of Western Massachusetts in 1973, Tapestry remains the only non-profit organization in the region to offer family planning and reproductive health care to often marginalized individuals, such as young people, women living in poverty, recent immigrants, injection drug users, the homeless, and men and women with HIV/AIDS, regardless of their ability to pay. With offices in Hampden, Hampshire, Franklin, and Berkshire Counties, they provide a variety of services including Health Services, WIC programs, HIV prevention and support, homelessness and re-entry programs, and operate the only two needle exchanges offered in Massachusetts west of Cambridge.
33	Agency/Group/Organization	Town of Amherst
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Telephone consultation with Nate Malloy, CDBG Administrator/Housing Planner for the Town of Amherst. Lengthy update on their expiring use projects, their efforts to create new units of affordable housing, their support for Craigs Door, the winter shelter, community development projects and their efforts to secure local and state funding. Our communities share the resources of Habitat for Humanity, the Mass. Fair Housing Center, Community Legal Aid, Valley CDC and HAP Housing, so getting and sharing updates on projects and what is planned for the future is beneficial for local planning.
34	Agency/Group/Organization	Valley Community Development Corporation (CDC)
	Agency/Group/Organization Type	Housing Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Valley CDC is our community partner for affordable housing management and development, as well as a CDBG grantee for first time homebuyer and downpayment assistance. They also administer a micro business technical assistance program for the City. Valley is currently undertaking a new 55 unit affordable housing project that is huge for Northampton. There have been funding applications to the Community Preservation Committee and DHCD, various local permits and collaboration with the HAP project down the block, so we talk regularly. They also facilitate a quarterly meeting of all service providers engaged with Valley's tenants. Valley and Home City Housing, their property manager are committed to housing stabilization for their residents and gather people to troubleshoot potential issues and coordinate case management to insure successful tenant landlord relationships. Coordination with City staff is successful and frequent. No need for improvement. Happy to have them as community development partners. Great organization and staff.

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

Agencies determined to have relevant input into the creation of this plan were consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Hilltown Community Development Corporation	Creation of permanent supported housing units and housing support services. Homelessness prevention, housing stabilization to reduce recidivism, increase services for mentally ill and those abusing substances.
Pioneer Valley Planning Commission Regional Housing	PVPC 2014	Identification of communities of opportunity that commit to creating affordable housing to facilitate movement from areas of concentration in Hampden County, primarily Springfield and Holyoke, north and west.
Needs Assessment & Strategic Housing Plan	City of Northampton 2011	Solidification of list of prioritized needs based on extensive data compilation and citizen input during public participation sessions for plan development. Needs Assessment in Housing Plan very thorough, provides direction for resource allocation for Community Preservation Committee and Housing Partnership.
Federal Opening Doors Plan	U.S. Department of HUD 2010	Western Mass. Network to End Homelessness has state line item earmark to align all regional activity with Federal Open Doors Plan, to insure progress and accountability in one operational framework.
HAPHousing Strategic Plan	HAPHousing 2014	Creation of permanent supported affordable housing with on-site Resident Services Coordinators to insure successful tenancies and housing stability.
All Roads Lead Home	Three County COC 10 Yr. Plan to End Homelessness 2008	Build community support for ending homelessness, coordination and funding for prevention and rapid rehousing, creation of supportive housing for vulnerable populations, increase affordable housing for extremely low income, increase education, employment and assets.

Table 3 – Other local / regional / federal planning efforts

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

The City will work closely with local, regional and State partners to implement the ConPlan. The Hilltown Community Development Corporation works in adjacent communities to the west and is the lead agency for the CoC. Northampton, Amherst and Easthampton are the primary communities in Hampshire

County and collaboration is necessary for homeless services coordination and affordable housing development. The Commonwealth's Department of Housing and Community Development is a partner in public infrastructure projects, resources for public housing and affordable housing production. Local efforts also benefit from the Western Mass. Inter-Agency Council on Housing and Homelessness which is regularly attended by representatives from DHCD, the Department of Mental Health, the Department of Public Health, the Mass. Rehabilitation Commission, the Mass. Disabilities Commission, the Department of Transitional Assistance, the Department of Elementary and Secondary Education, the CoC leads and the Coordinator for the Network to End Homelessness. A state line item earmark of \$125,000 has allowed the Network to develop data integration, analysis and reporting capabilities to advance its mission to prevent and end homelessness in alignment with Opening Doors, the Federal Strategic Plan to Prevent and End Homelessness.

Narrative (optional):

Goals of the Opening Doors in Western MA effort are to:

- Finish the job of ending chronic homelessness
- Finish the job of ending homelessness among Veterans
- Prevent and end homelessness for families, youth and children
- Set a path to ending all types of homelessness

Performance Measures Include:

- Reduction in the length of time that people experience homelessness
- Reducing the number of people and families who are homeless
- Reduce the number of people and families that return to homelessness
- Job and income growth

PR-15 Citizen Participation

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

Two public hearings, 14 email and telephone consultations, 5 Next Step Collaborative meetings, 4 Housing Partnership meetings and a Request for Proposals competitive application process to select public service grantees were conducted. All hearings and meetings were publicly posted and open to everyone. Information gathered was taken into consideration for the selection of public facilities and infrastructure projects as well as housing projects and public social services grants. The input informed the community planning process by identifying strengths and weaknesses in the service delivery system. Targeting resources and enhancing the collaborations needed to address the weaknesses and grow the strengths impacted the 5 year planning strategy. City staff find that emails followed up with appointments made for telephone interviews with targeted questions is highly effective. General public hearings tend to be less well attended, although substantive discourse occurs in those settings as well. City staff prefer presenting open ended questions and having round table discussions that evolve organically, as opposed to formal power point presentations and limited interactive conversation. This approach works well with our City size and the universe of participants. The 12 public services grantees are monitored annually and those sessions present well utilized opportunities for detailed information sharing about the needs of clients and how to address them moving forward.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Public Hearing on Housing, Community and Economic Development Priorities Wednesday February 11, 2015. 15 attended.</p>	<p>Written comments received from Community Action relative to needs of low income youth. A summary is included in the Executive Summary.</p>	<p>There were no comments not accepted.</p>	
2	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Discussion of Draft Consolidated Plan and Annual Action Plan Wednesday April 8, 2015. 7 attended.</p>	<p>Written comments are included in the minutes of the public hearings, contained in Appendix I.</p>	<p>There were no comments that were not accepted.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Housing and Homeless Service Providers	Next Step Collaborative. Meets monthly, 5 monthly meetings devoted to identifying community needs and ConPlan discussion. Each monthly meeting was attended by 4-10 providers.	Input focused on additional housing program types needed in City, homeless shelter capacity, issues and trends, unmet support service needs and updates on new affordable housing projects.	There were no comments not accepted.	
4	Public Meeting	Housing Partnership Members	5 meetings held from January to June with 5-8 participants monthly. Members are composed of architects, bankers, realtors, legal aid attorneys, housing developers, landlords and interested citizens.	Needs Assessment reviewed for validity from 2011 Strategic Housing Plan. Fair Housing Analysis of Impediments Recommendations prioritized for implementation, updates on Housing Support Services Project and affordable housing developments, as well as monitoring expiring use projects.	There were no comments not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish	Meeting with Public Services Ad Hoc Review Committee and 4 representatives of Casa Latina, advocacy organization serving the Latino population in Hampshire County. 9 participants total.	Reviewed priority needs of the Latino population in Northampton, the organizations strategic plan to address those needs and articulated City support for implementation of the strategic plan and board development to improve and sustain staff capacity and organizational health.	There were no comments not accepted.	
6	Telephone interview	Persons with disabilities	One on one conversation with Stavros Center for Independent Living on May 10, 2015. Advocacy organization serving the disabled community in the region.	Contained in sections addressing special needs populations.	There were no comments not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Telephone interview	Residents of Public and Assisted Housing	Northampton Housing Authority hired a consultant to guide the Board of Commissioners search and selection process for a new Executive Director. Many community stakeholders and tenants were interviewed and surveyed to identify tenant needs and hopes for improved community collaboration.	Information gathered via the ED selection process was shared with City staff to assist with plan preparation, as well as the data collection required for the ConPlan sections was submitted by the NHA.	There were no comments not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Telephone interview	some general, some specific to targetted populations	telephone consultations held with Department of Mental Health, Dept. of Dev. Services, Housing Authority, MA Fair Housing Center, Tapestry Health, Cooley Dickinson Hospital, Stavros, A Positive Place, City Veterans Agent, Casa Latina, Valley CDC, HAP Housing, Habitat for Humanity, Towns of Amherst and Easthampton.	As reflected in narrative and goal setting sections, and as recorded in the Executive Summary.	There were no comments received that were not accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

With an overall inventory of 11,880 households (6,356 ownership units and 5,524 rental units), 3,525 or 30% have low or extremely low incomes. Although the population (28,621) has remained stable, the citizenry is aging and a high percentage of households claim some type of disability. The housing stock is generally in good condition although the majority of housing units were built before 1980. The incidences of overcrowding are minimal, however the Asian and Black/African American populations are disproportionately impacted in some categories. Lack of availability and affordability for renters and homeowners are critical issues in Northampton. The primary issue is that of cost burden.

- 1,135 households with 80% of area median income or less paying 50% or more of their income for rental housing costs equates to 21% of all renter households.
- 985 households with 80% of area median income or less paying 30% or more of their income for rental housing costs equates to 8% of all renter households.
- 585 households with incomes of 80% area median income or less paying 50% or more of their income for housing costs equate to 9% of all homeowners.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Northampton has a population of 28,621. There are 11,853 occupied households. With 2,120 households having incomes of 0-30% of area median income and 1,405 having incomes between 30-50% of area median income, that indicates 30% of all Northampton households with low or extremely low incomes. With the vacancy rate being very low and the housing demand high, both the rental and homeownership supply is very stressed, making affordability and availability the most pressing housing needs. The housing stock is in generally good condition, foreclosure rates have stabilized. Asian and Black/African American populations are experiencing disproportionate housing problems.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	28,978	28,621	-1%
Households	11,863	11,853	-0%
Median Income	\$41,808.00	\$54,413.00	30%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	11,590	7,875	9,015	4,800	16,820
Small Family Households *	5,990	4,550	5,760	3,050	13,180
Large Family Households *	510	460	770	650	1,420
Household contains at least one person 62-74 years of age	3,140	2,780	2,540	1,060	2,990
Household contains at least one person age 75 or older	3,560	2,920	1,690	730	1,340
Households with one or more children 6 years old or younger *	3,010	2,010	1,760	1,080	2,400
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Alternate Data Source Name:
ACS Data for Northampton City, MA 2007-2011
Data Source Comments:

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	30	0	0	0	30	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	30	10	40	0	0	0	15	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	0	0	0	35	0	0	25	0	25
Housing cost burden greater than 50% of income (and none of the above problems)	975	130	30	0	1,135	235	200	150	60	645
Housing cost burden greater than 30% of income (and none of the above problems)	390	385	210	45	1,030	65	185	300	260	810

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	40	0	0	0	40	30	0	0	0	30

Table 7 – Housing Problems Table

Data 2007-2011 CHAS

Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,035	130	60	10	1,235	235	200	175	75	685
Having none of four housing problems	695	615	930	350	2,590	90	460	700	595	1,845
Household has negative income, but none of the other housing problems	40	0	0	0	40	30	0	0	0	30

Table 8 – Housing Problems 2

Data 2007-2011 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	235	110	70	415	40	140	185	365
Large Related	100	0	15	115	0	15	20	35
Elderly	225	129	0	354	205	175	125	505
Other	865	275	185	1,325	60	60	115	235

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	1,425	514	270	2,209	305	390	445	1,140

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	190	25	0	215	40	120	90	250
Large Related	100	0	0	100	0	15	0	15
Elderly	105	55	0	160	140	45	45	230
Other	640	50	30	720	60	20	10	90
Total need by income	1,035	130	30	1,195	240	200	145	585

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	35	0	15	0	50	0	0	15	15	30
Multiple, unrelated family households	0	0	0	0	0	0	0	10	0	10
Other, non-family households	0	0	15	10	25	0	0	0	0	0
Total need by income	35	0	30	10	75	0	0	25	15	40

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

Householders living alone (4,370), compose 37.5% of all households in Northampton. 1,560 of those households at the 0-80% of area median income levels are paying greater than 30% of their incomes for housing costs. 810 single individual households are paying greater than 50% of their income. With a total of 11,853 households, that translates to 20% of all Northampton households (2,370/11,853) being cost burdened.

At the 30% cost burden level, individuals that are renting are almost 40% higher in number than other cost burdened categories: Individual renters = 1,325; Elderly homeowners = 505; Small household renters = 415, Small households owning= 365 and Elderly renters =354. With regard to types of individuals, they may be residents living in non-subsidized single room occupancy units, small owner occupied rentals, retirees with limited income in condominium units or small apartments in single family homes. Despite a stable population total over the last several decades, (a 1% increase from 1980 to 2010) the number of households has increased 16%. Average household size has decreased from 2.45 to 2.14. This trend reflects the growing need for smaller sized affordable units for one or two person households.

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

According to Safe Passage, the local DV services agency, domestic violence is among the leading factors for instability and homelessness. In 2014, they served 1,493 community-based clients. 71 needed housing advocacy and placement. 22 had no children, 49 had at least one child. Many had no incomes when they presented. Economic instability and credit problems for survivors result when abusers leave utilities unpaid and accumulate debt unknown by the survivor. Noise complaints and unpaid rent can make positive landlord references improbable. For students, leaving violent settings can cause disruption of education, loss of credits, tuition and financial aid. Disability is a risk factor for domestic violence. Between 60-95% of persons with specific disabilities have been victims of interpersonal violence. Data indicates that among homeless women, more than 85% have a history of DV, dating violence, sexual assault and stalking. Re-housing victims is challenging due to the safety risk. For survivors who want to stay in their own communities due to jobs, school, family and children’s needs,

finding safe and affordable housing is often impossible. Many families placed in Northampton from other communities desire to stay. Estimating the need is difficult.

According to the City's Housing Needs Assessment and Strategic Plan, of the 2,000 residents aged between 5 and 20, 539 or 9.1 % had some disability. Of those aged 21-64, 2,650 residents or 15% of the people those ages claimed a disability. About 58% of this group was employed, leaving another 42% or 1,100 residents unemployed, likely due to their disability. For those aged 65 and older, 1,227 seniors, or 37.9% of those in that age group claimed a disability. These levels of disability represent significant special needs in Northampton and mandate that the City make a concentrated effort to integrate special needs housing, units that are handicapped accessible and housing with supportive services into affordable housing development planning.

According to Stavros, the regional disability advocacy organization, finding affordable, accessible housing can be one of the biggest challenges faced by persons with disabilities. They report receiving 150 requests for housing information in Hampshire County, what's available and how to look for it. Most of the requests are for the Northampton Amherst area. The rent at most apartments is out of reach for many disabled people. While subsidies aren't easy to come by, they work with clients to get the best rental assistance available. Stavros provides the resources and assistance people need to find housing that works for them. Stavros' Housing Services division provides information on and keeps updated lists of accessible, subsidized and market rate housing in western Massachusetts. Stavros sends lists of housing opportunities and related material to consumers interested in living in the area. Stavros also provides information about modifications and financing. Stavros holds monthly workshops on topics such as: subsidized housing, governmental programs, tenants' rights and responsibilities, reasonable accommodation and how to search for housing. Attendees receive informational packets at the sessions. The problems their clients face are limited availability of units in elderly/disabled housing (communities put caps on the number of younger disabled who can live there), aging housing stock not accessible for persons with mobility impairments, very limited subsidies (and the disconnect between actual rents and the subsidies) and limited public transportation beyond the larger communities.

What are the most common housing problems?

Data indicates that cost burden and lack of affordable housing availability are the primary challenges for those with lowest incomes in Northampton. Despite the fact that the subsidized housing inventory percentage exceeds many communities (11.8%) all consultations and needs assessments point to a lack of available units. Part of the problem is a lack of movement once those units are filled; there is very little tenant turnover. The age of the housing stock does not seem to be problematic with regard to kitchen and plumbing facilities but may have unreported amounts of lead paint. The renter population expending more than 50% of income for housing costs is the highest category of being cost burdened, with renters paying more than 30% of household income running close behind. The homeowner income categories of 50-80% ami paying more than 30% of their income is the next highest category, with homeowners at 0-30% ami paying more than 50% of their income the next highest category.

More generically, the Housing Needs Assessment and Strategic Housing Plan of 2011 identified the following housing problems and needed resources: homelessness prevention, the need to support the existing homeless shelters and rapid re-housing efforts, production of rental housing for individuals and families, preservation of existing affordable housing stock, housing rehabilitation resources, affordable homeownership opportunities for smaller households and housing for at-risk special populations.

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

Individual renters and elders seem to be struggling the most with cost burden. The order of need based on the data presented is as follows: For cost burden of paying 30% or more of income for housing: Individual renters 1,325, Elderly homeowners, 505, Small Related Renters 415, Small Related Owners, 365 and Elderly renters 354. For cost burden of paying more than 50% of income for housing: Individual renters 720, Small related household owners, 250, elderly homeowners 230. The cost burden rate for renters is nearly double for that of homeowners.

For clients of the Department of Mental Health, secure housing is the base for recovery for many but most need a subsidy in order to afford rent in Northampton. Most clients have only SSI or SSDI to cover all of their living expenses. The rental market here has too few units to make securing even an efficiency apartment possible without rental assistance. Often clients whose services are in the City are forced to live in surrounding towns and then commute in to receive services. Part of a mental health crisis and subsequent hospitalization may be the loss of housing. Such episodes can fracture relationships and impact financial stability which negatively impacts housing options. Many individuals experience extended lengths of stay in DMH crisis respite beds (former rest home, Community Support Options in Florence) because there are no affordable units available. The highest need is for one bedroom or efficiency units as most clients are individual households. Currently, for three of the four DMH clients in respite, housing is the major reason the individuals have not transitioned to their own homes in the community. There are currently 67 units in Northampton set aside for DMH clients. 5 more are planned with the HAP Housing Pleasant Street project in 2016-17. Challenges faced by households experiencing domestic violence are described above. Individuals and families with family members that have been incarcerated also have an extremely difficult time accessing housing. Criminal records are a huge barrier to housing, particularly for someone with a sex offender history.

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

According to the CoC HMIS Administrator, locally and regionally, families who are currently housed but at imminent risk are disproportionately Hispanic (up to 40%); mostly one parent families headed by single mothers (up to 90%) who tend to be ages 30 and younger. These families are typically small, with one or two children, and most receive TANF. Individuals who are currently housed but who are at risk

are disproportionately impacted by illness, especially mental health problems or mental illness, which undermines their stability in housing and can lead to issues that jeopardize their housing stabilization.

Although HomeBASE funding and employment initiatives go a long way towards increasing families income and self sufficiency, market rate rents are still outside the grasp of families earning minimum wage or receiving public benefits. According to the 2011 Housing Plan, an income of \$38,000 (assuming \$100 per month for utility bills and expenses no more than 30% of income) is needed to afford a one bedroom apartment (median rent \$850) and \$41,400 to rent a two bedroom apartment (median rent \$900). Someone earning minimum wage of \$9.00/hr. for 40 hours a week would yield a gross annual salary of \$18,720. Households with two earners at minimum wage still fall short. The scarcity of affordable rentals, particularly those with support services, was identified as the foremost housing need during the citizen participation process of the Housing Plan, and the ConPlan.

It is always a struggle when a program that has provided resources for housing search, placement, rental assistance and support services ends. When HomeBASE and RAFT funds get exhausted, the State usually adds allocations in supplemental budgets to avoid sending all those successfully housed back into the shelter system. There is no formal Rapid Re-housing program operating in Northampton or Hampshire County. Most of the funds that come into the region for these purposes get utilized for prevention.

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

The operational definition of the at-risk population would be an individual or family who: (i) has an annual income below 30% of median family income for the area; AND (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition; AND (iii) Meets one of the following conditions: 2 or more moves within the last 60 days; being doubled up; being asked to leave or being evicted and losing housing within the next 21 days.

The Massachusetts Department of Housing and Community Development declares that imminent risk includes the loss of housing within 14 days with no other options/no support system.

Estimating populations at risk could be done by using the National Alliance to End Homelessness criteria which includes determinint the number and rate of 1) people in poor households who are doubled up; and 2) poor renter households with severe housing cost burden. The methodology would rely on US Census data, American Community Survey data and data from the Massachusetts Department of Education on doubled up children. The most recent estimate from NAEH of those at risk of homelessness in Massachusetts indicates that while worst case housing risk has decreased by 8% over the previous year, the number of people who are doubled up has increased by 30%.

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

Housing that is unaffordable increases the risk of displacement. Also, units with health and safety issues put households at risk. Tenants that complain about the conditions of their units may face repercussions from landlords unwilling to make the improvements. There are families and individuals that enter shelter in the CoC that are forced out due to their housing having code violations, less a problem in Northampton than in other areas. Up to 40% of families entering shelter come from doubled up situations. 20-25% of individuals also report being doubled up prior to shelter entry, usually in couch surfing situations. Doubling up puts tenants of units holding the lease at jeopardy if they host people not on the lease.

The CoC also reports that households most at risk are poor renter households at 125% of poverty level who are severely cost burdened, paying more than 50% of their income towards rent.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

To insure a diverse community that affords opportunity for all population segments, it is important to analyze disparate impacts. According to HUD, disproportionately greater need is experienced when the percentage of a racial/ethnic group's households being negatively impacted exceed the percentage of the total number of households at that income level in the community by 10%. The data below does not indicate that any one sub-population group has a disproportionately greater need compared to the total number of households in the community at that income level. The breakdown in the four charts below reflect the same ratios as the number of people in each racial and ethnic group compared to the total population in the City and the calculated percentages are shown in discussion boxes below each chart. This does not mean that no actions are required to remediate the impacts, despite the fact that no group met HUD's disproportionately greater need threshold.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,720	335	70
White	1,345	160	55
Black / African American	55	15	0
Asian	45	15	15
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	225	130	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Analysis

Using the formula suggested by HUD yields the following:

81% of the community at this income level has 1 or more housing problems. The racial/ethnic breakdowns are:

White 86%, Black/African American 79%, Asian 60% and Hispanic 63%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	905	500	0
White	865	395	0
Black / African American	10	0	0
Asian	0	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	80	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Analysis

64% of the households at this income level experience one or more housing problems. 69% of those households are white, less than one percent are Black/African American and Asian and 20% are Hispanic households.

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	745	1,120	0
White	645	980	0
Black / African American	30	0	0
Asian	25	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	25	140	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Analysis

40% of the whole community at this income level have one or more housing problems. Whites comprise 40% of that total, Blacks/AA's and Asians comprise one percent and Hispanic households comprise 15%.

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	385	645	0
White	370	595	0
Black / African American	15	10	0
Asian	0	0	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	0	25	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Analysis

37% of all households at this income level experience one or more housing problems. 38% is comprised of white households, 6% are Black/AA and no other percentages are indicated for other racial/ethnic groups.

Discussion

The four housing problems defined by HUD are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%. With a universe of 11,667 occupied housing units in Northampton, 2011-13 American Community Survey estimates indicate 161 kitchens lack complete facilities (1%) and 77 lack complete plumbing facilities (< 1%). With very low counts on the number of substandard housing units and overcrowded households, analysis would lead to the conclusion that the primary problem being experienced by households in Northampton is related to housing cost burden.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to the data below and consultations, several racial/ethnic sub-populations in Northampton are experiencing severe housing problems. For each area median income breakdown category below, the racial/ethnic group is compared to the total number of households in the community at that income level. HUD defines disproportionate need as when one group exceeds the percentage of persons in the category as a whole, by 10 percentage points. This section differs from the one prior by breaking out more severe problems which are defined as: overcrowding being more than 1.5 persons per room (as opposed to more than one person per room in NA-15) and households paying 50% or more of their incomes for housing costs as opposed to 30% or more (as in NA-15). The information HUD provides in the charts is by household, not number of persons.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,270	785	70
White	1,030	480	55
Black / African American	55	15	0
Asian	45	15	15
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	90	265	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Analysis

60% of the jurisdiction as a whole at this level of income have one or more of four housing problems; Whites have 66% but Blacks have 78% which is a disproportionately greater need. Asians have 60% and Hispanics have 25%.

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	330	1,070	0
White	315	945	0
Black / African American	10	0	0
Asian	0	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	90	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Analysis

24% of the jurisdiction as a whole at this income level have one or more of four housing problems. Whites have 25% and Hispanics have 10%. No group has a disproportionately greater need over another.

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	235	1,630	0
White	195	1,430	0
Black / African American	30	0	0
Asian	10	15	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	0	165	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Analysis

13% of the jurisdiction as a whole at this income level have one or more of four housing problems. Whites have 12%, Blacks have 1% and Asians have 40%, which is a disproportionately greater need.

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	85	945	0
White	85	880	0
Black / African American	0	25	0
Asian	0	0	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	0	25	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Analysis

8% of the jurisdiction as a whole at this income level have one or more of four housing problems. Whites have 9% and the data for the other categories shows none. No one group has a disproportionately greater need over the other segments.

Discussion

For the 0-30% of area median income level, the Black/African American community has a disproportionately greater need. Although less than half of one percent of the total population of households, this segment struggles with housing problems in Northampton. For the 50-80% of area

median income, these charts show that the Asian community is struggling with housing problems. Although the numbers of households impacted are small (55 out of 11,853 households in the community for Blacks and 10 out of 11,853 for Asians, these scenarios could be indicative of why there are not larger racial and ethnic members of these populations in Northampton, because they cannot afford to live here.

The numbers of households experiencing overcrowding and the numbers of substandard housing units is minimal, therefore the conclusion is made that the problem most households are struggling with is cost burden.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	2,635	1,865	1,855	70
White	6,640	2,230	1,575	55
Black / African American	45	14	95	0
Asian	200	15	45	15
American Indian, Alaska Native	25	10	0	0
Pacific Islander	0	0	0	0
Hispanic	510	180	100	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

The data indicates that 29% of the jurisdiction as a whole is cost burdened (paying 30-50% of their income for housing costs) and 29% is severely cost burdened (paying more than 50% of their income for housing costs). 62% of Black/African American households are paying more than 50% of their income for housing costs, indicating a disproportionately greater need. 95 households out of a total of 11,853 represents less than 1% of the households in the community, but representative an issue within that population segment that needs to be examined. 95 out of a total of 154 households represents 62% of all Black/African American households in Northampton struggling with severe cost burden.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

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

At 0-30% area median income, the Black/African American population is experiencing disproportionately severe housing problems - 78% compared to 60% for the jurisdiction as a whole at that income level. At the 50-80% area median income level, Asian households are experiencing severe housing problems.

In 2010, Black/African Americans numbered 776 out of a total population of 28,549 or 2.7% . Asians numbered 1,162 or 4.1% of the total population. According to the ACS 2011-13 estimates, Blacks will number 954 and Asians 1,734. Hispanics numbered 1,928 in 2010 and show as 2,494 in the estimates. This data indicates a growth trend within these racial and ethnic groups moving forward. The chart below shows those trends.

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

Due to the low numbers of housing units with incomplete kitchen and/or plumbing facilities, or units with overcrowding, the conclusion is that the primary housing problem as defined by HUD being experienced is cost burden.

Additionally, the Mass. Fair Housing Center and the City's Analysis of Impediments to Fair Housing indicate a significant racial gap in access to homeownership in Northampton. The Non-Latino White homeownership rate is 60% while 16% for Blacks and 20% for Latinos. Northampton is in the Springfield Metropolitan Statistical Area. This MSA ranks first in the nation for the degree of segregation between Latinos and Whites, and twenty-second in the nation for segregation between African Americans and Whites. Northampton is located 10-20 miles north of Holyoke and Springfield and is considered a "community of opportunity" to deconcentration of poverty and expansion of housing options.

Only 16% of all rental housing units in Northampton have 3 or more bedrooms. These units are needed by families of color, where over 40% of Black and Latino households had 4 or more people living together. Over 34% of Asian family households had 4 or more people living together. In comparison, only 28% of White Non-Latino households were made up of 4 or more people.

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

Onecpd maps do not show the locations of the ethnic groups in any way that yields analysis. The universe is too small for the Black/African American community to be indicated. Asians seem to be scattered throughout the City. An assumption was that the larger number of concentrations for Hispanic

people are the two public housing developments. One does not even appear on the map. Further research will be done with the Housing Authority to determine if that is the case.

NA-35 Public Housing – 91.205(b)

Introduction

The Northampton Housing Authority manages 618 public housing units and 857 leased housing program vouchers. A chart showing the types of units is included in the appendix (A). There are 12 additional units under development, 2 at Hampshire Heights and 10 at the Burts Pit Road site.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	857	32	618	857	43	474	308	0	0

Table 22 - Public Housing by Program Type

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

Alternate Data Source Name:

Data from Northampton Housing Authority.

Data Source Comments:

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	11,223	7,357	12,835	13,704	0	13,730	13,720	0
Average length of stay	5	2	6	5	8	6	0	0
Average Household size	1	1	2	1	1	1	1	0
# Homeless at admission	1	26	0	140	0	11	129	0
# of Elderly Program Participants (>62)	8	6	28	76	0	66	10	0
# of Disabled Families	23	10	46	286	0	219	67	0
# of Families requesting accessibility features	39	28	108	573	1	443	129	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:

Data from Northampton Housing Authority.

Data Source Comments: Data from Northampton Housing Authority added in table attached. April 2015.

Avg. Annual Income	\$13,704
Avg. HH size	1.5
# homeless admissions	10 families
# of Elderly	254

# of Disabled Families	303
# fam. req. accessibility features	39

Table 24 - Public Housing Resident Characteristics (Federal and State Units)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	38	25	104	494	1	411	82	0	0
Black/African American	1	2	3	69	0	22	47	0	0
Asian	0	0	1	4	0	4	0	0	0
American Indian/Alaska Native	0	1	0	5	0	5	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 25 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:

Data from Northampton Housing Authority.

Data Source Comments: Data from Northampton Housing Authority added in table attached. April 2015.

White	69.84%
Black/AA	2.6%
A.Indian	1%
PI	0
Other	0

Hispanic	22.3%
Non-Hispanic	77.6%

Table 26 - Race and Ethnicity of Public Housing Residents

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	5	2	35	137	0	123	14	0	0
Not Hispanic	34	26	73	436	1	320	115	0	0

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

Table 27 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

All NHA elderly and disabled housing developments meet or exceed Section 504 standards for accessibility. All other NHA developments, including family projects, are at standard 504 levels and are handicap accessible to the extent that building construction allows. Florence Heights and Hampshire Heights (the two public housing developments for families) are not handicap accessible because bedrooms and bathrooms are on the second floor. Two handicapped accessible units are in development at Hampshire Heights; both require state construction and project 200-1 subsidy commitments from the Massachusetts Department of Housing and Community Development.

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

Federal Public Housing Waiting list total eligible = 279

- Extremely low Income < 30% ami = 246/ 88% of total families
- Very Low Income <30% ami but <50% = 30/ 11% of total families
- Low Income >50% but < 80% ami = 3/ 1% of total families
- Families with Children 91 = 34% of total families
- Elderly Families 60 = 22% of total families
- Families with Disabilities 155 = 56% of total families

187 are in need of a one bedroom unit.

69 are looking for two bedroom units, 21 are in need of three bedroom units and 2 are waiting for 4 bedroom units.

Section 8 Waiting list: 535 total eligible.

- ELI = 416/78% of total families
- VL = 92/17% of total families
- LI = 27/5% of total families
- Families with Children = 299/ 56% of total families
- Elderly Families = 41/ 8% of total families
- Families with Disabilities = 108/20% of total families

226/46% are in need of one bedroom units

167/31% are in need of two bedroom units

123/ 23% are in need of three bedroom units

18/3% are in need of four bedroom units

1/<1% is in need of a five bedroom unit

The most immediate need for those waiting for public housing units and Housing Choice vouchers is movement on the lists. The Section 8 waiting list is usually closed and opens maybe every 3-5 years. The NHA estimates they will issue 25 vouchers for use in 2015.

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

The Housing Authority waiting list information reflects the City and regional needs. The highest demand for units is from families with the lowest incomes. These may be households struggling with cost burden in this community, the surrounding cities and towns, or because of universal applications, could be applying from anywhere in the state or nation. There is an over representation of Hispanic families on the waiting list. 35% of applicants are Hispanic, where 8.7% are represented in the total City population. The NHA stats also indicate the large demand for one bedroom units which are in short supply in the City. 78% of all the families on the Section 8 Waiting list have the lowest incomes (<30% ami). Both programs show a disproportionate number of families presenting with disabilities. These could be physical or mental health and/or substance abuse related diagnoses. Further investigation of this data would reveal the need for physical unit modifications, vs. types of supportive services needed.

The Federal public housing developments are Florence Heights (50 units)for families and McDonald House (60 units) for elderly/younger disabled. Florence Heights has no one bedroom units, 23 two bedroom units, 22 three bedroom units and 4 four bedroom units. McDonald House has 54 one bedroom units and 6 two bedroom units.

Discussion

The State of Massachusetts allows housing authorities to cap the percentage of the younger disabled residents in public housing at 13%. The Northampton Housing Authority typically has between 30-50% of younger disabled in their elderly housing units. Law prevents the NHA from segregating younger populations in certain sections of buildings, so there are typically life style clashes and management challenges. The repercussions of that can sometimes yield a low number of elders on the waiting list. If the NHA has vacancies they cannot fill with elders, they can't afford to leave them vacant, so they often get filled with younger disabled.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

With targeted intervention efforts and the evolution of the HMIS system, many chronically homeless have been identified, tracked and housed. In Hampshire County, the emergency shelters in Northampton, Amherst and Easthampton have been able to house those individuals seeking shelter, with a minimal number of turnaways. The number of unsheltered in Northampton fluctuates between 3 and 20 depending on the season. With the outreach clinician from Eliot Homeless Services, we are always able to have an accurate assessment of the number and locations of those living outside. The Northampton Police Department is a partner in these outreach efforts. Those living outside have, in most cases, been offered services, if not housing, but for a myriad of reasons they have not availed themselves of those resources. The Resource Center is always available for securing benefits, such as MassHealth and Foodstamps, as well as attention from the Health Care for the Homeless nurse and doctor. Case Managers are there to link people with housing and employment search. Efforts to end Veterans homelessness are progressing with area partners. The biggest challenge remains family homelessness. Although there are no emergency shelter beds for homeless families anymore in Northampton (the program moved to Amherst), the City is striving to help ameliorate the epidemic by creating new affordable housing units for low income families.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	22	83	0	20	84
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	3	181	402	191	85	104
Chronically Homeless Individuals	1	41	178	0	5	500
Chronically Homeless Families	0	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Veterans	0	140	497	271	23	104
Unaccompanied Child	1	0	0	0	0	0
Persons with HIV	0	5	5	0	1	104

Table 28 - Homeless Needs Assessment

Data Source Comments: From HMIS Administrator for Three County Continuum of Care. 2015. The Veterans numbers are high due to the presence of Soldier On at the Veterans Administration Campus in Leeds, Northampton. There were also 9 chronically homeless families in the region, consisting of 29 persons, but 0 in Northampton.

Indicate if the homeless population is: Has No Rural Homeless

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

Data is available.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source: HMIS Administrator for the Three County Continuum of Care. 2015. Table on page would not save, so table included as an attachment.
Comments:

Race	Sheltered	Unshelt.
White	77%	100%
Black	21%	0
Asian	0	0
Am. Ind.	2%	0
P.I.	0	0
Hispanic	9%	0
Not Hisp.	91%	100%

Table 29 - Nature and Extent of Homelessness

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

One hundred and nine extremely low income families are in need of housing assistance, including 3 families of Veterans. These families are typically small, with an average of 3 persons per household, including 1 parent, almost always a single mother. The estimate is based on taking 40% of the annual count of homeless families in the CoC. HUD uses national data to indicate that 25% of homeless persons resolve their own homelessness and 35% need some other type of intervention, which leaves 40% in need of housing. There doesn't appear to be strategies specific to estimating family homelessness, so the strategy for individuals was applied. An alternate strategy would be to report that 100% of homeless families are in need of housing assistance. (HMIS Administrator for the CoC)

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

Homeless individuals in the City and within the region are mostly white males, whose race and ethnicity reflect the race and ethnicity of the general population (76% White, 24% persons of Color). In contrast, homeless families are significantly more likely to be Hispanic than not; 53% of persons in families who were homeless during 2014 were Hispanic as compared to only 5% of persons in the general population within the region. There appeared to be more Spanish speaking guests than ever before at the Inter-faith Winter shelter. The stats for the program year have not been compiled yet, as the shelter closes for the season on April 30th. Data will be checked to assess this and to make programmatic and staffing changes if necessary to better accommodate non-English speaking homeless guests. (HMIS Administrator for the CoC)

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The rate of sheltered homelessness in the CoC is about 34 persons per every 10,000 persons. This rate is higher than state and national rates. 28% of all homeless persons in the CoC live in shelters in Northampton. Sheltered homelessness in the city has stayed steady for the last 3 years while in the CoC it has increased. In contrast, unsheltered homelessness has declined steadily; during the 2015 Point in Time Count, only 3 individuals were unsheltered in the city, representing 16% of all unsheltered persons enumerated in the region on the night of the count. Unsheltered Homeless - There are 6-15 unsheltered individuals living outside in Northampton at any given point. Camps tend to be scattered in the "Meadows" which are isolated lands along the Connecticut River. The Street Outreach clinician (Eliot Homeless Services) visits the camps and is familiar with the population. Most are actively abusing substances and are not interested in services. Some come in to the Inter-Faith Shelter during the winter, then go back outside during the warmer months. The population consists primarily of older males, rarely youth or females. The unsheltered count this past year is not that accurate, due to the extreme cold. It is assumed many people were doubled up in the SRO's or housing authority units during that week. 3 people were located; the number is usually 4-6.

At the monthly Next Step Collaborative meetings, City staff stay attuned to the trends. Regular updates are given on shelter capacity, street & unsheltered counts, and issues in the SRO's. If there is increased activity in Hampden County, it has repercussions for the numbers in Hampshire County. We do see many individuals coming to the Interfaith Shelter with reports they do not want to stay at the Worthington Street Homeless Shelter in Springfield. That facility accommodates around 165 people nightly. They (Worthington Street in Springfield) also experience influx from the Worcester area as a result of the shelter closing there. Our local programs (Inter-Faith winter shelter and the Grove Street Inn year round shelter, both for individuals) are each 20-24 in capacity and tend to be less chaotic. Since Amherst opened their winter shelter, and it is "wetter" than the one in Northampton, many individuals that used to be here are across the bridge and opt to stay outside in Amherst for the summer. The trend last summer was more new faces, but the numbers stayed about the same. An unsheltered family has never been located during any Northampton Point in Time count. The assumption is they are doubled up, or perhaps living in their vehicles and undetected. We do not have an emergency shelter for families. Those that are identified are referred to Jessie's House in Amherst. Sheltered Homeless - During the extreme cold, guests are accommodated on couches in order to keep people from being outside. The

City set up a shelter at a school during the most severe weather (only one family from a surrounding community came). This past winter was extremely challenging weather wise. ServiceNet staff put in countless extra hours keeping the Resource Center and shelters open so people could be inside. During 2014-15 the Inter-Faith Shelter served 263 individuals in the six month program and the Grove Street Inn served 116 in the year round program. The winter shelter is open from November 1 to April 30th. The numbers served were anticipated to be 210. That number was exceeded and has increased over the years. The Case management occurs at the Resource Center. The Benefits Analyst and the Health Care for the Homeless Nurse are also there. More new faces are being seen, some for short periods of stay and more are Spanish speaking than ever before. The numbers of women have increased to the point where dorm rooms are switched around to accommodate that influx.

Discussion:

When ServiceNet added the 6 beds at the Easthampton annex to address Northampton's overflow years ago and Amherst opened their shelter several years ago, our capacity issues stabilized. The Interfaith Shelter did have turn-aways this past year but the primary reason was for intoxication rather than for lack of capacity. Tracking the numbers of unsheltered during the late summer help plan for the fall and winter. So far, we have not had to create additional overflow beds beyond the Easthampton Annex. Amherst coming on line with their facility, and the increase in beds for women there, was a huge contribution to the regional system. The city supports the existing emergency shelter system through CDBG allocations to the Inter-Faith Winter shelter and the Grove Street Inn. The City CDBG Administrator serves on the Management Committee for the winter shelter, collects the personal hygiene supplies and does an overnight once a month to stay in touch with the programs and populations. Safe Passage operates their emergency shelter for victims of domestic violence and does extensive local and regional fundraising. Soldier On has 13 emergency shelter beds funded by the grant per diem program from the U.S. Veterans Administration.

During 2014, 211 unduplicated persons exited the Inter-faith Shelter or the Grove Street Inn. Of those, 43 had a "positive exit", meaning an exit to some type of housing rather than homelessness. 21% of those exiting found some type of housing. 9 report moving to subsidized housing; 4%.

With the intensive work the City of Springfield is doing to house their chronically homeless and homeless individuals, and the amazing work of the REACH Program, (monthly meetings with case advocates doing housing search and placement for the chronically homeless) Northampton's numbers have stayed relatively constant. With Soldier On increasing their housing programs at the Leeds Campus, Springfield participating in Zero2016 and the coordinated case management efforts occurring through the CoC and Western Mass. Network to End Homelessness, the need for additional shelter beds is not anticipated for the next 5 years. Our focus is on sustaining the current shelter system, but trying not to expand it. Rather, we are focusing on creating permanent supported housing opportunities.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Special needs populations considered in program planning in Northampton include the elderly, the disabled, people with mental health and/or substance abuse issues, people inflicted with HIV/AIDS, people with developmental disabilities and people experiencing domestic violence.

Describe the characteristics of special needs populations in your community:

Elder Households: The population of those 50 years old and older is expected to increase substantially over the next few years with residents 50 to 64 increasing by 44%. Those 65 and over will increase by 16% between 2000 and 2014. The numbers of children are declining. In the year 2000, those aged 55 to 65+ comprised 22% of the total population. 2014 projection estimates tally those 65 to 74 as 8.4% of the population, 75-84 at 4.7% and ages 85+ at 3.4%. For those able to remain in their own homes, Meals on Wheels and Highland Valley Elder Services, as well as home modifications for accessibility will become increasingly important resources.

Households with Disabled Members: According to the Housing Plan of 2011, of the 2000 residents aged 5-20, 539 or 9.1% had some disability. For those 21-64, 2,650 residents, or 15% of those in that age range claimed a disability. Roughly 58% of this group was employed, leaving another 432% unemployed, likely due to their disability. For those 65 and older, 1,227 seniors or 37.9% of people in that age group claimed some form of disability. These levels of disability represent significant special needs within the City.

People struggling with Mental Health issues: are usually on fixed incomes and cannot find apartments in Northampton without rental subsidies. DMH clients may struggle with financial instability, hoarding issues, difficulty living in congregate settings and the need to be close to counseling and treatment locations.

People struggling with Substance Abuse issues: often find themselves with poor work histories, poor credit histories, inadequate landlord references, often with criminal records and a lack of support systems. If one decides to enter a treatment facility, there are none in Northampton. Detox beds need to be identified in either Greenfield, Holyoke or Pittsfield and transportation needs to be found. If there is a delay in either finding an open bed or getting someone there, the moment of willingness to seek treatment may be lost. We have seen several unsheltered homeless pass away in the last few years as their bodies can no longer tolerate the alcohol consumption. The Street Outreach Worker predicts there will be more. A local memorial service is always held to honor their lives and their struggle. Acute care can be secured at the Cooley Dickinson Hospital when necessary, however.

People Living with HIV/AIDS: have difficulty finding housing outside of Holyoke and Springfield. They are often Spanish speaking with low household incomes. The group reported on by A Positive Place that struggles with the highest acuity needs is the transgendered minority population.

People with Developmental Disabilities: According to the Department of Developmental Services Area Director for Franklin/Hampshire, 23 clients live in subsidized housing in Northampton, and 26 others are in homes subsidized by DDS and run by provider agencies. They estimate 10 clients waiting for housing in Northampton.

Victims of Domestic Violence: are in need of safe and secure affordable housing away from abusers. Characteristics may include economic control and abuse by their partner, money being spent on other than housing costs, credit and landlord references being negatively impacted by partner, debt accumulation in partners name, threatened family members so they are afraid to assist the survivor, workplace harassment, children being in danger at school or daycare, inability to retrieve household goods and paperwork if flee, housing is put at risk for lessee if families are doubled up for safety. For young adults who have been abused as children, turning 18 becomes a risk factor. Adult children may continue to be abused at home, but child protective services no longer has jurisdiction. Young adults may need to leave but have no work history or credit standing.

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

The housing and supportive needs of special populations are determined through an assessment process that includes interviews with the client and/or guardian and family members as well as records reviews.

For most special needs populations:

Physical Accessibility of units is a paramount concern. Universal design elements should be incorporated into any housing expansion or new development.

Proximity to downtown: since many experience travel limitations, easy access to services reduces the likelihood of people becoming isolated and unable to get needed goods and services.

Access to transportation: Housing along transportation routes and access to transportation is important for those who can utilize it.

Supportive Environments: Spaces for community gatherings, such as community rooms promote socialization.

Resident Services Coordinators: Residencies tend to be more successful and fulfilling when there is on site staff to promote activities and case management.

Recognition of Live-In Support: Some people require overnight staffing assistance and therefore should be eligible for two bedroom units.

Stable housing is a critical component of treatment and prevention of HIV/AIDS. Persons with AIDS are impacted by the lack of affordable housing and many have difficulty accessing affordable housing due to substance abuse and mental health issues and histories of incarceration.

Elderly have the option of applying for public housing units. There is a Mixed Populations Coordinator on site to assist with the younger disabled/elderly management challenges. There is a Highland Valley Elder services meal site at Salvo House, which is directly adjacent to the Northampton Senior Center. The Christopher Heights Assisted Living Development at Village Hill has just broken ground. 43 of the 83 units will be affordable. As ones medical needs increase, there are 4 nursing homes in the City. An Alzheimers Unit was just opened adjacent to the Linda Manor Nursing Home.

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

The Eligible Metropolitan Statistical Area is comprised of Hampden, Hampshire and Franklin counties. Within the EMSA, the majority of persons living with HIV/AIDS live in Hampden County. According to the City of Springfield ConPlan draft and the 2013 Massachusetts Regional HIV/AIDS Epidemiological Profile, the EMSA has 1900 persons living with HIV/Aids. Of these,84 % are in Hampden County, 7.8% are in Hampshire County and 3.6% are in Franklin County. Of the total EMSA persons living with HIV/AIDS, 1050 live in the City of Springfield. The City averages 32 new cases per year.

In the EMSA, 63% of the people living with HIV/AIDS are men and 37% are women. Hispanics are overrepresented in the population. 50% of persons living with HIV/Aids are Hispanic, 28.6% are Non-Hispanic White and 18.6% are Black. The highest contributing factor to HIV infection is injection drug use. That is the mode of exposure for 31% of persons with HIV/Aids in Hampden County. Other modes of exposure are male to male sex (25.1%), heterosexual sex (17.9%), undetermined (21.7%) and other combinations of activity. 82% of those living with HIV/AIDS are 40 years or older.

Discussion:

The City needs to make a concerted effort to integrate special needs housing, units that are handicapped accessible and housing with supportive services, into its planning for affordable housing development. The two affordable housing projects being pursued will make contributions towards that

goal. The Valley CDC's Lumberyard Project will include 2 two bedroom apartments reserved for the Mass. Rehabilitation Commission's Community Based Housing Program, 3 fully accessible handicap units and 1 unit for the sensory impaired. HAPHousing's 129 Pleasant Street project will include 5 apartments for clients of the Department of Mental Health through the Facilities Consolidated Fund, 4 units will be fully handicap accessible and 2 units will be equipped to accommodate residents with visual and hearing impairments.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Need for Public Facilities

The only public facilities projects identified at this time are the Vernon Street School and the Jackson Street Playground installation project. Vernon Street School, no longer used as a school, is home to Community Action's HeadStart program and various other programs. The school is in need of a new heating plant and accessibility modifications. Community Action leases the school from the City and has some of its own funds for capital improvements. Those funds may be insufficient to cover all the costs associated with needed improvements. CDBG funds may be utilized once the extent of the work becomes known.

The Jackson Street elementary school PTO successfully raised over 200,000 dollars to create a new playspace. \$30,000 of CDBG funds will be used to purchase pieces specifically to be utilized for children with disabilities.

The Senior Center, originally constructed with CDBG funds, is not eligible for operating costs from CDBG, so City coffers are tapped for maintenance and other expenditures there.

The Forbes Library has (finally) successfully fundraised for their elevator installation. CDBG funds were used for construction drawings. Installation is occurring at this time and will be completed in late summer of 2015. The Community Preservation Act local funds matched by the State for historic preservation have become a huge source for capital improvements at this facility, so no additional CDBG allocations are anticipated.

The James House, the city owned community learning center, home to The Literacy Project, the Center for New Americans and the Pioneer Valley Workers Center, has no additional rehab projects scheduled. The building has been renovated, painted, the front porch secured and is a successful venture coordinating adult basic education programming which regional community colleges and social service partners.

How were these needs determined?

Needs are determined by consultations with the Mayor and Department heads, particularly the Director of Central Services, the division in charge of all City buildings and schools.

Describe the jurisdiction's need for Public Improvements:

The projects for which CDBG expenditures have been allocated are construction of a sidewalk at a low income condominium development and installation of crosswalk signals to aid the visually impaired. The Director of the Department of Public Works has not indicated that there are other projects they would like to use CDBG funding for in the future. There are many street and sidewalk improvements needed in certain areas, such as the downtown that are not CDBG eligible.

Pulaski Park, the primary park downtown is undergoing a complete renovation, but funds secured (in excess of two million dollars) are through a State PARC grant and Community Preservation Act funds.

How were these needs determined?

Needs are determined by consultation with the Mayor and the Director of the Department of Public Works. Also, City Councilors hear about issues with streets and sidewalks from their constituents.

Describe the jurisdiction's need for Public Services:

There are 12-15 projects funded annually.

Generally, the projects funded address emergency shelter staffing capacity, outreach and information referral services for the Latino community, soup kitchen operating costs, language and job readiness services for immigrants and refugees, youth employment readiness training, mentoring for low income youth, eviction intervention for housing stabilization and homelessness prevention, home visits and meals for the elderly and adult basic education for income maximization and economic empowerment.

How were these needs determined?

The need for new projects is assessed from information gleaned by City staff at the Western Mass. Network to End Homelessness Leadership Council and committee meetings (Individual Services Committee, Family Services Committee, Housing Sex-Offenders, Unaccompanied Youth), monthly meetings of the Northampton Housing Partnership, monthly meetings of the Next Step Collaborative (housing and homeless service providers) and other consultation venues.

The ad hoc Public Services Review Committee is composed of 3 City Councilors from the Council Committee on Social Services and Veterans Affairs, a rep from the Friends of the Homeless and Human Rights Commission, and a downtown clergy person. They meet ahead of time to determine the high priority needs to direct the allocations process, based on what they bring from their own experience and observations and staff input. Most years the focus has been on sheltering, food security and economic empowerment.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

More than half of Northampton's housing stock is owner occupied. The 2007 and 2008 rates show reductions in rental-occupancy, suggesting that new housing growth has focused on owner-occupied units and likely conversions of rental units to owner occupancy, confirmed by building permit data. Housing growth has occurred despite small population declines, reflecting increasing numbers of smaller households.

Housing prices remain high despite the recent economic decline and flat sales elsewhere. There was a period where prices soared after the 2000 census. There was a leveling off period during the housing market crisis and the ability to obtain financing became increasingly difficult. Prices are starting to increase again. Due to the popularity of Northampton as a community in which to live, the housing market crash did not have a significant impact here. Traditionally our market seems to be relatively immune to outside fluctuations. Realtors report rarely having enough inventory to meet the buyer demand.

According to the Warren Group, the median home sales price was \$260,750 in 2010, up from \$250,000 in 2008. The average list price in February 2015 was \$328,000; that compares to \$300,300 in Hadley, \$271,700 in Hatfield, \$268,000 in Westhampton, \$260,100 in Southampton, \$257,400 in Williamsburg, \$219,300 in Goshen, \$218,800 in Easthampton, \$195,800 in S. Hadley and \$166,500 in Holyoke and \$138,684 in Springfield. The median home value in Northampton in 2015 is \$272,200. Northampton home values have gone up 4.4% over the past year and sites predict they will rise 4.0% within the next year.

In the rental market in 2000, roughly 60% of the City's rental units were renting in the \$500 to \$1,000 price range, with the median being \$647. Since then, rental prices have increased significantly. The lowest rent advertised in 2009 was \$850 for a one bedroom and \$950 for a two bedroom. The median rent price for a two bedroom in Northampton now is \$1,325, which is higher than the Springfield metro area median of \$960. A strong rental market has pushed rents well beyond the means of most low and moderate income households.

Foreclosures may be a factor impacting home values in the next several years. In Northampton 1.4 homes are foreclosed (per 10,000). This is lower than the Springfield Metro value of 3.4 and also lower than the national value of 3.0.

Mortgage delinquency is the first step in the foreclosure process. This is when a homeowner fails to make a mortgage payment. The percent of delinquent mortgages in Northampton is 2.1%, which is

lower than the national value of 6.3%. With U.S. home values having fallen by more than 20% nationally from their peak in 2007 until their trough in late 2011, many homeowners are now underwater on their mortgages, meaning they owe more than their home is worth. The percent of Northampton homeowners underwater on their mortgage is 6.2%, which is lower than Springfield Metro at 14.4%, but still problematic.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

In reviewing changes in the housing stock since 1980, a number of important trends become apparent:

- *Continued housing growth:* Housing growth has continued in Northampton despite an overall population decrease, largely reflective of the formation of smaller households. While 1,745 new housing units were created between 1980 and 2000, the rate of growth has slowed down from a growth rate of 10.2% between 1980 and 1990, to 5.6% from 1990 to 2000, and to 2.6% between 2000 and 2010.
- *Decrease in persons per unit.* Average household size continues to drop, although at a slower rate than it did between 1960 and 2000. Consequently, new housing units do not necessarily translate into more people. The average number of persons per unit declined between 1980 and 2000 from 2.54 persons to 2.44 persons for owner-occupied units and from 1.95 to 1.79 persons for rental units. This decrease reflects local, regional and national trends towards smaller household sizes and relates to the change in the average household size in Northampton from 2.45 persons in 1990 to 2.14 in 2000.
- *Limited growth in rental units:* After an increase of 642 rental units between 1980 and 1990, Northampton gained only 42 rental units from 1990 to 2000, most likely related to limited new construction and the conversion of rentals to homeownership through condominium conversions. Since 2000, the only new rental apartments that have been built in the City have occurred with public subsidies, mainly through The Village at Hospital Hill and some small developments sponsored by the Valley CDC, or the accessory apartment ordinance. Northampton's rental units are distributed throughout the housing stock with 82% of the total 5,524 occupied rental units in 2000 in structures of three (3) or more units.
- *Tight market conditions.* Vacancy rates for both rental and ownership housing were well below 5% indicative of an extremely tight housing market. These rates were substantially lower than the state and national rates.
- *Loss of small multi-family units.* The U.S. Census estimates that from April 1, 2000 to July 1, 2007, 270 new dwelling units were built but 229 units were lost either to other uses, or conversions of two-family dwellings to single-family homes. Moreover, the number of two-family homes decreased from 1,722 such units in 1980 to only 1,529 in 2000, representing the loss of a valuable segment of the city's existing housing stock.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	5,754	46%
1-unit, attached structure	656	5%
2-4 units	3,081	24%
5-19 units	2,093	17%

Property Type	Number	%
20 or more units	970	8%
Mobile Home, boat, RV, van, etc	47	0%
Total	12,601	100%

Table 30 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	36	1%	305	6%
1 bedroom	266	4%	2,025	40%
2 bedrooms	1,855	27%	1,885	37%
3 or more bedrooms	4,618	68%	863	17%
Total	6,775	100%	5,078	100%

Table 31 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

According to the Dept. of Housing and Community Development’s Subsidized Housing Inventory, 12.07% of the City’s housing inventory is defined as subsidized. That equates to 1,521 units which are owned and managed by a variety of non-profit organizations and the Northampton Housing Authority. The inventory listing the units is in the appendix (B). There has been no particular targeting strategy for the units added to the inventory over the last several decades. However, with the two new affordable housing developments proposed for Pleasant Street, HAPHousing focused on the need for studio and one bedroom units to meet the needs of the existing tenant population which will be relocated and rehoused at the new building and to meet the documented demand for smaller units. The Lumberyard project is targeted for low income families, mostly two bedrooms, but some one and three bedroom units. The two developments will house different populations and together, will address the need for affordable rental units for individual and family households.

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

Hathaway Farms, the second largest expiring use property in the community, may be lost from the inventory this year. It converted from affordable to market rate housing in the early 1990’s. Through a contribution to the Affordable Housing Trust from the property owner in the amount of \$500,000 and local fundraising of \$120,000, subsidies were able to be provided to income eligible households for an additional 7 years. Spear Management also participated in the 80/20 Loan Program through

MassHousing. When that expired (2014), it put the complex below the 25% unit threshold for being able to count the total number of units on the inventory. Official notification has not been received, but the assumption is 207 units will be lost on the total count.

Leeds Village, a 17 unit apartment building owned by Mt. Holyoke Management expires in 2018. MassHousing has some new loan products that we are hopeful the owner will utilize. City staff has been in contact with the owner who seems interested, but was told by the State it was too early to have specific discussions. This situation will be monitored. The majority of the units on the list have either been created new, or refinanced and have expiration dates late in 2030 and beyond, or are protected in perpetuity.

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

With the total number of households being 11,853 in 2011 and the number of units being 12,604, one could assume there is enough housing to meet the needs of the population. However, with further analysis, however, the type of units available do not meet the needs of the population.

Describe the need for specific types of housing:

According to the Housing Plan 2011, a high priority need is providing housing for those whose incomes do not exceed \$1,000 per month. This is what the Federal government refers to as living at 100% of poverty level. There is a clear need for enhanced SRO units, efficiency or studio apartments, or one bedroom units for those with lower incomes. Some of these individuals have disabilities. Some are younger, looking for opportunities to live in Northampton, some are older, some are reentering the community after incarceration, some are recent immigrants working in local businesses with limited pay. Some are trying to exit homelessness. Those with Section 8 vouchers have experienced difficulty finding suitable housing in the private market due to high rents.

Single people compose 37% of all households and 74% of non-family households in 2000. About half of all residents over 65 lived alone. 32% of elderly renters, or 260 seniors earning at or below 50% of area median income, were paying too much for housing including 11.5% who were spending at least half their income on housing. Most seniors earning fixed incomes and relying substantially on Social Security find that when they lose their spouse, their income is insufficient to afford their current housing and other expenses. In addition, the vacancy rate is 3% or less, making for a very tight rental market.

Through consultations with service providers, new SRO units and a Safe Haven type program to serve chronically homeless, were identified as high priority needs. The city has lost over half of its SRO stock since the 1980's. There is also a significant need to house families, particularly those earning within the poverty level. The number of two person households comprise almost one third of all households (4,000) yet smaller units are in short supply. Almost half the households with children are headed by a single parent, suggesting a compelling need for affordable family housing with only one income. In 2000,

27.4% of all small family renters, or 330 families, were spending too much on housing costs, including 110 families earning at or below 30% ami.

The wait for a unit in one of the Housing Authority's family units is 2 years and longer for those with larger families. The wait list for subsidies is 3-6 years. The large gap between incomes and entry costs for homeownership force first time homebuyers to look outside of Northampton. The scarcity of affordable rentals, particularly those with supportive services is also problematic for those transitioning out of homeless shelters and special needs programs.

Discussion

Information from the Housing Authority on their waiting lists for various programs is a good indicator of the demand and the types of units people are looking for. For the **Federal public housing** (McDonald House for Elderly/Younger Disabled and Florence Heights Family Housing): Total Eligible on the waiting list = 279; Annual Turnover is 10. Of the 279, 246 are extremely low income (88% of total families, at less than 30% ami. 30 of the 279 are >30 but < 50% ami (11% of total families). 3 of the 279 are >50% but <80% of ami (1% of total families).

91 are families with children (34% of the total); 60 are elderly (22% of the total); 155 are families with disabilities (56% of total). 198, or 71% of the total number of families are White, 12, or 4% of the total are Black, 98, or 35% are Hispanic and 3, or 3% are Asian.

187 are on the list for a one bedroom unit, 69 for a two bedroom, 21 for a three bedroom and 2 for a four bedroom unit. The waiting list for the public housing units is currently open. Specifically for the family development of 50 units, Florence Heights, 56 families are waiting for a two bedroom unit, 17 are waiting for a three bedroom unit, and 1 is waiting for a four bedroom unit (there are 4). Many families are on both the Federal and State waiting lists, so the numbers are not mutually exclusive.

State Aided Public Housing Waits lists and development descriptions are as follows:

Elderly Housing Waiting List: Tobin (47 units), Forsander (72 units) , Cahill (64 units) and Salvo House (192); 138 waiting for one bedroom units; 1 waiting for a 2 bedroom unit.

State Public Family Housing - Hampshire Heights (80) 70 families are waiting for 2 bedroom units, 24 for three bedroom units and 0 for four bedroom units (there are 2, both handicap accessible)

State Street 667 6 units) 8 are waiting for one bedroom units

State - 689 Special Needs Housing/ Bridge Street SRO (7 units)

Grace House - leased through the Dept. of Public Health

Mary McColgan apartments - leased through the Dept. of Mental Health

State - Chapter 705 Michelman Ave. (4 units, all 2 bedroom handicap accessible)

For the **Section 8 program**, there are 535 on the waiting list. The NHA estimates they will issue 25 vouchers in 2015. 416 are extremely low income families, 78% at < 30% ami, 92 or 17% of the total are very low income at >30 but <50% ami and 27, or 5% of the total have low incomes >50% but <80% ami. 299, or 56% of the families on the waiting list have children, 41 or 8% are elderly and 108 or 20% of the total are families with disabilities. 226 (46%) want a one bedroom unit; 167 (31%) are in need of a two bedroom unit; 123 (23%) are in need of a three bedroom unit and 18 (3%) need four bedroom units. The Section 8 waiting list is currently closed.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The 2000 census shows the median house value as \$144,600, up 8.8% from the median in 1990 of \$132,900, but up about 280% since 1980 when the median was \$38,200. There were 555 units valued at less than \$100,000 in 2000, and 2,217, or 43.6% of the housing stock valued between \$100,000 and \$150,000. More than half of the city's housing units were relatively affordable at that time. Still another 1,101 units or 21.7% were valued between \$150,000 and \$200,000. 390 units, or 7.8% of the housing stock was priced at \$300,000 or more. In 2000, housing prices in Northampton were only a bit higher than those for Hampshire County, with a median house value of \$142,400. The median price was somewhat lower than the state's median of \$162,800.

Current sales data for 2015 show the average list price for a home sale is \$328,000 and an average rental rate for a two bedroom unit is \$1,200 to 1,600/ per month.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	147,100	278,600	89%
Median Contract Rent	578	788	36%

Table 32 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,245	24.5%
\$500-999	2,648	52.2%
\$1,000-1,499	965	19.0%
\$1,500-1,999	177	3.5%
\$2,000 or more	43	0.9%
Total	5,078	100.0%

Table 33 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	7,210	No Data
50% HAMFI	21,140	540
80% HAMFI	36,680	2,870
100% HAMFI	No Data	7,090
Total	65,030	10,500

Table 34 – Housing Affordability

Alternate Data Source Name:

Housing Needs Assessment Strategic Plan 2011

Data Source Comments: Numbers pre-populated by HUD are incorrect. See the attached table for corrected information and analysis.

Affordability Analysis Maximum Affordable Prices Based on Income Levels

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	624	748	935	0	0
High HOME Rent	634	761	951	0	0
Low HOME Rent	634	761	951	0	0

Table 35 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

According to the data, there are 12,604 housing units and 11,853 households, so one could assume there is sufficient supply. However, there is a significant affordability gap. In the past, it was fairly easy for purchasers to limit their down payments on mortgage financing to 5% or even less if they paid private mortgage insurance or qualified for a subsidized mortgage program such as the state’s Soft Second Loan Program. Given the recent financial crisis, lenders are now applying rigid lending criteria including the need for 20% down payments. Such high cash requirements make homeownership, particularly first-time homeownership, much more difficult. A household earning the same level of income can acquire a much higher priced home with more cash down.

On the rental side, a two-person household earning 60% of area median income , \$37,260 annually, could afford a monthly rental of about \$800, assuming they are paying no more than 30% of their income on housing and pay utility bills that average about \$135/mo. A rental rate this low is extremely difficult to find in Northampton. Also most landlords require first and last month’s rent and a security deposit equivalent to a month’s rent. Someone earning minimum wage of \$8.00 for 40 hours per week every week during the year would earn a gross income of \$16,640. Households with two persons earning the minimum wage would still fall short of the \$38,000 income needed to afford this rent. This means that any household looking to rent in the private housing market must have a considerable amount of cash available, which has a significant impact on affordability.

There is also a unit mix gap. Those units most appropriate for single persons, with three rooms or less, comprise only 21% of the housing stock. The 2014 estimate for single individuals as a percentage of the total population is 79%.

Excerpts of the Affordability Analysis compiled for the Housing Plan are included in the Appendix (C).

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

Now that the housing crisis is coming to a close, home sales prices and rental rates are only going to increase. There has been a decline in the number of two family homes, largely due to conversions to single family units. Roughly 200 rental units in owner-occupied homes were lost. Most of those units were probably affordable, as private landlords, particularly owner occupied, often charged below market rents to maintain their long term tenants. That also represents loss of affordable homeownership stock where owners are able to purchase because rental income helps them finance the home. 75% of our housing stock is contained in structures with 4 units or less. (76.9% in 1980, 75% in 2000). As our population of smaller unit property owners' age and sell, purchase and carrying costs for new owners necessitate that they charge higher rents.

As stated in the Housing Plan "The convergence of demographic and housing trends – increasing numbers of households, lower incomes, increasing poverty, rising prices, lower housing production, declining supply of rentals, difficulty in obtaining financing, large up-front cash requirements for homeownership and rentals – all point to a growing affordability gap! This gap is reinforced by 2000 census data that indicated about 3,000 households or one-quarter of all Northampton households were living in housing that was by common definition beyond their means and unaffordable as they were paying more than 30% of their income on housing. If these demographic and housing trends are left to evolve unchecked, Northampton will lose ground on its ability to be a place where families across a full range of economic and social strata can call home.

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

Market rents in Northampton exceed fair market rent rates established by HUD. We are not a participating jurisdiction for HOME. The FMR rates for Northampton are too low.

Northampton being included in the Springfield SMSA has always been problematic. We have had several task forces over the years strategize around this issue. U.S. Congressional action is required to remove Northampton from the MSA. The alternate strategy has been to adopt exception rent rates. The Amherst Housing Authority went to 120% several years ago. They have higher rents in their 40th percentile units because of the competition of college students in that area.

Northampton adopted a 110% rate. They have not increased it. In 2014, the Board of Commissioners voted that the Payment Standard for 2014 will remain the same. The Section 8 Program Director says that although they would like to increase the payment standard, they ended the last fiscal year with

\$40,000 (down from \$525,000 at the start of the year) in the Net Restricted Assets. Given a utility allowance increase and expected increases in reasonable rent increases requested by landlords, along with the uncertainty of Congressional funding of their budget authority, the Board opted to keep the rate the same. They also feel that they can serve fewer people if they increase the rate. Additionally, if the exception payment standard is too high, all of the allowable increase is borne by the tenant which creates additional cost burden on the household.

According to the NHA Executive Director, increasing the FMR itself codifies real rental rates and allows families to pay closer to 30% of their incomes for rent in a wider variety of apartments. Raising the payment standard puts the burden above that threshold, which is not the goal.

The service providers traditionally report that certificate holders can't find apartments to rent in Northampton. In 2010 (most recent data) when new certificates were issued 4 out of 11 found apartments in Northampton. The waiting list is composed of many households from other areas and may have children in those school systems. Therefore they might not want to live here. This continues to be a point of discussion. More recent data will be collected and analyzed. Easy solutions have not been identified to date.

Discussion

According to 2010 Census figures, median homeowner monthly costs are \$1,775 in the City, \$2,100 in the State and \$1,524 in the country. Median rent in the City is \$753, \$873 in the State and \$699 in the country. 37.6% of the population has a mortgage, compared to 41.7% in the State and 39.8% in the country. .7% pay less than \$500 a month for the mortgage, compared to .6% in the State and 2.1% in the country. 9.1% pay between \$500-999 for the mortgage, 6.3% in the State and 19.8% in the country. 23.4% pay between \$1,000 and \$1,499 a month for their mortgage, compared to 16.6 across the State and 27.1% in the country. 31.6% pay between \$1,500 and \$1,999 in Northampton, compared to 22.4 in the State and 19.9% in the country. 25.3% pay between \$2,000 and \$2,999 a month for their mortgage, compared to 34% in the State and 19.4% in the country. 9.9% of the homeowner households in Northampton pay more than \$3,000 a month for their mortgage, compared to 20% in the State and 11.7% across the nation.

9.8% of renter households in Northampton pay less than \$300/mo, compared to 11.4% in the State and 9% in the country. 10.6% pay between 300-499, compared to 8.8% in the State and 16.3% in the country. 20% of local renter households pay between 500-699 a month, compared to 13.3% in the State and 21.9% in the country; 36.3% pay between 700-999 a month for rent, compared to 24.8 in the state and 24% in the country; 16.7% pay between \$1,000- 1,499 for rent compared to 25% in the State and 15.3% in the country. 2.7% pay \$1,500-\$1,999 compared to 8.9% in the State and 5% in the country and .3% of renter households in Northampton pay more than \$2,000 a month compared to 4.2% in the State and 2.8% in the country.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Based on the data, one would assume that unit condition is far less of an issue here than cost burden (although the data does not isolate the Conditions). According to the data below, 98% of the rental housing units exhibit one selected condition or less. 99% of the homeownership units exhibit one condition or less. That speaks to a relatively sound housing stock physically. Based on the age of the stock and visual site surveys, however, there is a strong assumption that many homes have code violations and are in definite need of exterior rehabilitation, some structural and many cosmetic.

There are rarely tax title or abandoned properties in Northampton and very few reach the state of needing to be condemned.

Definitions

A building is considered to be substandard if it fails to comply with minimum standards of habitability according to the Massachusetts State Sanitary Code , M.G.L. c.111, section 127 A-I. A building that is suitable for rehabilitation is one where the overall condition of the building is not structurally deficient and not a threat to public safety.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,076	31%	2,227	44%
With two selected Conditions	14	0%	66	1%
With three selected Conditions	0	0%	29	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	4,685	69%	2,756	54%
Total	6,775	100%	5,078	100%

Table 36 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	446	7%	173	3%
1980-1999	1,075	16%	506	10%
1950-1979	2,074	31%	1,600	32%
Before 1950	3,180	47%	2,799	55%
Total	6,775	101%	5,078	100%

Table 37 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,254	78%	4,399	87%
Housing Units build before 1980 with children present	470	7%	420	8%

Table 38 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	34	34	68
Abandoned Vacant Units	2	2	4
REO Properties	13	0	13
Abandoned REO Properties	0	0	0

Table 39 - Vacant Units

Alternate Data Source Name:

Housing Needs Assessment Strategic Plan 2011

Data Source Comments:

Based on REOdev.com survey April 2015 and extrapolation from Housing Plan, pg. 29 Vacancy rates by
 Tenure.Tenure 1990 2000 MA 2000 Nation 2000Rental 3.4% 2.9% 3.5%
 5%Homeowner 1.7% 0.7% 0.7% 3%

Need for Owner and Rental Rehabilitation

A substantial portion of Northampton’s housing stock, (45.4% or 5,638 units) predates World War II. Additionally, almost another 30% or 3,484 units were built between 1940 and 1970, with another 1,500 units built between 1970 and 1980. Only 823 units were built more recently, between 1980 and 2000, representing only 6.6% of the housing stock up to that point. Because of the relative age of the existing housing stock, it is likely that many units may have remnants of lead-based paint and/or deferred housing maintenance needs, including some basic code violations related to structural or systemic deficiencies.

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

890 or 15%. Totals of table 34 above indicating number of owner occupied and rental units built before 1980 with children present.

Discussion

Despite the age of the housing stock, the Massachusetts Department of Public Health Childhood Lead Poisoning Prevention program statistics show no incidences of poisoning for the most recent data set for FY2012- July 1, 2011 to June 30, 2012. For children aged 9-48 months; out of a total # of 736, 480 were tested (65%) with 0 incidences reported. For children aged 6-72 months, out of 1,243, 512 were tested (41%) with 0 incidences reported.

The Council on Aging's Home Repair program is available for minor work on elders homes and much of the jobs entail modifications to address physical disabilities. When the City had a housing rehab program, Valley CDC worked on 4-6 units a year. If the City reinstates a program with a new vendor, a community survey will be done to ascertain need. The program will be of the same size, as that is the most we could do with the available funding.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Northampton Housing Authority and non-profit affordable housing agencies maintain their properties well. Although maintenance and operating reserves are never sufficient to address all physical plant and site management needs, our local entities do their best to keep their inventory well maintained and physically attractive. There are many programs operating in the community, through for example, ServiceNet residential programming contracts from the Department of Mental Health, group homes through the Department of Developmental Services, recovery homes owned and operated by the Gandara Center, that are virtually visually undetectable and blend seamlessly into surrounding neighborhoods. Local housing and social service providers are aware of how difficult it can be to site and establish a new community based program, so they hold themselves to high operational standards to the extent their funding allows.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	895	61	728	1,526	84	1,102	1,202	0	0
# of accessible units			28						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 40 – Total Number of Units by Program Type

Alternate Data Source Name:

Data from Northampton Housing Authority.

Data Source Comments: The data from the pre-populated information was incorrect.

Describe the supply of public housing developments:

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

The Northampton Housing Authority manages 618 units of public housing and rates the general condition of those units as good. Every year they implement a capital improvement plan addressing the most critical rehabilitation needs, as funds allow. A specific breakdown of development descriptions, construction types, recent improvements and planned improvements is included in full in Appendix D. The NHA administers 130 family units; 80 State and 50 Federal. 455 are for elderly and younger disabled and 33 units for special needs populations. 20 are closed referral from the Department of Public Health for women in recovery and their children, 6 units are closed referral from the Department of Mental Health and 7 SRO units. There are 857 Leased Housing Program vouchers as well: 386 Section 8 Mobile vouchers, 81 Enhanced vouchers for expiring use properties, 43 Project based Section 8 vouchers, 272 VASH vouchers administered for the region, 36 Project Based VASH Vouchers for the new Soldier On development in Leeds, 7 Mass. Rental Program vouchers, and 32 Section 8 Mod. Rehab. vouchers. Descriptions of the developments and their physical condition begin in the next section and conclude in Appendix D.

Public Housing Condition

Public Housing Development	Average Inspection Score
Real Estate Assessment Center/ Northampton Housing Authority	82

Table 41 - Public Housing Condition

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

A complete list is found in Appendix D. The two Federal developments are as follows:

McDonald House – Federal Elderly and Disabled Housing Project MA026-1 McDonald House is a federally funded elderly and disabled development consisting of 60 units in one (1) seven story building constructed in 1966. Construction type is brick face and masonry over steel frame with a flat roof, a common laundry room and community room on the first floor as well as two passenger elevators. The offices of the NHA are also located on the first floor of McDonald House. There are six (6) one bedroom units and one (1) two bedroom unit at McDonald House that are HP accessible and two (2) one bedroom units that are modified for the sight and hearing impaired (modified smoke and heat detectors). The overall condition of McDonald House is very good. Recent improvements include landscaping and fencing improvements, elevator improvements (call stations and interior cab upgrades), installation of energy efficient lighting and boiler replacement for domestic heat and hot water. Planned improvements for the next five years include a new roof, new unit thermostats, seal coating of the parking lot, completion of a masonry study (brick walls, patios & railings) and an condition audit of the two passenger elevators.

Florence Heights – Federal Family Housing Project MA026-2 Florence Heights is a federally funded family development consisting of 80 units in twelve (12) two story townhouse style buildings faced with brick and wood siding constructed in 1951. The overall condition of Florence Heights is good. One of the two bedroom units is off line and used as a community room available for use by a tenant association or for other resident activities. Recent improvements include new indirect domestic hot water heaters, replacement of the cellar stairs and bulkheads, painting of the wood siding, masonry repairs, tree trimming and new perimeter fencing. Planned improvements for the next five years include screen door replacement, concrete and black top repair and kitchen countertop and cabinet replacement at unit turnover. Hampshire Heights - State Family Housing Project 200-1

Hampshire Heights is a state funded family development consisting of 80 units within nineteen (19) two story townhouse style buildings constructed in 1950. Construction type is face brick and wood siding over a wood frame structure. One of the two bedroom units is off line and used as a community room available for use by a tenant association or for other resident activities. Two additional barrier free units are in development at Hampshire Heights. The design of the barrier free modular units is substantially complete with construction dependent on the release of state funding. The overall condition of units at Hampshire Heights is good. Kitchen and bath renovations were completed in 2004;

replacement of furnaces with high efficiency units was completed in 2009 and the insulation of attic spaces was also accomplished to improve energy efficiency. Planned improvements for the next five years at Hampshire Heights include the correction of drainage issues at buildings 3 through 6; domestic hot water tank replacement; roadway replacement and window replacement. See Appendix D for the description of the remaining properties.

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

The NHA continues to strive for excellence in its management and operation of public housing. In order to improve the living environment of low and very low-income residents and expand housing opportunities, the NHA will continue the following efforts:

- Maintain clean and secure housing developments
- Offer a variety of housing opportunities for the housing needs of NHA applicants
- Assure fiscal integrity of housing programs and participants
- Support initiatives that provide opportunities for residents that wish to pursue self-sufficiency and economic independence (Mass LEAP)
- Efficient program management and collaboration with residents, tenant associations, community service providers, law enforcement and community leaders
- Work with NHA tenant associations to address resident concerns and improve community rooms and common areas
- Utilize federal capital funds and state modernization funds to address identified capital needs
- Reduce energy and utility costs by continuing to utilize energy efficient appliances and fixtures
- Continue progress on expanding the VASH program through the use of vouchers and project based assistance
- Continue to utilize CORI as part of tenant screening procedures
- Develop policies that address smoking in public housing sites and units

Discussion:

With the implementation of the Community Housing Supportive Services Coordinator program, it is hoped that many life skills opportunities will be embraced by Housing Authority residents. One on one case management to preserve at-risk tenancies, a rep payee program to insure households pay their rent, financial literacy and budgeting workshops will be core components to improve the quality of life for public housing residents and others in subsidized units. Activities for youth, homework clubs, after school programming, access to health services, formation of tenant associations for empowerment, are all possible with this new program.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The Hampshire County Resource Center located in Northampton serves as the central intake for entry into our local homeless service delivery system. From there, homeless individuals can access the Interfaith Shelter during the winter and or the Grove Street Inn, both emergency shelters for individuals. Homeless families are referred to Jessie's House in Amherst. Soldier On is available to provide emergency shelter and transitional housing for Veterans, and Safe Passage has an emergency shelter facility locally for victims of domestic violence. There are currently no facilities for unaccompanied youth, but ServiceNet does have a residential program for Department of Mental Health case managed youth.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	9	0	56	21	0
Households with Only Adults	48	26	174	60	44
Chronically Homeless Households	0	0	0	14	0
Veterans	10	0	174	13	44
Unaccompanied Youth	0	0	0	0	0

Table 42 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

The Hampshire County Resource Center, colocated with the Interfaith Winter Shelter has a Benefits Analyst and a nurse from Health Care for the Homeless. Casa Latina also administers a Health Care Connector program to sign people up for health care benefits. The Department of Mental Health employs a Street Outreach Clinician through Eliot Homeless Services who does outreach and clinical case management and therapy for unsheltered homeless and some follow up with clients after they are placed in housing. The Hampshire Franklin Career Center is located in Northampton and can be utilized for resume writing and job search activities. The Department of Mental Health has case managers that work with homeless people as does ServiceNet, Inc.'s behavioral health system through DMH contracts.

The Western Mass. Network to End Homelessness initiated a highly successful program with the Fireman Foundation bringing together businesses and homeless families for job placement and support services. The Network has worked with local State legislators to include funding for the program in the annual State budget. Reports can be found on line at westernmasshousingfirst.org. Information on the program can be found in Appendix (E). Most of the participants come from Hampden County.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Hampshire County Resource Center: Intake location for local service delivery system. Administered by ServiceNet, Inc. case managers provide services to homeless individuals thru intakes & assessments & developing individual service plans. Laundry, emergency meals, showers & medical care from Health Care for the Homeless are available. A benefits analyst links people with Mass Health.

Emergency Shelter: Hampshire County Inter-Faith Shelter for Individuals, (Nov.1 to May 1) 20 beds
Grove Street Inn Homeless Shelter for Individuals (year round) 24 beds; Safe Passage Emergency Shelter for DV Victims (6 families) , Soldier On Emergency Shelter for Veterans (13). There are no emergency shelter beds for families or beds for unaccompanied youth in Northampton.

SRO Outreach Project coordinator conducts weekly on-site coffee hours for tenants. Identifies case management needs & develops goal plans to address issues. Links tenants to entitlement programs & other supports.

Primary and Behavioral Health Services:

- ServiceNet, Inc. Outpatient Clinic, 50 Pleasant Street, Northampton (mental health treatment)

- Clinical Support Options, 8 Atwood Drive, Northampton (crisis services, mental health and addictions treatment)
- Health Navigator services through Cooley Dickenson Hospital, Valley Medical Services, Health Care for the Homeless)

HIV/AIDS supports: A Positive Place, Hamden St. Northampton (medical and social services case management, benefits coordination, information & referral)

Veterans Services:

- Soldier On, Inc., 421 North Main St., Leeds, (Support Services for Veteran Families (SSVF) (homeless prevention and diversion, case management, temporary financial assistance, employment, and peer mentoring; Court Diversion Program).
- Veterans Services Agent, 240 Main Street, Northampton (assistance with benefits, food, housing, medical and employment)
- VA Medical Center (421 North Main St., Leeds (medical, behavioral health, substance abuse treatment, PTSD, intensive case management, VASH Vouchers with case management support)

Domestic Violence services through: Safe Passage, 43 Center Street, Northampton (hotline, counseling, shelter, legal assistance.

Homeless prevention/diversion services:

- ServiceNet, Inc. Shelter and Housing programs, 43 Center Street, Northampton (aftercare case management for formerly homeless individuals through the downtown Resource/Drop-In Center, access to Healthcare for the Homeless, prescription assistance, eye care, dental referrals).
- Eliot Services, 1 Prince Street, Northampton (outreach case manager for chronically homeless, high-risk, provides aftercare to clients once housed).

Other Resources:

- Survival Center, 226 Prospect Street, Northampton (weekly food pantry and clothing distribution).
- Community Legal Aid, 20 Hampton Ave., Northampton (support for low income & elders – benefits and employment, elder law, eviction prevention, immigration).
- Stavros, 227 Berkshire Ave, Springfield, (personal assistance services, advocacy, resource development, case management).
- Franklin/Hampshire One Stop Employment Center, Industrial Drive, Northampton, (employment training, job readiness, placement).

- The Literacy Project, 42 Gothic Street, Northampton (adult literacy, GED preparation, Transitions programs to college, vocational training and work).
- Community Enterprises, 444 Pleasant St, Northampton. (Temporary employment, case management, direct care and referrals for individuals with disabilities)

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Northampton is served by Cooley Dickinson Hospital which is now affiliated with the Massachusetts General Hospital system. Emergency services are available there as well as longer term psychiatric hospitalizations. Respite and residential programming for people with mental health challenges is offered through Department of Mental Health contracts held locally by ServiceNet Inc. and Community Support Options. DMH and DDS, the Department of Developmental Services have scattered site residential units in the community. Riverside Industries and Community Enterprises offers employment settings for DDS clients. There is a new assisted living development being built at Village Hill for supporting elders and the Rock Ridge Retirement Center also contains supported assisted living for elders. Gandara Center offers a continuum of programming for those in recovery beginning at Hairston House, moving to the Alliance for Sober Living and Maple Avenue for independent living in a sober environment. In summary, the City has a cross section of facilities and services but not enough to address the need.

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

The Northampton Senior Center offers extensive programming focusing on health and wellness in addition to social interaction. Efforts have been made the last two years to introduce bilingual staff and volunteers to be more inclusive. Highland Valley Elder Services administered a CDBG grant last year for identification and outreach to frail elders who are at risk of homelessness. The HVES also has extensive services including protective services and the Meals on Wheels Program. The Council on Aging provides policy and programming insight for the community planning process. Elders and frail elders will be increasing in numbers. The public housing units may be available, but there is a segment of the population not eligible or unwilling to live in public housing due to assets, but cannot afford the more expensive elder housing options (Bear Hill, Lathrup Community). There is a need for more units for that sector.

Mental health services are provided by the Cooley Dickinson Hospital Psychiatric Intensive Care Unit, the Community Support Options Crisis Team and Respite Program and ServiceNet's comprehensive behavioral health system network ranging from residential programming to clinical and housing supports.

For those struggling with alcohol and substance abuse issues, there are no detox beds locally, so placements need to be found in surrounding counties. Acute care can be obtained at the hospital.

A Positive Place, a community program of the local hospital provides housing assistance, housing search and case management for those with HIV/AIDS.

Tapestry Health Programs operates a Needle Exchange Program locally and does STD and HIV screening, education, outreach and counseling.

For public housing residents, they will be served by a new CPC funded program initiated by the Housing Partnership. The three year grant, recently awarded to the Center for Human Development is for a Community Housing Support Services Coordinator who will work with court involved families to stabilize their housing and do life skills training for residents at the larger multi-family properties in town.

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

Despite the requirement that public systems develop discharge planning that prohibits sending people into homelessness, there are no specific programs exclusively focused on that goal. Success however, is achieved regionally through work at the CoC and Network level and locally by relationship and trust building among service providers. For example, if a Veteran is about to be discharged from the Hampshire County House of Correction with no place to go, Soldier On will pick them up and take them to their campus for intake and assessment. They instituted that practice not because they are funded for it, but it is the right thing to do. The personnel at Cooley Dickinson Hospital discharging people with no place to go will call the Grove Street Inn to see if there is a local bed and provide cab fare. Prior to this coordination, people would just appear at the shelter with no advance warning. After CoC sponsored meetings that put everyone in the same room, beeper numbers and cell phone numbers were swapped to facilitate coordination. Our local Police Department has provided extensive training for their officers on jail diversion efforts, mental health treatment and how to approach people exhibiting problematic behavior.

The City and provider community work very closely with the Police department and the NPD is well aware of the majority of unsheltered homeless, where the camps are and what area resources are available. We coordinate to the extent possible, but there are rarely housing placements with support services available for anyone exiting these other institutionalized settings. We are fortunate in that ServiceNet, the large behavioral health agency based in Northampton with programs in the 4 western Mass. counties, also administers the two homeless shelters and permanent housing programs in their Shelter and Housing Division; so within their own system treatment components can be coordinated. We also did two sessions with the City and Smith College library staffs. CSO, ServiceNet, Eliot Services, CEDO staff, the Police Department and DMH presented information on addressing problematic behaviors, response protocols and area resources.

Libraries play a critical role as the homeless often spend their days there. Forbes Library requested an informational session which the City co-sponsored. Library staff from all City systems (municipal and Smith College) attended two sessions on how to engage people exhibiting problematic behavior, the

community resources available and response protocols. Panelists included shelter staff, DMH case managers, Street Outreach Clinicians, CSO Crisis Team & the Police Department. It was a valuable acknowledgement of the library systems part in our service delivery system and they should be commended for reaching out to learn how to participate in a respectful, humane and consistent manner.

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

Housing and support services planned for the next year for people who are not homeless include:

- City support to the Single Room Occupancy Project for case management and stabilization for residents in the SRO's.
- CDBG allocation to Community Legal Aid for homelessness prevention; court intervention and mediation to preserve at-risk tenancies \$5,500
- Housing Partnership monitoring of the Community Housing Support Services Coordinator; new project funded by the Community Preservation Act program

\$195,000 over 3 years.

- CDBG funding for Valley CDC for the creation of 55 affordable housing units at the former Northampton Lumberyard site. \$150,000
- CDBG funding for HAPHousing for the creation of 48 affordable housing units in a 72 unit development to replace the current 58 unit SRO called Northampton Lodging.
- the City will work with the Friends of the Homeless to identify a target population for which to develop new housing. (their first house - formerly chronically homeless; their second house - individuals in recovery).

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Housing and support services planned for the next year for people who are not homeless include:

- City support to the Single Room Occupancy Project for case management and stabilization for residents in the SRO's. \$10,000

- CDBG allocation to Community Legal Aid for homelessness prevention; court intervention and mediation to preserve at-risk tenancies \$5,500
- Housing Partnership monitoring of the Community Housing Support Services Coordinator; new project funded by the Community Preservation Act program; \$195,000 over 3 years.
- CDBG funding for Valley CDC for the creation of 55 affordable housing units at the former Northampton Lumberyard site. \$150,000
- CDBG funding for HAPHousing for the creation of 48 affordable housing units in a 72 unit development to replace the current 58 unit SRO called Northampton Lodging.
- the City will work with the Friends of the Homeless to identify a target population for which to develop new housing. (their first house - formerly chronically homeless; their second house - individuals in recovery).
- Work with the Northampton Housing Authority to move the Burts Pit Road project forward for development to accommodate 10 clients of the DDS
- Allocate CDBG funds to demolish the farmhouse at the Burts Pit Road site.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The 2014 Fair Housing Equity Assessment conducted for the Sustainable Knowledge Corridor (PVPC) describes intervention points where local government actions can affect barriers to affordable housing: “State & local planning documents that do not address fair housing; lack of coordination & funding for programs that promote mobility; inadequate fair housing enforcement & education to address discrimination & barriers that limit housing access; too few legislative solutions to overcome impediments; lack of collaboration among governmental entities, zoning regulations that prohibit affordable and multi-family housing and/or make the creation of those units prohibitively expensive; lack of data to determine if entities receiving Federal financing are meeting their goals to affirmatively further fair housing. It adds the following components at the more macro level: lack of affordable housing in a variety of locations and predatory lending, redlining and other housing discriminatory practices, especially against persons of color. At the housing provider level, landlords that refuse to make modifications or reasonable accommodation, those who refuse to accept housing subsidies as a source of rental payment, linguistic profiling, and rental discrimination against families with young children due to presence or potential presence of lead-based paint hazards”, are all issues to be addressed.

The Housing Partnership’s Zoning Sub-Committee has identified zoning related issues that are problematic. Multi-family housing allowed by right and inclusionary zoning continues to be analyzed to increase market rate affordable units. There are no other specific public policies under scrutiny at this time but the City of Northampton will continue to do outreach and in the course of implementing the recommendations in the Analysis of Impediments to Fair Housing, be open to proactively address specific policies that may be identified that need to be examined and changed.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	5	0	0	0	0
Arts, Entertainment, Accommodations	153	0	13	0	-13
Construction	48	0	4	0	-4
Education and Health Care Services	210	0	18	0	-18
Finance, Insurance, and Real Estate	93	0	8	0	-8
Information	43	0	4	0	-4
Manufacturing	125	0	11	0	-11
Other Services	43	0	4	0	-4
Professional, Scientific, Management Services	126	0	11	0	-11
Public Administration	0	0	0	0	0
Retail Trade	184	0	16	0	-16
Transportation and Warehousing	53	0	5	0	-5
Wholesale Trade	61	0	5	0	-5
Total	1,144	0	--	--	--

Table 43 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	16,574
Civilian Employed Population 16 years and over	15,311
Unemployment Rate	7.62
Unemployment Rate for Ages 16-24	19.85
Unemployment Rate for Ages 25-65	4.84

Table 44 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	4,133
Farming, fisheries and forestry occupations	440
Service	1,564
Sales and office	2,947
Construction, extraction, maintenance and repair	533
Production, transportation and material moving	511

Table 45 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	10,003	74%
30-59 Minutes	2,964	22%
60 or More Minutes	605	4%
Total	13,572	100%

Table 46 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	407	39	538
High school graduate (includes equivalency)	1,423	264	744
Some college or Associate's degree	2,457	200	640

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	7,457	245	1,011

Table 47 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	64	45	70	167	271
9th to 12th grade, no diploma	326	245	75	382	399
High school graduate, GED, or alternative	841	468	471	1,492	1,126
Some college, no degree	2,946	760	368	1,036	508
Associate's degree	190	222	279	632	152
Bachelor's degree	385	1,131	933	1,755	455
Graduate or professional degree	25	921	1,103	2,887	702

Table 48 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	24,614
High school graduate (includes equivalency)	25,662
Some college or Associate's degree	32,175
Bachelor's degree	37,987
Graduate or professional degree	55,591

Table 49 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

The City of Northampton's Workforce is comprised of the following industry sectors:

- Education and Health Services: 43%
- Retail and Wholesale Trade: 13%
- Lodging, Food Services, Arts, Entertainment and Recreation: 12%
- Manufacturing: 7%

- Government: 5%
- Construction: 3% / Professional: 3% /
- Information/ Finance/Insurance: All at 2%

Describe the workforce and infrastructure needs of the business community:

Similar to many regions across the nation, Northampton and Hampshire County possesses a workforce in which over 40% of all jobs are in the higher incomes health care or educational sectors and 25% of jobs are the low income retail/service trades. Manufacturing jobs which are viewed as moderate income positions take up 7% of the workforce. Therefore, the needs of the lower income workforce are not being met by the jobs available in our local economy.

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

Historic Levels of New Construction

Northampton since 2012 has experienced a historic level of new construction with 13 projects valued at over \$88 million

Creating 203,000 square feet of office & medical space, 110 new hotel rooms, 73 housing units and 83 assisted living units with 43 of those units for low income residents.

Amtrak Vermonter Service

Thanks to \$70 million in funding from the Obama Administration’s 2009 Recovery Act, the Pioneer Valley rail line has been completely upgraded to handle future rail passenger growth. In January of 2015 the Amtrak Vermonter inaugurated service to include Northampton and Greenfield. The introduction of rail service into this section of the Pioneer Valley will offer new transportation options for residents, assist visitors to the many regional educational institutions and tourists as well. This new service will offer an intangible quality of life benefit linking Northampton to further areas such as Manhattan which is a bonus to the many residents who are employed in our “Knowledge Economy”.

Growth of Downtown Northampton

Since 2012, Downtown Northampton has experienced a number of investment driven projects that will strengthen the Downtown's vibrancy and its ability to generate critically important entry level and temporary positions in a jobs challenged economy. Some of the developments are:

- The expansion of Downtown through infrastructure improvements to the Pleasant Street corridor.
- The planned construction of over 200 units of moderate to affordable housing on Pleasant Street.
- Expansion plans by the Northampton Center for the Arts to build a new performance/educational center.
- Since 2013, the Academy of Music has maintained its year round programming attracting over 45,000 annually.
- The opening of the New Fairfield Inn with 110 rooms will welcome 30,000 visitors annually.
- Downtown retail occupancy remains very high providing jobs and commerce to Northampton.
- Northampton just completed its first Downtown Parking Analysis since 1998.

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

Northampton's high school graduation rate is 92.6% versus the national average of 86%. 55.7% of Northampton residents possess a college degree or high versus the national average of 29% according to the US Census Bureau. Education and job skills are important qualifiers for employment anywhere but especially so in Northampton where 43% of jobs are in the education and health care fields. Conversely, over 25% of Northampton jobs are in retail, wholesale, lodging, food services and entertainment which are fields requiring moderate levels of education and training.

Manufacturing accounts for 7% of Northampton's workforce. The current manufacturing sector possesses many jobs that are skilled which has inspired many public sector development and workforce agencies to work on serving this need since manufacturing jobs are no longer menial light assembly but a skilled positions requiring many levels of expertise and independent judgment.

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

Mayor of Northampton's Youthworks Program

This program is an annual effort sponsored by the Hampshire Franklin Regional Employment Board (FHREB) offering 8 week internships under a Work-Based Learning Plan. In 2014, the program placed 36 youths into internships.

Northampton Community Education Consortium

This group meets quarterly to address adult basic education and access issues for those seeking high school and college experience, the majority of which are low and moderate income. The broadly composed collaborative includes the 2 community colleges (Greenfield and Holyoke), Smith College, the University of Massachusetts, Community Action, the Center for New Americans, the Franklin Hampshire REB and Career Center, the Literacy Project and others. The work undertaken by the NCEC to improve access to education and career opportunities supports the City's ConPlan goals of economic empowerment and self-sufficiency for residents with income and language challenges.

School-to-Career Connecting Activities

This program serves over 400 students across 15 school districts linking students with work-based learning experiences.

AMP It Up Manufacturing

This program works with older young adults who are out of high school, underemployed with no college degrees to raise their awareness of the job openings in the advanced manufacturing field.

Middle Skills Manufacturing Initiative (MSMI)

This program will serve 48 adults and place 37 in jobs based on 100 to 300 hours of training in advanced manufacturing. Supporting educational institutions include Greenfield Community College and the Franklin County Technical School

Growing Together

This USDA funded program creates a sustainable farming education program at high school and community colleges through coursework and internships.

Secure Jobs Connect

This is a program initiated, implemented and advanced by the Western Mass. Network to End Homelessness.

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

Yes

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

Village Hill

Village Hill Northampton is a 126 acre master planned community based on New Urbanist principles. It combines commercial, R&D/light industrial and residential uses with open space to support regional job creation, business development and recreational opportunities. At full build out, Village Hill will support the creation or retention of 400 to 800 regional jobs.

Pleasant Street Housing

There are (2) affordable housing projects that have received City approval that will construct over 125 apartment units for low to moderate incomes. The projects are HAP Housing (76 mixed income) and Valley CDC with 55 units of affordable housing.

Christopher Heights at Village Hill

Christopher Heights, currently under construction, will be an 83 unit assisted living facility with 43 of those units set aside for low income residents.

Atwood Drive Office Park and Hotel Site

Northampton has worked closely with the Hampshire Hospitality Group (HHG) in its development of over 80,000 square feet of new office space located on Route 5 adjacent to Exit 18 on I-91. The City has tried to secure state funding to pay for the costs of water/sewer lines and an expanded road entrance to suit bus transit. The presence of Class A office space in the Pioneer Valley is unique deserving or regional investment in order to support the attraction of high value health care and office relate jobs. Additionally, the HHG is considering additional office space along with a new 150 room hotel depending on whether there is demand for the new office space.

Discussion

Secure Jobs Connect

The Secure Jobs Fund started as a one-year \$1.5 million demonstration project to build a coordinated service system that links extremely low-income households with the resources required to enter the workforce. During the first pilot year, the program supported five regional partnerships to secure employment for approximately 390 adults from HomeBASE rental-assistance households, and to develop a replicable model for broader system reform, as well as inform state and federal policy regarding homelessness and employment. Western Massachusetts received \$309,000 from the Fireman Charitable Foundation to implement a pilot project, and assisted with job placements for 68 households.

Since then, the Western MA project has expanded to include a wider geographical region as well as a broader target population. The State Dept. of Housing and Community Development and the Fireman

Foundation have each contributed funds to deepen and expand the regional work. Western Massachusetts received \$310,000 from DHCD and \$209,000 from the Fireman Foundation.

In January 2014, the Commonwealth Corporation, funded by the MA Executive Office of Community and Development, awarded the Western region \$207,000 to provide employment services to both individuals and families. The grant was part of a larger \$1.7 million pool of funds awarded statewide. This grant will serve homeless individuals in need of employment assistance through March, 2016.

Projected outcomes for the three combined initiatives include the enrollment of at least 300 adult participants, at least 75% of whom will gain employment. To date, the partnerships that have developed between homeless service providers, FutureWorks and area businesses has been hugely successful. Community partners and the Network Coordinator were invited to Washington D.C. for a special session with HUD and the Department of Labor to showcase the best practices model. Support from State legislators yielded an annual allocation in the State budget to insure continuity beyond the foundation funding. Two annual sessions celebrating the success for homeless families have been attended by all regional Mayors and State legislators and hundreds of attendees. See Appendix E for additional information.

MA-50 Needs and Market Analysis Discussion

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

In examining census tract and block group level data, using a definition of 25% or more of a selected characteristic to indicate an area of concentration, did not generate valuable data. As a result, we revised the definition to 20% or more for selected characteristics. The characteristics of substandard housing units and households living in overcrowded situations did not yield any concentrations, so we focused on cost burden. 4 census tracts of the 8 indicated ranges of 24-32% of all rental households experiencing severe cost burden and 2 tracts showed owner occupied units paying more than 50% of their incomes for housing. A map showing concentrations of households living in poverty yielded more information about specific geographic locations.

Census Tracts and block groups and the percentage of households with severe cost burden ($\geq 50\%$) were as follows:

821601-1 = 36%; 821700-2 = 20%; 821602-2 = 42%; 821601-2 = 31%; 821901-1 = 24%; 821901-2 = 37%; 821903-1 = 39%

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

Racial or ethnic minority concentration was defined as greater than or equal to 20% of the population. Census Tract 821700 block group 3 showed up on the map which corresponded to the Veterans Administration Campus which houses close to 200 units of emergency, transitional and permanent supported housing for homeless and formerly homeless Veterans from the New England region. Tract 821903 block group 2 corresponds to the Hampshire County House of Corrections. Tract 822000 block group 1 corresponds to Smith College. The other tract that shows up is 821601 block group 2 contains Hampshire Heights - a Northampton Public Housing Authority family development, Hathaway Farms, a privately owned apartment complex with 207 units, less than 25% affordable, and some market rate affordable rental units in River Run, Laurel Ridge and Coachlight Condominiums on Barrett Street.

Concentrations of households living at or below the poverty level, defined as 20% or greater of a census tract or block group revealed 4 tracts. The tracts and block groups and associated percentages were as follows:

821602-2 = 33%; 821601-2 = 28%; 821901-2 = 21%; 821903-3 = 24%

Separating out the tracts with the VA Campus and the Jail, 821601-2 is the tract that has both minority concentration and cost burden.

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

The tract showing the largest number of minorities contains the majority of the larger apartment complexes in the City. Some are public and some are privately owned. They are farther away from the downtown, where rents may be slightly more affordable. The tract is intersected by the general highway business corridor, which does include grocery stores, gas stations, WalMart, and other more affordable retail locations, as compared to the more higher end destination shopping offerings located downtown.

Are there any community assets in these areas/neighborhoods?

The Jackson Street Elementary School and playground is an asset to the neighborhood. Highly multi-cultural, there is a myriad of community opportunities facilitated by the school personnel. Students come from many backgrounds and many do not have English as their primary language. The tract borders the Connecticut River which provides passive and active recreation. There is a bike path that traverses the community facilitating easy access to other areas of the City, such as public parks and stores.

The Three County Fairgrounds is also in this area which has many activities such as horse shows, art shows and an annual Fair.

Are there other strategic opportunities in any of these areas?

There will be traffic improvements made to the Damon Road and King Street intersections and pedestrian safety will be enhanced. A bridge is planned to lift the bike path over King Street, for improved safety. Stormwater and drainage improvements are planned for the area around the Three County fairgrounds and the Fairgrounds has a multi year master plan geared towards increasing economic benefits for the City and region.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Northampton, through the citizen participation process, targeted consultations and data analysis, has identified fourteen areas of priority need that will be addressed over the next five years. Those priority needs are as follows:

Homelessness prevention, support for the emergency shelter system, creation of new rental housing for individuals, creation of new rental housing for families, preservation of existing rental stock, housing rehabilitation for homeownership units, affordable homeownership opportunities for families, housing for at-risk and special populations, economic development activities focused on economic empowerment and income maximization, housing support services for those at risk of homelessness, addressing basic needs such as food, shelter and health care, elimination of slums and blight to facilitate development of new housing and economic opportunities, improvements to public facilities and public infrastructure.

The City will allocate CDBG funds to the extent they are available and support efforts to leverage those funds to operate successful programs and bring projects to fruition.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 50 - Geographic Priority Areas

1	Area Name:	No geographic Priorities Designated
	Area Type:	Programs are delivered city wide or in specific project locations.
	Other Target Area Description:	Programs are delivered city wide or in specific project locations.
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Public services allocations are made to organizations who conduct services city-wide. They may be targeted to special populations, but not specific geographic areas. CDBG funded projects other than public service contracts are evaluated individually on a need basis. If there is a public facility, they are in fact, open to the public. Public infrastructure improvements are implemented according to eligibility requirements either based on the low mod area served on limited clientele benefit. We have no urban renewal areas, no Neighborhood Strategy areas, no CDFI areas and no local target areas.

Due to the smaller size of the City, data at the census tract level for Northampton is not very informative. The American Community Survey provides data at the Block Group level which is more informative for geographic analysis. The Block Groups containing 51% or more of households earning 80% or less of area median income are as follows: 821700-2; 821601-2; 821602-2; 821901-2;821904-2;822000-1;821903-1;822200-1;812903-3.

Census tracts with more than 25% minority population are defined by HUD as areas of minority concentration. Presently, there are no such areas in the city. Northampton redefined the threshold as 20% and researched the block groups to see where the concentrations are located. Those tracts and block group numbers that met that threshold were as follows: 821700-3 (26%) which is primarily the Veterans Administration Medical Campus; 821601-2 (38%); 822000-1 (20%) and 821903-2 (35%).

Maps are attached in Appendix F.

Minority concentrations will be analyzed for allocating investments for public infrastructure projects, public facility projects and outreach locations for informational workshops about mainstream resources, City resources and economic empowerment opportunities.

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

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 51 – Priority Needs Summary

1	Priority Need Name	Homelessness Prevention
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Programs are delivered city wide or in specific project locations.
	Associated Goals	Homelessness Prevention Planning and Administration

	Description	It is far less costly to preserve tenancies than to provide shelter. The presence of 400 families in motels in Western Mass due to over capacity in the shelters indicates an already overstressed system. With stable housing, individuals and families can focus on job and educational goals and becoming healthy and economically self sufficient.
	Basis for Relative Priority	Massachusetts is a Right to Shelter state. The number of homeless families remain epidemic. Stabilizing families that are currently housed in order to reduce the numbers of families becoming homeless and being placed in a motel is a high priority goal of the region.
2	Priority Need Name	Support for Emergency Shelter
	Priority Level	High
	Population	Extremely Low Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse
	Geographic Areas Affected	Programs are delivered city wide or in specific project locations.
	Associated Goals	Support for Emergency Shelter System Planning and Administration
	Description	Funding sources for emergency shelters are few and far between. The City embraces the paradigm shift to housing first models and permanent housing units with support services, but until those units exist in sufficient numbers, the emergency shelter system still needs to exist and be operational. The City supports through CDBG, operating and staffing costs for the two generic emergency shelters in town, the Grove Street Inn and the Inter-faith Winter shelter, both for individuals. There are no emergency shelter beds for families in Northampton.
	Basis for Relative Priority	ServiceNet had utilized ESG funding in the past for shelter operations, but that has diminished. Unfortunately, so has the CDBG amounts available to allocate for this purpose. Shelter programs struggle for funds and only have one paid overnight staff person at both shelters, which is less than ideal for security reasons.
3	Priority Need Name	Rental Housing for Individuals
	Priority Level	High

Population	Extremely Low Low Elderly Chronic Homelessness Individuals
Geographic Areas Affected	Programs are delivered city wide or in specific project locations.
Associated Goals	Rental Housing for Individuals Planning and Administration
Description	Single-person households comprised a substantial portion of the population, about 37% of all households and 74% of non-family households in 2000, and are projected to continue to increase in number and proportion to all households. Despite the population housed in group quarters, there still remain another one thousand single-person households that rely on the existing housing stock.

	<p>Basis for Relative Priority</p>	<p>According to US Census stats from 2010, about half of all residents over 65 lived alone.</p> <p>Thirty-two percent (32%) of elderly renters, or 260 seniors earning at or below 50% of area median income, were paying too much for housing including almost a hundred or 11.5% who were spending at least half of their income on housing.</p> <p>Most seniors earning fixed incomes and relying substantially on Social Security find that when they lose their spouse, their income may not be sufficient to afford their current housing and other expenses.</p> <p>There are at least two-year waits for those seniors applying to live in public housing.</p> <p>Using the lowest prices advertised in on Craigslist, a one-bedroom unit renting for \$850 would require an income of \$38,000, assuming \$100 per month in utility bills and housing expenses of no more than 30% of the household's income, much higher than what most renters can afford. For example, someone earning the minimum wage of \$7.25 for 40 hours per week and every week during the year would still only earn a gross income of \$15,080.</p> <p>The 2000 rental vacancy rate was 2.9%, representing extremely tight conditions and little turnover in the rental market.</p> <p>The Northampton Housing Partnership undertook a series of interviews with housing providers and those serving the homeless, as important input into the 2011 Housing Needs Assessment. Through these discussions, new Single Room Occupancy (SRO) units, providing single rooms for individuals, and the Safe Haven Program, offering housing for the chronically homeless mentally ill, were identified as priority needs. The City has lost more than half of its SRO housing stock over the past few decades, most recently 21 units at Augies on Hawley Street due to fire. A typical SRO rents for about \$300 to \$400 per month, and many offer weekly rates as well, serving as valuable sources of affordable housing for low-income individuals. The Valley CDC renovated a 17-unit enhanced SRO project in Florence in 2005 with some limited supportive services, filled up immediately and has had minimal turnover.</p>
4	<p>Priority Need Name</p>	<p>Rental Housing for Families</p>
	<p>Priority Level</p>	<p>High</p>
	<p>Population</p>	<p>Extremely Low Low Large Families Families with Children Families with Children</p>

Geographic Areas Affected	Programs are delivered city wide or in specific project locations.
Associated Goals	Rental Housing for Families Planning and Administration
Description	There is a significant need to house families, particularly those earning within the poverty level. There is a growing number of smaller households that include single parents with children and also a lack of larger apartments.
Basis for Relative Priority	<p>The average household size of 2.14 people per dwelling unit in 2000, is projected to decrease still to 2.04 by 2014. This trend towards smaller households is driven by decreases in the numbers of children and more “traditional” families with accompanying increases in “child-free” and “child-delayed” families. There have also been increases in empty nesters and senior and frail populations.</p> <p>There are also substantial numbers of two-person households that are now estimated to comprise almost 4,000 households, or about one-third of all households, yet smaller housing units are in short supply. Almost half of the households with children were headed by one parent (82% of these involved unmarried parents or single mothers), suggesting a compelling need for affordable family housing for families with only one income.</p> <p>In 2000, 27.4% of all small family renters, or 330 families, were spending too much on housing costs, including 110 families earning at or below 30% AMI.</p> <p>The wait for a unit in one of the Northampton Housing Authority’s family rental developments is at least two (2) years, including substantial waits for larger families looking for three- and four-bedroom units. Realtors indicate that there are very few three- and four-bedroom apartments that come on the market and are suitable for larger families.</p> <p>There is substantial demand for NHA rental subsidies with waits of about six (6) years to obtain a voucher.</p> <p>Rental costs are high. Advertised two-bedroom apartments start at \$900, requiring an income of about \$41,400 (this is based on \$135 in monthly utility costs and that housing costs are no more than 30% of the household’s income). This rent is beyond most lower income household’s ability to afford. Also, landlords typically expect first and last month’s rent and a security deposit when the lease is signed, a sum that blocks many households from finding decent housing.</p> <p>Given a 2.9% vacancy rate, the housing market is very tight and units are hard to find.</p>

5	Priority Need Name	Preservation of Existing Affordable Rental Stock
	Priority Level	High
	Population	Extremely Low Low Families with Children Individuals Families with Children
	Geographic Areas Affected	Programs are delivered city wide or in specific project locations.
	Associated Goals	Preservation of Existing Affordable Rental Stock Planning and Administration
	Description	The preservation of existing affordable rental units is essential to maintaining an affordable housing stock well into the future. This rental housing, including both units that are subsidized and in the private housing market, is more cost effective to rehabilitate and maintain than to build new. Moreover, efforts are needed to maintain affordability restrictions on subsidized housing in perpetuity to the greatest extent possible, so as not to lose affordability based on expiring use restrictions.
	Basis for Relative Priority	Northampton’s rental housing stock has been eroded over the last several decades due largely to condo conversions or the elimination of rooming houses or downtown hotels that catered to lower income individuals. No new unsubsidized rental housing has been built with the exception of accessory apartments. Subsidized rental developments have been relatively small in scale and number with the exception of developments at the former State Hospital site. Northampton has a number of housing units in its Subsidized Housing Inventory where affordability restrictions are due to expire within the next decade. All strategies that preserve existing rental housing, at all affordability levels, should be explored. Because preservation is so cost-effective compared with the creation of new rental units, this needs to include supporting private sector providers as well as those in the Subsidized Housing Inventory. It is also useful to note that many private landlords may be in fact subsidizing their tenants, keeping rents at below market value to enable their tenants to remain in their units.
6	Priority Need Name	Housing Rehabilitation Resources

	Priority Level	High
	Population	Extremely Low Low Moderate Middle Elderly
	Geographic Areas Affected	Programs are delivered city wide or in specific project locations.
	Associated Goals	Housing Rehabilitation Planning and Administration
	Description	Many low- and moderate- income homeowners lack sufficient resources to properly maintain their homes and address substandard housing conditions. Improvements should incorporate modifications to improve handicapped accessibility and eliminate lead-based paint and housing code violations.
	Basis for Relative Priority	A substantial portion of Northampton's housing stock, 45.4% or 5,638 units, was built before 1939. Almost another 30%, or 3,484 units, was built between 1940 and 1970, with another 1,500 units built between 1970 and 1980. Because of the relative age of the existing housing stock, it is likely that many units may have remnants of lead-based paint and/or deferred housing maintenance needs. The Council on Aging has noted some demand within their home repair program to address accessibility issues in homes occupied by non-elders.
7	Priority Need Name	Affordable Homeownership for Families
	Priority Level	High
	Population	Moderate Large Families Families with Children
	Geographic Areas Affected	Programs are delivered city wide or in specific project locations.
	Associated Goals	Affordable Homeownership for Families Planning and Administration

	Description	Market conditions have placed the purchase of homes beyond the financial means of low- and moderate-income households and families need opportunities to “buy up” as their families grow. Infill development and the redevelopment/reuse of existing properties in partnership with non-profit organizations and private builders offer the best options for increasing affordable homeownership opportunities in Northampton.
	Basis for Relative Priority	<p>The large gap between incomes and the entry cost for homeownership forces first-time homebuyers to look elsewhere for housing they can afford to buy. A household has to earn at least at the median income level to afford to purchase a home in Northampton. Without a subsidized mortgage, this household would also have to come up with a substantial amount of cash, now more typically a down payment of 20%, blocking many who seek to own a home. Credit problems also pose substantial barriers to homeownership.</p> <p>While condo prices are lower, it has become very difficult to obtain financing for condominiums and monthly fees raise housing expenses, limiting how much that can be borrowed.</p> <p>Almost all of the City’s existing subsidized housing units are rentals.</p> <p>Prior generations have had the advantage of GI loans and other favorable mortgage lending options with reasonable down payments. Also, in prior years the average home price to average income ratio was much lower than it is today, making homeownership more accessible. Given current economic conditions, the ability to obtain financing will likely become only more challenging for today’s first-time homebuyers without subsidized homeownership.</p> <p>The 2000 vacancy rate for homeownership units was less than one percent, reflecting very tight market conditions. Since then the market has not softened substantially in Northampton despite the financial crisis, and housing costs remain out of reach for those earning at or below 80% AMI.</p>
8	Priority Need Name	Housing for At - Risk & Special Needs Populations
	Priority Level	High

Population	Extremely Low Low Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
Geographic Areas Affected	Programs are delivered city wide or in specific project locations.
Associated Goals	Housing for At-Risk and Special Needs Populations Planning and Administration
Description	Housing should continue to be developed to serve those who are at risk of homelessness and/or have special needs that require supportive services. Providing stable and affordable opportunities for those transitioning out of shelters or special programs remains a high priority

	<p>Basis for Relative Priority</p>	<p>The relative scarcity of affordable rentals, particularly those with supportive services, was identified as perhaps the foremost housing need in meetings convened by the Northampton Housing Partnership with representatives of local and regional housing program and service providers during the formulation of the Housing Needs Assessment and Strategic Housing Plan.</p> <p>The City and region are pursuing the Housing First model as an alternative to the current emergency and transitional shelter system. Permanent housing needs to be built to provide much needed rapid response units.</p> <p>Wait lists for the City’s shelters continue to grow.</p> <p>While the decreases in poverty levels appear to be a healthy signal that the City’s population is doing better economically, it may also be that those of the most vulnerable residents living in Northampton in 1980 have been forced to leave the City in search of more affordable living conditions elsewhere, most likely to Holyoke or Springfield. The ability to provide affordable housing options for those with very limited incomes who have lived or currently live in the community and want to continue to do so is a continuing challenge and a pressing need.</p> <p>Only 31 of the Housing Authority’s 618 units are modified to be accessible to the physically handicapped. The wait list is low, probably due to the lack of turnover and long time on the waiting list. When the issue of accessibility, however, is coupled with affordability, choices become severely diminished for families and individuals looking for such housing and they may become at risk of homelessness.</p>
9	<p>Priority Need Name</p>	<p>Economic Development</p>
	<p>Priority Level</p>	<p>High</p>

<p>Population</p>	<p>Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Chronic Homelessness Individuals Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence</p>
<p>Geographic Areas Affected</p>	<p>Programs are delivered city wide or in specific project locations.</p>
<p>Associated Goals</p>	<p>Economic Development/Income Maximization Planning and Administration</p>
<p>Description</p>	<p><i>Northampton has had a strong and diverse economic base with an increasing number of workers despite some decreases in the total population. It can boast a significant manufacturing sector with a mixture of traditional operations, such as wire protrusion and plastic molding, as well as innovative ones including the production of heat sensing devices. It also has a resilient retail and commercial sector and a large institutional base that includes county services, two hospitals and Smith College. Of those 16,008 Northampton residents over the age of 16 who were employed in 2000, 8,270, or about 52%, worked in the community, a percentage that is higher than Hampshire County and the state at 39% and 34%, respectively, suggesting far more employment opportunities in the city. However, Recent estimates suggest that poverty levels have actually increased. The 2007 census estimates in the American Community Survey for Northampton indicate that poverty increased to 13.6% with 3,466 residents living below the poverty level as opposed to about 2,500 in 1999. The 2008 American Community Survey, that had estimates for the county and state, also showed increases in poverty, from 9.4% to 10.4% of all residents for Hampshire County, and from 9% to 9.7% for the state. Given the recent economic crisis, these poverty levels may in fact have increased even more.</i></p>

	Basis for Relative Priority	<p>Incomes have increased substantially, especially between 1979 and 1989 when the median income more than doubled. From 1989 to 1999, the median income increased from \$31,097 to \$41,808, or roughly 34%. Those earning less than \$25,000 decreased from 78% of all households in 1979 to 28% in 1999. Households earning between \$25,000 and \$50,000 almost doubled between 1979 and 1989, from 18.8% to 36.7%, but then decreased again to 29.8% in 1999. Those with higher incomes, earning more than \$50,000, increased from only 331 households in 1979 or 3.2%, to 2,647 or 23.8% in 1989, to 4,988 or 42.1% in 1999. With time it would be expected that incomes would climb, but in comparison to the state Northampton had a lower portion of those earning more than \$75,000, 20.9% as opposed to 30.5% of all households statewide.</p> <p>The City's per capita income was \$24,022 in 2000, only somewhat less than the state average of \$25,952. However the income of multiracial residents was 62% of the City's average (\$14,952) and that of Hispanics was half of the City average (\$11,131).</p> <p>While non-family households comprised half the population in 2000, the median income of families was substantially higher, \$56,844 versus \$29,818, a finding highly correlated with a greater prevalence of two worker households in families. Additionally, and not surprisingly, the median income level of homeowners is substantially higher than that of renters, in fact almost double, \$57,327 versus \$29,333 in 2000.</p> <p>The majority of renters earned below \$35,000, while the majority of homeowners earned between \$35,000 and \$100,000. Almost 20% of the homeowners earned more than \$100,000 compared to only 3% of the renter households. Data also confirm the concentration of jobs in the retail and service sectors, and demonstrates that these jobs tend to have somewhat lower wage levels. The average weekly wage for Northampton's workers was \$769, about half of Boston's at \$1,476. Those industries with more than 1,000 Northampton workers included manufacturing (1,231 workers), retail trade (2,051), educational services (2,693), health care and social assistance (5,142), accommodation and food services (1,937) and public administration (1,024).</p>
10	Priority Need Name	Housing Support Services
	Priority Level	High

	Population	Extremely Low Low Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Programs are delivered city wide or in specific project locations.
	Associated Goals	Housing Support Services Planning and Administration
	Description	Housing stabilization activities that prevent homelessness.
	Basis for Relative Priority	In order to end homelessness, housing should be secured as quickly as possible with wrap around support services to stabilize tenancies and allow people to remain in homes that they own, if at all possible.
11	Priority Need Name	Addressing Basic Needs
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Programs are delivered city wide or in specific project locations.
	Associated Goals	Addressing Basic Needs Planning and Administration
	Description	This applies to public services grants for food pantries, soup kitchens, meals programs, sheltering, access to health care.
	Basis for Relative Priority	As part of the competitive process for reviewing applications for CDBG public service dollars, the Review Committee prioritizes projects that address basic needs, defined as provision of food and shelter. The program is designed to build around those core services.
12	Priority Need Name	Elimination of Slums and Blight
	Priority Level	Low

	Population	Extremely Low Low Families with Children Public Housing Residents Persons with Developmental Disabilities Non-housing Community Development
	Geographic Areas Affected	Programs are delivered city wide or in specific project locations.
	Associated Goals	Elimination of Slums and Blight Planning and Administration
	Description	There are very few properties that are deteriorated to the degree that they would qualify for this category, but they do exist. Past demolition activity at the Three County Fairgrounds has been undertaken to allow for new structures and programming to take place to increase economic development potential for tourist dollars and new jobs. Clearing old condemned farmhouses on the former State hospital property now owned by the Housing Authority to facilitate future development was a CDBG activity in 2014 and will be again in 2015. There are no other parcels on which demolition will need to occur for NHA properties.
	Basis for Relative Priority	Elimination of slums and blight projects will be evaluated on the future use of the parcel, not just removal of delapidated structures. The demolition activity that has occurred in recent years was at the Fairgrounds to increase economic development opportunities and at Housing Authority parcels to clear sites for affordable housing development. There are very few substandard buildings in Northampton and no concentration in any particular geographic area, but slums and blight activities would be evaluated on a case by case basis.
13	Priority Need Name	Public Facilities
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	Programs are delivered city wide or in specific project locations.
	Associated Goals	Improvement of Public Facilities Planning and Administration

	Description	Work may be done on the Vernon Street school. Equipment will be purchased for the Jackson Street School playground. Work on the Forbes Library elevator is occurring this summer. No other public facilities projects have been brought forward by the City's Central Services Department that will utilize CDBG resources.
	Basis for Relative Priority	Projects identified will be evaluated based on the numbers impacted, funds available and if the project addresses a high priority need.
14	Priority Need Name	Public Infrastructure
	Priority Level	Low
	Population	Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	Programs are delivered city wide or in specific project locations.
	Associated Goals	Improvement of Public Infrastructure Planning and Administration
	Description	Installation of audio signalization at two intersections will be done this summer. Work has been delayed while other funding has been secured. There may be other intersections suggested by the Department of Public Works in the future, to serve disabled populations. The River Run Condominium development sidewalk is planned to coincide with Damon Road street work that will be undertaken by the Mass. Department of Transportation. No other infrastructure projects have been brought forward at this time, for future CDBG expenditures.
	Basis for Relative Priority	Use of CDBG funding for public infrastructure projects will be evaluated on a case by case basis. In most instances, income surveys need to be conducted to determine eligibility. The Department of Public Works often opts for other funding sources because all the contracting and reporting requirements for small amounts of CDBG funding are time consuming.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Market rate rents in excess of Fair Market Rate rents and MRVP rents.
TBRA for Non-Homeless Special Needs	Market rate rents in excess of Fair Market Rate rents and MRVP rental subsidies.
New Unit Production	Land and/or building acquisition costs in excess of appraised values, therefore ineligible for State and Federal funding sources. Non-profits needing to find sellers willing to wait the long time periods it takes to secure needed funding.
Rehabilitation	Lack of resources for lead paint abatement.
Acquisition, including preservation	For preservation, purchase and carrying cost increases with ownership transfers, result in higher rental rates to cover mortgages, etc.

Table 52 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Northampton will use its entitlement funds to facilitate the implementation of priority projects as established in the Con Plan. City departments and public service agencies utilize many other funding sources to operate programs and bring projects to fruition.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	602,342	10,000	485,074	1,097,416	3,249,368	CDBG funds will be used for public facility projects; economic development; housing programs/projects; demolition; public service programs; and planning activities and administration of the grant. Expected remaining amount based on level funding; \$10,000 per year program income and \$200,000 carry-over annually
Continuum of Care	public - federal	Housing	1,280,377	0	0	1,280,377	5,121,508	Supportive Housing and Shelter Plus Care programs. Expected remaining amount based on level funding over the next four years

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Housing Public Improvements	1,746,200	0	0	1,746,200	4,800,000	Community Preservation Act (CPA) funds for: Pulaski Park - \$1,450,000 will leverage state grant of \$400,000 Conservation Commission - \$116,200 purchase of open space parcel matched by \$171,088 LAND grant Grantham Group - \$130,000 - development of affordable assisted living at Village Hill matched by \$1,125,000 in state and federal low income housing tax credits Northampton Recreation Department - \$50,000 - playground at Lampron Park and Florence fields leverage by a state Our Common Backyards grant
Other	public - federal	Housing	284,164	0	0	284,164	1,136,656	HOPWA funds for A Positive Place. Expected remaining amount based on level funding over the next four years

Table 53 - Anticipated Resources

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

All City of Northampton CDBG funded projects require other funding sources in order to implement the project. Affordable housing applications to State and Federal funding sources require evidence of a local match. CDBG and Community Preservation Act funds, in addition to Smith

College are used as local match sources. Public facilities often have City budgeted Capital Improvement Program funds and private fundraising dollars, such as the Forbes Library Elevator Accessibility project. Public infrastructure projects typically utilize State Chapter 90 funding and other grant sources. Public service grants use a variety of other funding sources, such as FEMA, United Way and private fundraising. Some of the CDBG public service grantee awards are so small (\$3,500) that their real value is for leveraging other sources and to show endorsement from the City of Northampton.

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

Currently, the Office of Planning and Sustainability is working on two parcels for affordable housing development initiated by the City. The Oak Street is city owned. A tour and community session is scheduled for May 12, 2015. The site has challenges, but might accommodate a duplex by Habitat for Humanity. The other parcel on Cooke Avenue is privately owned but has no frontage. A comp permit is required for any development. It abuts conservation land and could be a limited development and open space project. An offer has been made by the City to the seller and is pending. CDBG funds are being set aside for this project to be used for acquisition in partnership with other sources. Beyond these two parcels, one other City owned parcel on Route 5 has been identified for possible development.

The Northampton Housing Authority still has 2 parcels deeded to them through the disposition of the Northampton State Hospital property. Demolition of a farmhouse on Laurel Street occurred last year, paving the way for homeownership units to be constructed there. No State funds for homeownership projects have existed in the past several years. This year, they made some available. The other parcel on Burts Pit Road is slated for development for clients of the Department of Developmental Services. CDBG funding will be used to demolish the existing farmhouse on that parcel. The project has been designed and permitted, but no State funding sources released as of yet.

Discussion

The two affordable housing projects will utilize close to 20 million dollars each of State funding sources from the Department of Housing and Community Development's Low Income Housing Tax Credit Program, the Affordable Housing Trust, the Housing Innovations Fund, the Facilities and Consolidation Fund, and the Community Housing Program.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Office of Planning and Sustainability	Government	Planning	Jurisdiction
Valley Community Development Corporation (CDC)	Non-profit organizations	Economic Development Ownership Rental	Region
HAP Housing	Non-profit organizations	Ownership Rental	Region
ServiceNet, Inc.	Non-profit organizations	Homelessness Rental	Region
Northampton Housing Authority	PHA	Ownership Public Housing Rental	Jurisdiction
Massachusetts Department of Mental Health	Government	Homelessness Rental	State
Department of Developmental Services	Government	Rental	State
CASA LATINA, INC.	Non-profit organizations	Rental	Jurisdiction
Hilltown CDC	Continuum of care	Homelessness Planning	Region
Community Legal Aid, Inc.	Non-profit organizations	Homelessness Rental	Region
Center for New Americans	Non-profit organizations	Economic Development Rental public services	Region
COMMUNITY ACTION OF FRANKLIN, HAMPSHIRE AND NORTH QUABBIN	Other	Economic Development Homelessness Planning Rental	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Northampton Survival Center	Non-profit organizations	Homelessness Public Housing Rental public services	Jurisdiction
MANNA SOUP KITCHEN, INC.	Community/Faith-based organization	Homelessness Non-homeless special needs	Jurisdiction
Highland Valley Elder Services	Regional organization	Homelessness Non-homeless special needs Planning	Region
PIONEER VALLEY HABITAT FOR HUMANITY	Community/Faith-based organization	Ownership	Region
Soldier On	Community/Faith-based organization	Homelessness Ownership Rental	Region
THE CENTER FOR HUMAN DEVELOPMENT (CHD)	Non-profit organizations	Homelessness	Region
A Positive Place	Non-profit organizations	Homelessness Rental	Region
City of Northampton Veterans Agent	Government	Homelessness Rental	Region
Eliot Community Human Services	Non-profit organizations	Homelessness	State

Table 54 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

There are some program components that address each target population if not locally, regionally. But those services are not sufficient to meet the needs. More State resources are needed for the Department of Mental Health, as so many homeless present with mental health issues. Resources for the DMH system have been woefully inadequate to serve the deinstitutionalized populations that now inhabit our jails and homeless shelters. The DMH system has shifted responsibility to other areas of service provision, as a defacto result of inadequate funding for case managers, community based programs and community based residential facilities.

With regard to affordable housing production, it takes multiple application rounds to secure funding at the State level. State funding for domestic violence shelters and services have been cut by a third, each of the past two years. 26 funding sources make up the Housing and Shelter Division at ServiceNet, which

results in an inordinate amount of time away from direct service provision, just trying to keep the division adequately funded. The State created a Commission on Unaccompanied Youth and a Point in Time Count specific to youth was undertaken to define the universe of the population. Now it is time for the State to fund programs and services to address the needs of LGBT youth, those aging out of the foster care system and those struggling with substance abuse and mental health challenges. Addressing these issues with youth is the only way to close the door to an ever present and growing adult homeless population.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X		
Other			

Table 55 - Homeless Prevention Services Summary

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

Eliot CHS Homeless Services, through a grant from the Department of Mental Health, provides clinically based outreach services to unsheltered adult homeless individuals with mental illness or mental illness and substance abuse issues. They work closely with ServiceNet, Inc., SMOC and other housing and homeless service providers via monthly REACH meetings to identify and prioritize services for the most vulnerable and chronically homeless. Work is progressing on formalizing the new HUD centralized intake process to accomplish centralized intake and assessment through the V1-SPDAT. Eliot provides 2 full-time employees focused on outreach coverage for Hampshire County. They network with the Northampton Police, DMH and work with the City to identify and work with unsheltered populations to facilitate access to housing and treatment. Eliot clinicians accomplish this through stabilizing acute issues (psychological, behavioral and medical), by developing a common language between clinician and client that reinforces ownership and initiative toward attaining rehabilitative goals inclusive of housing. Assessment and referral may be to a variety of systems of care, such as MRC-SHIP, Public Health - Substance Abuse Services, DMH, DDS).

The Hampshire County Resource Center, collocated at 43 Center Street with the winter shelter, serves as the entry point for our service delivery system for homeless individuals. Case managers do intake and assess the clients need for services. Health Care for the Homeless nurses and doctors are on-site several times a week. Clients who agree to participate in case management services are given access to showers and laundry facilities. Housing search begins there. Referrals are made to emergency shelter beds locally, and regionally if no local beds are available. Housing placements are made whenever possible. The Housing Partnership partnered with ServiceNet Inc. to garner a funding award from the Community Preservation Committee of 10,000 for first, last months rents and security deposits for those exiting homelessness to access housing. The Benefits Analyst links clients to MassHealth and income supports they may be eligible for.

Veterans services are addressed by the City's Veteran's Agent, Soldier On and the Veteran's Administration Campus in Leeds. Between the VA, Soldier On and the HUD VASH Program, there is a complete care continuum for men and women Vets, ranging from psychiatric and medical services to emergency shelter, transitional housing and permanent supported housing and limited equity coops.

A Positive Place, formerly known as AidsCare of Hampshire County is a program of the Cooley Dickinson Hospital. A Positive Place receives HOPWA funds through the City of Springfield, through a competitive RFP Process. Referrals are often made from medical settings. Persons with HIV/AIDS are impacted by the lack of affordable housing. Support services to access mainstream resources occur through case management. Provision of tenant based rental assistance, housing information services, permanent housing placement and access to medical care are offered.

Families with children can get referrals for health care and other mainstream resources through the Center for Human Development and the Department of Transitional Assistance.

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

The strengths in our system are the accessibility and availability of the Eliot PATH team for the street outreach and engagement services, as well as the commitment of the staff of the Resource Center who contribute countless hours to keeping the center open during inclement weather and struggle with housing search for a very challenged population. The local housing, social service and homeless service providers are incredible people that accomplish amazing things with limited resources.

The gaps that have been identified through meetings and consultations include the following:

- Street outreach, supportive housing and services for unaccompanied youth
- Transitional housing for victims of domestic violence and their children
- Next step housing for post-incarcerated individuals
- Housing for sex offenders
- Safe Haven program model for chronically homeless individuals

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

The City is hopeful that the Homeless Runaway Youth funding will come through for Dial Self to institute street outreach services for homeless youth.

The Friends of Hampshire County Homeless Individuals are soliciting requests from local housing and homeless service providers to partner on the creation of a new program. The first project undertaken, Yvonne's House, was in partnership with ServiceNet, Inc. and is a duplex which houses 6 chronically homeless individuals. The second project, completed in conjunction with Mass Housing's CRI program, the CPC and local fundraising, partnered with Gandara and provides 6 units to individuals in recovery. The grass roots non-profit organization has raised funds for a third project and will gather research on a potential new partner through the RFP process. This will address one of the gaps identified above, for new housing needed.

It is difficult to achieve new production goals when State funding takes multiple application rounds to secure. Funding for domestic violence shelters and services has been cut substantially over the last few years. That creates a critical gap in local systems. The ServiceNet Shelter and Housing division is composed of 26 funding sources; keeping track of that takes time away from client service. The State created a Commission on Unaccompanied Youth but has yet to allocate any programmatic dollars. State resources addressing the needs of youth aging out of the foster care system, LGBT youth, youth struggling with substance abuse and mental health issues, is where the intervention is needed in order to quell an ever burgeoning adult homeless population.

Overall, the institutional structure operating in Northampton is comprehensive, holistic and collaborative. The service delivery system works as well as possible with limited resources. Greater collaboration with underserved populations is needed, as well as greater proactivity affirmatively furthering fair housing.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homelessness Prevention	2015	2019	Homeless Non-Homeless Special Needs	No geographic Priorities Designated	Homelessness Prevention	CDBG: \$22,000 Continuum of Care: \$449,584 CPA: \$195,000 ESG: \$0 HOPWA: \$528,000	Homelessness Prevention: 55 Persons Assisted HIV/AIDS Housing Operations: 44 Household Housing Unit
2	Support for Emergency Shelter System	2015	2019	Homeless	No geographic Priorities Designated	Support for Emergency Shelter	CDBG: \$92,000 Continuum of Care: \$0 CPA: \$0 ESG: \$0 HOPWA: \$0	Homeless Person Overnight Shelter: 375 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Rental Housing for Families	2015	2019	Affordable Housing	No geographic Priorities Designated	Rental Housing for Families	CDBG: \$300,000 Continuum of Care: \$772,848 CPA: \$600,000 ESG: \$0 HOPWA: \$0	Rental units constructed: 127 Household Housing Unit
4	Rental Housing for Individuals	2015	2019	Affordable Housing	No geographic Priorities Designated	Rental Housing for Individuals	CDBG: \$300,000 Continuum of Care: \$4,028,344 CPA: \$600,000	Rental units constructed: 127 Household Housing Unit
5	Preservation of Existing Affordable Rental Stock	2015	2019	Affordable Housing	No geographic Priorities Designated	Preservation of Existing Affordable Rental Stock	CDBG: \$0 Continuum of Care: \$0 CPA: \$0 ESG: \$0 HOPWA: \$0	Other: 1521 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Housing Rehabilitation	2015	2019	Affordable Housing	No geographic Priorities Designated	Housing Rehabilitation Resources	CDBG: \$640,000 Continuum of Care: \$0 CPA: \$0 ESG: \$0 HOPWA: \$0	Homeowner Housing Rehabilitated: 20 Household Housing Unit
7	Affordable Homeownership for Families	2015	2019	Affordable Housing	No geographic Priorities Designated	Affordable Homeownership for Families	CDBG: \$149,000 Continuum of Care: \$0 CPA: \$0 ESG: \$0 HOPWA: \$0	Homeowner Housing Added: 12 Household Housing Unit Direct Financial Assistance to Homebuyers: 2 Households Assisted
8	Housing for At-Risk and Special Needs Populations	2015	2019	Affordable Housing	No geographic Priorities Designated	Housing for At - Risk & Special Needs Populations	CDBG: \$195,000 Continuum of Care: \$0 CPA: \$300,000 ESG: \$0 HOPWA: \$0	Rental units constructed: 82 Household Housing Unit Buildings Demolished: 2 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Economic Development/Income Maximization	2015	2019	Economic Development/Income Maximization	No geographic Priorities Designated	Economic Development	CDBG: \$40,000 Continuum of Care: \$0 CPA: \$0 ESG: \$0 HOPWA: \$0	Businesses assisted: 40 Businesses Assisted
10	Housing Support Services	2015	2019	Affordable Housing	No geographic Priorities Designated	Housing Support Services	CDBG: \$40,000 CPA: \$195,000	Public service activities for Low/Moderate Income Housing Benefit: 380 Households Assisted
11	Addressing Basic Needs	2015	2019	Non-Housing Community Development	No geographic Priorities Designated	Addressing Basic Needs	CDBG: \$202,000 Continuum of Care: \$0 CPA: \$0 ESG: \$0 HOPWA: \$0	Public service activities for Low/Moderate Income Housing Benefit: 4900 Households Assisted
12	Elimination of Slums and Blight	2015	2016	Elimination of Slums and Blight	No geographic Priorities Designated	Elimination of Slums and Blight	CDBG: \$45,000 Continuum of Care: \$0 CPA: \$0 ESG: \$0 HOPWA: \$0	Buildings Demolished: 1 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Improvement of Public Facilities	2015	2016	Non-Housing Community Development	No geographic Priorities Designated	Public Facilities	CDBG: \$50,000 Continuum of Care: \$0 CPA: \$0 ESG: \$0 HOPWA: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
14	Improvement of Public Infrastructure	2015	2019	Non-Housing Community Development	No geographic Priorities Designated	Public Infrastructure	CDBG: \$45,000 Continuum of Care: \$0 CPA: \$0 ESG: \$0 HOPWA: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	Planning and Administration	2015	2019	Program Administration	No geographic Priorities Designated	Homelessness Prevention Support for Emergency Shelter Rental Housing for Individuals Rental Housing for Families Preservation of Existing Affordable Rental Stock Housing Rehabilitation Resources Affordable Homeownership for Families Housing for At - Risk & Special Needs Populations Economic Development Housing Support Services Addressing Basic Needs Elimination of Slums and Blight Public Facilities Public	CDBG: \$482,592	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 500 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 3000 Households Assisted Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Rental units constructed: 127 Household Housing Unit
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Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Homelessness Prevention
	Goal Description	City will allocate CDBG funding to Community Legal Aid for work with at-risk families in the court system to preserve tenancies (\$5,500 annually). CPC support for Community Housing Support Services Program to work with families facing eviction in the multi-family apartment complexes and Housing Authority by conducting case management and life skills education (\$195,000 for three years). City will support the Tenancy Preservation Program which stabilizes tenancies for individuals with mental health challenges through the Mental Health Association. A Positive Place works with housing search and housing stabilization for those with HIV/AIDS to prevent homelessness. (132,000 annual HOPWA and 112,396 McKinney).
2	Goal Name	Support for Emergency Shelter System
	Goal Description	The City will allocate CDBG funding for staffing costs at the Hampshire Inter-Faith Shelter for Homeless Individuals and the Grove Street Inn Homeless Shelter for individuals. Funding resources for shelter operational costs are difficult to secure, due to the paradigm shift to housing first models. The City will support the Soldier On emergency shelter beds through advocacy and services coordination, in addition to the Safe Passage emergency shelter facility for those experiencing domestic violence. \$23,000 is allocated annually, \$13,000 for Grove Street and \$11,000 for the Interfaith Shelter; \$92,000 for the duration of this Conplan.

3	Goal Name	Rental Housing for Families
	Goal Description	<p>The City has allocated CDBG and CPC funds to assist with the development of Valley CDC's Lumberyard Project and HAP Housing's 129 Pleasant Street affordable housing project. HAP's project contains studios and one bedroom apartments, but there may be two person households in the one bedroom units. Valley's project will have 14 one bedroom units, 34 two bedroom units and 7 three bedroom units, clearly focused on the provision of housing for families.</p> <p>The COC allocates McKinney funds to A Positive Place, housing subsidies for families with HIV/AIDS (\$112,396 annually); \$58,067 to Hilltown CDC for Permanent Supported Housing; \$22,749 for operating costs for Paradise Pond Apartments family housing for formerly homeless in Northampton.</p>
4	Goal Name	Rental Housing for Individuals
	Goal Description	<p>The City has allocated CDBG funds and CPC funds to both proposed affordable housing projects on Pleasant Street. Valley CDC's Lumberyard Project will contain 14 one bedroom units and all of HAP'S 129 Pleasant Street development is composed of studio apartments and one bedroom units. The HAP project contains 72 units, 48 of which will be considered affordable, but due to the size of the other 24 units, they will be market rate affordable. These are one time allocations of \$300,000 from CPC for each project, and \$150,000 each from CDBG for acquisition costs.</p> <p>The CoC allocates funds annually to permanent supportive housing projects throughout the three county region. Local residents are eligible for the housing, even if it is not physically located in Northampton. ServiceNet, Inc. gets \$719,656 for permanent supportive housing units as well as \$175,887 for a Shelter plus Care program; Soldier On receives \$52,527 for one program and \$59,016 for a new permanent supported housing program.</p>
5	Goal Name	Preservation of Existing Affordable Rental Stock
	Goal Description	<p>The Northampton Housing Partnership monitors the expiring use properties in the City. There is regular communication with Hathaway Farms, the second largest apartment complex in the City and the owners of Leeds Village. Hathaway Farms went market rate in 1993 but has retained some affordable units. With the pending termination of a MassHousing Loan, the 207 units will slip below the 25% threshold required for counting the units on the Subsidized Housing Inventory. This makes the need for additional units imperative. Leeds Village expires in 2018 but the owner has expressed interest in maintaining the affordability of those 19 units. The majority of the other units on the inventory are deed restricted for many years out. The City commits staff time to this important task, but has no dollars to allocate.</p>

6	Goal Name	Housing Rehabilitation
	Goal Description	The City has allocated \$160,000 of CDBG funds this year to create a housing rehabilitation program. A Request for Proposals to select a vendor will be issued in June. A focus on lead paint abatement is being considered, due to the age of the housing stock and the possible impediment to access for families with children. The scope of work is 4-6 units to be completed each year, if CDBG funding remains stable. Assuming that amount of 160,000 is available for each of the next four years, that yields a \$640,000 investment.
7	Goal Name	Affordable Homeownership for Families
	Goal Description	<p>The City utilized CDBG dollars last year to accomplish the demolition of a farmhouse on Laurel Street. This parcel is slated for development of homeownership units for families currently in public housing. It is hoped that within the term of this five year plan, the new Executive Director at the Housing Authority will prioritize this project and it will advance significantly.</p> <p>The City has set aside \$45,000 for a potential purchase of a site off of Cooke Avenue for pursuit of a limited development/open space acquisition project. The parcel has no frontage, so could possibly accommodate the creation of a duplex housing unit through Habitat for Humanity, through the issuance of a comprehensive permit. Two other sites are being considered for potential development.</p> <p>The City supports the Valley CDC's Homeownership Center with downpayment assistance grants and staffing capacity. Educational workshops help to inform first time homebuyers about the responsibilities and need for financial literacy to avoid foreclosures. \$26,000 annually.</p>

8	Goal Name	Housing for At-Risk and Special Needs Populations
	Goal Description	<p>The City is allocating \$45,000 to the Northampton Housing Authority to demolish the farmhouse on the Burts Pit Road parcel. Although the project was designed and permitted to create new housing for clients of the Department of Developmental Disabilities several years ago, it has languished at the State level due to lack of funding (2 million dollars from an old Chapter 689 allocation). Hopefully, now that site clearance is moving forward, the NHA will prioritize moving this project forward and funding will be secured within the implementation period of this five year plan.</p> <p>The HAP Housing project, because it involves demolition of an existing 58 unit SRO that is fully occupied, will be providing high quality new housing for the existing tenants. Many of the current tenants are formerly homeless, some are DMH case managed and many have criminal and sex offender histories. Individuals with so many challenges often struggle with access to and maintenance of affordable housing. The Resident Services Coordinator and Supportive Services Plan will contribute significantly to housing stability for these at-risk households.</p>
9	Goal Name	Economic Development/Income Maximization
	Goal Description	<p>The City supports the Valley CDC Small Business Assistance Program with an annual CDBG allocation. Funds are used to provide one on one technical assistance and counseling to 8-10 income eligible residents for business start ups. Assistance is also provided to businesses with five or less employees to retain and or create new job opportunities. The annual allocation is \$10,000; \$40,000 for four years total.</p>

10	Goal Name	Housing Support Services
	Goal Description	<p>The City allocates CDBG resources annually to the Single Room Occupancy Outreach Coordinator position (\$10,000). This is a one person operation administered by the Center for Human Development that was created when the State hospital was deinstitutionalized. The Coordinator provides case management and support services to residents of the City's SRO units to stabilize housing for at-risk populations. They operate a food pantry to address food insecurity issues, collaborate with local housing and homeless service providers and will play a major role assisting tenants in the Northampton Lodging demolition and relocation project (HAPHousing's Pleasant Street affordable housing project).</p> <p>The City will also allocate CPC funds in the amount of \$195,000 over three years for a Community Housing Support Services Coordinator. That person will assist families in subsidized apartments that are at-risk of losing their housing. They will have a presence in the court system to identify families most at risk and provide intensive case management services. The selected vendor, the Center for Human Development will utilize their rep payee system in their agency as a housing stabilization tool, and offer life skills, financial literacy and budgeting workshops for residents in all multi-family locations, such as Housing Authority properties, Hathaway Farms and Meadowbrook.</p>
11	Goal Name	Addressing Basic Needs
	Goal Description	<p>CDBG public services allocations are made to a variety of grantees. Service provision ranges from elder meals on wheels, youth employment readiness, emergency food distribution, mentoring at-risk youth, soup kitchen operation and literacy and language attainment. The total of funds allocated this year (with the exception of the Grove Street Inn and Interfaith shelter which were included in the Support for Emergency Shelter Goal section; and excluding the SRO Outreach Project which was included in the Housing Support Services Goal section and the Community Legal Aid project which was included in the Homelessness Prevention section) is 50,500. Assuming the CDBG entitlement allocation does not diminish, that would yield an expenditure of 202,000 over the next five years.</p>
12	Goal Name	Elimination of Slums and Blight
	Goal Description	<p>CDBG will allocate \$45,000 for demolition activity at the Burts Pit Road site to facilitate future development. This parcel was deeded to the Northampton Housing Authority for the creation of affordable rental housing. The current plan is to house 10 clients of the Department of Developmental Disabilities.</p>

13	Goal Name	Improvement of Public Facilities
	Goal Description	\$20,000 will be allocated to the Department of Public Works to install audio signals at two crosswalk locations to assist the visually impaired. \$30,000 will be allocated to the Central Services Department to purchase playground equipment for installation at the Jackson Street School for use by children with disabilities. There may be CDBG assistance allocated for handicap accessibility improvements at the Vernon Street school which is leased by Community Action, the anti-poverty agency for the HeadStart Program and other programs such as Fuel Assistance. There are no other public facilities projects planned at this time.
14	Goal Name	Improvement of Public Infrastructure
	Goal Description	River Run condominium development is considered market rate affordable housing. Unit sales prices are lower than most in the City and many of the units are absentee owned and rented at affordable rates. It is in an isolated location and residents have to walk in the road to access nearby services. Damon Road is adjacent to the development and is highly traveled and dangerous for pedestrians. Installing a sidewalk for safety and improved access would be a benefit to the residents. When the design elements come together with the State Department of Transportation further eligibility determination will be carried out such as a resident income survey.
15	Goal Name	Planning and Administration
	Goal Description	CDBG planning and administration funds will be used over the course of the ConPlan to operate the program. This year is \$120,648 so assuming level funding, the total was estimated.

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

For the Valley CDC Lumberyard Project proposed for 256 Pleasant Street; 8 units will be made available to those earning <30% area median income and 47 earning at or below 60% of area median income.

For the HAPHousing 155/Live Project (formerly known as 129 Pleasant Street, Northampton Lodging SRO); 8 units will be set aside for those extremely low income ranges of <30% of ami, 8 at the very low range of <50%, and 24 at the low income range of <60% of area median income.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

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

Despite the need for handicap accessible units expressed by the Stavros Center for Independent Living, the Northampton Housing Authority reports very low numbers on their wait lists for those units. It may be related to minimal turnover, so people are reluctant to apply. 31 of the 618 units managed by the Housing Authority are handicapped accessible. The new units being created in the two affordable housing projects proposed for Pleasant Street will add units to the inventory. There is no Section 504 Voluntary Compliance agreement requirement for the Housing Authority to increase their number of units.

Activities to Increase Resident Involvements

The Housing Authority encourages tenants to attend the Board of Commissioners meetings held monthly to express comments and concerns. Tenant associations exist in most of the elderly/younger disabled developments but are not currently active in the two family developments. The NHA has been supportive of the Housing Partnership's application to the Community Preservation Committee to fund the Community Housing Support Services Coordinator and is committed to working collaboratively with that person. The Housing Authority issues a high number of notices to quit, usually for non-payment of rent, but does not end up actually evicting many families each year. That is indicative of their commitment to arrange payment plans and support services to preserve tenancies when possible.

When the new Executive Director is selected, the Housing Partnership and Next Step Collaborative will invite the person to their meetings to provide context about the new grant (Community Housing Support Services Project) and share what was learned while doing the research. The Springfield Housing Authority Resident Services Program offers a wide variety of supports and programming and the SHA program was examined as a model. The SHA offers on-site after school programs, on-site recreational activities for youth, on-site financial literacy and budgeting workshops, Department of Mental Health home visits, an early childhood reading program and cultivate a system of active tenant councils, among other activities. It is our plan to create similar programming in Northampton once the person is hired and does their own needs assessment of where services should be targeted and what types are needed. Reinvigorating the tenant associations at Hampshire Heights and Florence Heights and strengthening their relationships with the adjacent elementary schools is a prominent goal. Currently, Jackson Street school and Hampshire Heights are very symbiotic. With the high percentage of Hispanic people in the public housing, addressing language barriers comes to the forefront. The person that has just been hired for the CHSSP Coordinator position, is fluent in Spanish.

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

No

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The 2014 Fair Housing Equity Assessment conducted for the Sustainable Knowledge Corridor (PVPC) describes intervention points where local government actions can affect barriers to affordable housing: “State & local planning documents that do not address fair housing; lack of coordination & funding for programs that promote mobility; inadequate fair housing enforcement & education to address discrimination & barriers that limit housing access; too few legislative solutions to overcome impediments; lack of collaboration among governmental entities, zoning regulations that prohibit affordable and multi-family housing and/or make the creation of those units prohibitively expensive; lack of data to determine if entities receiving Federal financing are meeting their goals to affirmatively further fair housing. It adds the following components at the more macro level: lack of affordable housing in a variety of locations and predatory lending, redlining and other housing discriminatory practices, especially against persons of color. At the housing provider level, landlords that refuse to make modifications or reasonable accommodation, those who refuse to accept housing subsidies as a source of rental payment, linguistic profiling, and rental discrimination against families with young children due to presence or potential presence of lead-based paint hazards”, are all issues to be addressed.

The Housing Partnership’s Zoning Sub-Committee has identified zoning related issues that are problematic. Multi-family housing allowed by right and inclusionary zoning continues to be analyzed to increase market rate affordable units. There are no other specific public policies under scrutiny at this time but the City of Northampton will continue to do outreach and in the course of implementing the recommendations in the Analysis of Impediments to Fair Housing, be open to proactively address specific policies that may be identified that need to be examined and changed.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

To promote racial and economic integration and affirmatively further fair housing, Northampton should develop more affordable housing. According to a recent newspaper article, many current residents and minorities who are interested in residing in Northampton are priced out. The overall median rent price in Northampton is \$1,400, which is higher than the Springfield metropolitan median of \$1,000. Northampton rents have been trending upward in the last 2-3 years. For example, last year the rent for three-bedroom apartments increased from \$1,250 to \$1,350 in one year.

To increase housing opportunities for minority households and affirmatively further fair housing for families with minor children, Northampton should create more three- and four-bedroom affordable housing units. Only 16% of all rental housing units in Northampton have 3 or more bedrooms. Yet these units are needed by families of color in Northampton, where over 40% of Black and Latino households had 4 or more people living together. Over 34% of Asian family households had 4 or more

people living together. In comparison, only 28% of White non-Latino households were made up of 4 or more people.

There are also significant racial gaps in access to homeownership in Northampton. To address these racial disparities in homeownership, Northampton must investigate best practices and provide options, e.g. down payment assistance, to increase affordable homeownership opportunities.

Using the federal formula of affordability for rental housing (rent and utilities should be no more than 30% of a household's income), an apartment for a household of 2 with the average gross household income for Northampton (\$54,953), can barely meet that threshold for an "affordable" two-bedroom home, which by federal standards would cost \$1,373 per month.

The issue of the fair market rent being so much lower than rental rates continues to be a huge barrier to accessing affordable housing in Northampton. The Housing Partnership will address this in year one and develop a strategy in subsequent years. The issue of unreported housing discrimination, related to income source, need for reasonable accommodation, or presence of lead paint will also be investigated and pursued.

SP-60 Homelessness Strategy – 91.215(d)

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

The City of Northampton works closely with Eliot Homeless Services based in Framingham that operates locally through a statewide vendor contract from the Department of Mental Health. The PATH Program (**Project for Assistance in Transition from Homelessness**) provides mental health assessment, treatment, advocacy, benefit assistance, DMH referrals, housing assistance and other support services to the adult homeless population. PATH provides street outreach clinicians in Westfield, Holyoke, Greenfield, Pittsfield, Amherst and Northampton. Northampton's outreach worker can often be found in his "office" at Bruegger's Bagels on Main Street, meeting with clients. He visits the Resource Center (homeless drop-in site at 43 Center Street) regularly, participates in coordinated case management meetings with Resource Center and shelter staff, facilitates groups 2-3 mornings a week through the fall and winter that function as a "warming place" where housing and employment information is disseminated, does one on one therapy and surveys camp locations to link the unsheltered with needed resources.

Eliot CHS works closely with ServiceNet, SMOC and other housing and service providers via monthly REACH meetings and has made progress formalizing the new HUD Centralized intake process to prioritize the most vulnerable chronically homeless individuals. The two fulltime Eliot employees doing outreach coverage for Hampshire County also network with the Northampton Police, the Department of Mental Health and accept community calls to help find unsheltered individuals.

Although no CDBG funds are allocated, this street level engagement component is critical to our homelessness strategy. With the gaining momentum of the VISPDAT (Vulnerability Index-Service Prioritization Decision Assistance tool in both the Three County (Berkshire, Franklin and Hampshire) and Springfield/Hampden County COC's, assessment, coordination and placement will become more efficient in the very near future. Street outreach updates are provided by the PATH clinician at every monthly Next Step Collaborative meeting.

The family homeless system is operated by the Commonwealth. The Department of Housing and Community Development and Department of Transitional Assistance have their own intake and assessment system. With no family homeless shelter programs in Northampton and no unsheltered families identified through the local PIT, family referrals are made to the Center for Human Development which administers programs throughout Hampshire and Hampden counties.

Hopefully, funds will be secured in the coming year to add a Youth Street Outreach component to our local services continuum. There is a population of young adults that cycle through the City every summer. The school McKinney Coordinator indicates a growing number of unaccompanied youth at the high school, so there is a need for additional resources for youth services.

Addressing the emergency and transitional housing needs of homeless persons

The City will continue to support the operations, with CDBG allocations and letters of support to other funding sources, of the two emergency shelters for individuals operated by Service Net, Safe Passage and Soldier On. There are 2 emergency shelters for the general individual population, an emergency shelter for victims of domestic violence and 13 emergency beds at Soldier On for Veterans. With the paradigm shift to a housing first model, there is no plan to increase the number of emergency shelter beds. The Next Step Collaborative makes an assessment at the end of each summer based on the numbers living outside, as to shelter bed capacity for the coming winter. With the overflow beds in Easthampton and the winter shelter in Amherst, the majority of those seeking emergency shelter have been able to be accommodated.

The Grove Street Inn has 4 transitional beds where guests in need of more time beyond the 60 days to assemble resources can stay. Soldier On has 174 transitional beds for Veterans and Grace House has 14 units or 35 transitional beds for women in recovery and their children. Safe Passage has expressed the need for transitional housing units for their families. There are some providers who support the transitional housing unit type, despite HUD's push to convert them to permanent supported units. The defined time period of 24 months works as a parameter for clients to achieve certain milestones and develop skill sets necessary to maintain permanent units. With the exception of Safe Passage, the City has no plans to increase the number of transitional housing units.

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

The Northampton Housing Partnership worked in conjunction with ServiceNet, Inc. to make a request to the Community Preservation Committee for funds for first, last months rent and security deposits for homeless people to access housing. Most landlords require all three which makes for a large sum of money for someone to accumulate in order to rent an apartment. The local providers assemble and identify clients most ready to access housing. If possible, repayments are made to the fund when people are stable in their housing, to keep dollars available for the next person. Time periods for homelessness are largely dependent on available resources for referral. The CoC HMIS Administrator reports average lengths of stays as follows: for families = 84 days; for individuals 104 days; for the chronically homeless 500 days, for Veterans = 104 days and 104 days for persons with HIV/AIDS.

The SRO Outreach Coordinator, Eliot Services, the Community Housing Support Services Coordinator, Resident Services Coordinators and Department of Mental Health Case Managers all assist the formerly homeless with what they need to remain stable in their housing. Activities could include income

maximization, community meal and food pantry access to ameliorate food insecurity and leave more of their income for housing costs, nutritional support to be physically healthy, referrals to medical treatment, provision of transportation to appointments and food sites, information dissemination on landlord tenant mediation to resolve conflicts that put housing at risk, intervention from the Tenancy Preservation Program when mental health challenges manifest in hoarding situations that put housing at risk, etc. The provider community benefits from a new tool called the HOT, developed by the Data Coordinator for the Network to End Homelessness which identifies vacant beds in the Continuum, so no time is lost making referrals.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

There are several entities working on homelessness prevention. They are: Community Legal Aid working with families in the court system with eviction notices, the SRO Outreach Coordinator, the Tenancy Preservation Program, Highland Valley Elder Services/Protective Services, the Community Housing Support Services Coordinator, the Center for Human Development working with families and FOR Families, working with HAP Housing doing case management for families in hotels/motels. All those efforts include case management focused on preserving existing tenancies, as it is more humane and cost efficient than serving people in shelter. The CoC works on protocol planning with publicly funded systems and institutions, all of which have State policies prohibiting them from discharging people into homelessness.

The local hospital has a good working relationship with area shelters, the Department of Mental Health is a present community partner and collaborator on housing placements and case management, the Department of Children and Families increased their age limit for services to youth to 21, to serve those lacking life skills to live independently, and the Reintegration Program at the Hampshire County house of Corrections holds a monthly roundtable with area providers to avoid discharges into homelessness. These efforts are not always successful, due to the lack of options for referrals, but the structure is in place to make the best use of what is available.

SP-65 Lead based paint Hazards – 91.215(i)

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

Through consultations with the Board of Health associated with the formulation of this plan and the recommendations of the Impediments to Fair Housing Analysis, the Northampton Housing Partnership has pledged to investigate this issue further. The providers working with families in the court system do not see evidence of the nexus between this issue and fair housing, per say. As stated earlier, the CLPP rates are not showing we have a poisoning issue. What we do not know is, are their landlords in the community who are refusing to rent to families because they think they may have lead paint on the premises and due to their reluctance to face the abatement process, just say no. With 63% of all housing units in the community having been built prior to 1960, there must be many homes with remnants of lead based paint. The Housing Partnership will continue to send out a letter under the Mayor's signature in the annual census request to multi family property owners with information on abatement resources. If the State Get the Lead Out Program has funds, that information will be disseminated. The NHP has been reluctant to hold informational workshops on abatement with no resources to offer. Landlords do not want to come forward, as it is a public acknowledgement that they may need to address the issue in their units. The Board of Health has agreed to collect data on abatement certifications moving forward. The information they have now is in a card file, so it cannot be sorted. An electronic data base will be used to collect only that data seperately, in the future.

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

Current personnel in the Board of Health report they cannot give accurate data on the numbers of units in the community where lead paint abatement has occurred. They will track this moving forward.

Ed Smith, the Health Inspector says they are always contacted by doctor's offices if a child tests above minimum lead standards during pediatric visits; he says he would have expected an increase with universal health care coverage but hasn't noticed one. Public housing and subsidized housing have been abated to his knowledge. Private housing stock is where he says he needs to remember especially to test; asking if there are children and how old is a line on the inspection forms so he says he would rarely would miss that.

He occasionally get requests from concerned parents about flaking paint and their worries about lead dangers; the most recent one the parents called in their last month of tenancy, they had been reluctant to alarm the landlord. Unfortunately, typical of the fear involved with reporting and repercussions, or possible denial of access to housing.

It is suspected, that due to the age of the housing stock, there remains lead paint in the community, but poison incidence rates are non existent and renters don't always come forward when denied an apartment by a landlord. It is difficult to get a handle on the universe of the problem, with no complaints and no data. Work will continue during the term of this Conplan to do more research.

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

Service providers are encouraged to inform their clients that anyone can call the Health and Building Inspections Departments and ask for a Health Department housing inspection. Ed Smith does those and he has a State Certification as a Lead Determinator and as a Construction Supervisor. He conducts lead tests as part of housing inspections if appropriate). He has also been a registered Home Improvement Contractor and has completed the Renovation, Repair and Painting Training that is required for contractors who disturb lead paint surfaces during the course of their work. He brings that background and perspective to the Northampton Health Housing inspections and it informs his inspections and Orders to Correct that he writes. In that way, the City is actively working on lead paint issues, by maintaining our mandated services at a higher than required level. He has offered to participate in any workshop designed for homeowners, landlords and contractors.

The reason why we have not conducted such a workshop before is because there were no abatement resources to offer. The State Get the Lead Out Program's funding allocations fluctuate greatly. We have heard from the landlord community people would be reluctant to come out because they fear the issue, the costs and the repercussions if they reveal themselves having a potential problem. It has been difficult determining how to get the information out to the people that need it. Lead Paint abatement is an area we could focus our new housing rehab program on for the first year as a trial to see if people would come forward.

SP-70 Anti-Poverty Strategy – 91.215(j)

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

The goal of the City's anti-poverty strategy is to continue to fund projects that focus holistically on economic empowerment for underserved families and individuals. For years, CDBG allocations have been made to the Center for New Americans Career Pathways Program, The PassPort to Success Project of The Literacy Project, Community Action's Youth Employment Readiness Project, the Valley Community Development Corporation's Small Business Entrepreneurial Assistance Program and provided down payment assistance to First Time Homebuyers. City facilities are utilized by Community Action, the regions CAP agency. The Vernon Street School houses the Fuel Assistance and Weatherization Programs, as well as Head Start and other programs. The James House child care room is used by their Early Child Intervention programs and home based child care providers. The City also supports a Living Wage campaign that through the work of Community Legal Aid and volunteers, has secured commitments from 42 local businesses to pay a living wage to their employees.

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

The two new developments proposed for Pleasant Street (HAP Housing 72 units/48 affordable, Valley CDC 55 units/all affordable) are being required by the City to provide on site support services. Funding for Resident Service coordinators is included in both of their One Stop applications to the Department of Housing and Community Development. Financial literacy workshops, one on one budget counseling (and other supports that may be needed) will have a huge impact on housing stability, eviction and homelessness prevention and higher success rates for tenant and landlord alike. Massachusetts has lagged behind Connecticut in building line items for support services provision in the operating pro formas for housing development. Permanent supported housing, we know is the key to stabilizing individuals and families that face many challenges. Northampton is blessed to have an extensive and caring support services community. Most of the services they provide to people that are housed are not compensated for. It is time to change that. Securing financial resources from the Department of Housing and Community Development for support services is imperative.

Homeless prevention and housing stabilization activities will continue to be funded to the extent CDBG allocations allow (entitlement has been reduced 30% over the last 4-5 years). This year \$16,000 had to be cut from the \$93,000 allocation. No one program receives more than \$13,000. Some of the amounts are so small the agencies use them merely to leverage other funds and to show City support for their programming. Funding staff capacity for the two general population emergency shelters and the SRO Outreach Project have been the core of the City's commitment for decades.

SP-80 Monitoring – 91.230

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

The monitoring process begins with the application for funds. CEDO staff review the applications for accuracy, make a determination about whether the request addresses a high priority need; assesses staffing capacity, milestones, performance measurements and availability and adequacy of the funds to achieve the goals. If an applicant is selected to receive funds (upon recommendations by the Ad Hoc Public Services Review Committee for public service requests, by the Northampton Housing Partnership for housing related projects, to the Mayor for final approval) the contract is reviewed with the grantee to insure they understand their responsibilities and the data required on the quarterly and final report forms. When the quarterly reports are submitted, CEDO staff review them for accuracy and progress, prior to processing the invoice. Data submitted and subsequently entered into IDIS provide an up to date account of the numbers being served, the racial and ethnicity of those being served and if the project is on track for successful completion. That data is also utilized for identification of high priority needs and community planning purposes.

The CDBG Administrator conducts on site monitoring visits annually and utilizes HUD approved monitoring forms. The monitoring visits are very interactive allowing for staff to update grantees about other activities occurring in the City, other efforts to address trends and issues identified, possibilities for collaborations among service providers and general moral support and appreciation for the work being done in the community.

When working with City departments and outside organizations on non-public service projects, efforts are undertaken to insure outreach to minority firms and workers.

Expected Resources

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

Introduction

The City of Northampton will use its entitlement funds to facilitate the implementation of priority projects as established in the Con Plan. City departments and public service agencies utilize many other funding sources to operate programs and bring projects to fruition.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	602,342	10,000	485,074	1,097,416	3,249,368	CDBG funds will be used for public facility projects; economic development; housing programs/projects; demolition; public service programs; and planning activities and administration of the grant. Expected remaining amount based on level funding; \$10,000 per year program income and \$200,000 carry-over annually
Continuum of Care	public - federal	Housing	1,280,377	0	0	1,280,377	5,121,508	Supportive Housing and Shelter Plus Care programs. Expected remaining amount based on level funding over the next four years

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Housing Public Improvements	1,746,200	0	0	1,746,200	4,800,000	Community Preservation Act (CPA) funds for: Pulaski Park - \$1,450,000 will leverage state grant of \$400,000 Conservation Commission - \$116,200 purchase of open space parcel matched by \$171,088 LAND grant Grantham Group - \$130,000 - development of affordable assisted living at Village Hill matched by \$1,125,000 in state and federal low income housing tax credits Northampton Recreation Department - \$50,000 - playground at Lampron Park and Florence fields leverage by a state Our Common Backyards grant
Other	public - federal	Housing	284,164	0	0	284,164	1,136,656	HOPWA funds for A Positive Place. Expected remaining amount based on level funding over the next four years

Table 57 - Expected Resources – Priority Table

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

All City of Northampton CDBG funded projects require other funding sources in order to implement the project. Affordable housing applications to State and Federal funding sources require evidence of a local match. CDBG and Community Preservation Act funds, in addition to Smith College are used as local match sources. Public facilities often have City budgeted Capital Improvement Program funds and private fundraising

dollars, such as the Forbes Library Elevator Accessibility project. Public infrastructure projects typically utilize State Chapter 90 funding and other grant sources. Public service grants use a variety of other funding sources, such as FEMA, United Way and private fundraising. Some of the CDBG public service grantee awards are so small (\$3,500) that their real value is for leveraging other sources and to show endorsement from the City of Northampton.

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

Currently, the Office of Planning and Sustainability is working on two parcels for affordable housing development initiated by the City. The Oak Street is city owned. A tour and community session is scheduled for May 12, 2015. The site has challenges, but might accommodate a duplex by Habitat for Humanity. The other parcel on Cooke Avenue is privately owned but has no frontage. A comp permit is required for any development. It abuts conservation land and could be a limited development and open space project. An offer has been made by the City to the seller and is pending. CDBG funds are being set aside for this project to be used for acquisition in partnership with other sources. Beyond these two parcels, one other City owned parcel on Route 5 has been identified for possible development.

The Northampton Housing Authority still has 2 parcels deeded to them through the disposition of the Northampton State Hospital property. Demolition of a farmhouse on Laurel Street occurred last year, paving the way for homeownership units to be constructed there. No State funds for homeownership projects have existed in the past several years. This year, they made some available. The other parcel on Burts Pit Road is slated for development for clients of the Department of Developmental Services. CDBG funding will be used to demolish the existing farmhouse on that parcel. The project has been designed and permitted, but no State funding sources released as of yet.

Discussion

The two affordable housing projects will utilize close to 20 million dollars each of State funding sources from the Department of Housing and Community Development's Low Income Housing Tax Credit Program, the Affordable Housing Trust, the Housing Innovations Fund, the Facilities and Consolidation Fund, and the Community Housing Program.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homelessness Prevention	2015	2019	Homeless Non-Homeless Special Needs	No geographic Priorities Designated	Homelessness Prevention	CDBG: \$15,500 HOPWA: \$132,000	Homelessness Prevention: 215 Persons Assisted
2	Support for Emergency Shelter System	2015	2019	Homeless	No geographic Priorities Designated	Support for Emergency Shelter	CDBG: \$23,000	Homeless Person Overnight Shelter: 375 Persons Assisted
3	Rental Housing for Families	2015	2019	Affordable Housing	No geographic Priorities Designated	Rental Housing for Families	CDBG: \$300,000 Continuum of Care: \$154,569 CPA: \$600,000	Rental units constructed: 127 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Rental Housing for Individuals	2015	2019	Affordable Housing	No geographic Priorities Designated	Rental Housing for Individuals	CDBG: \$300,000 Continuum of Care: \$805,669 CPA: \$600,000	Rental units constructed: 86 Household Housing Unit Housing for Homeless added: 86 Household Housing Unit
5	Preservation of Existing Affordable Rental Stock	2015	2019	Affordable Housing	No geographic Priorities Designated	Preservation of Existing Affordable Rental Stock	CDBG: \$120,648 Continuum of Care: \$0 CPA: \$0 ESG: \$0 HOPWA: \$0	Homelessness Prevention: 1521 Persons Assisted
6	Housing Rehabilitation	2015	2019	Affordable Housing	No geographic Priorities Designated	Housing Rehabilitation Resources	CDBG: \$160,000 Continuum of Care: \$0 CPA: \$0 ESG: \$0 HOPWA: \$0	Homeowner Housing Rehabilitated: 4 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Affordable Homeownership for Families	2015	2019	Affordable Housing	No geographic Priorities Designated	Affordable Homeownership for Families	CDBG: \$29,000	Public service activities other than Low/Moderate Income Housing Benefit: 45 Persons Assisted Direct Financial Assistance to Homebuyers: 3 Households Assisted
8	Housing for At-Risk and Special Needs Populations	2015	2019	Affordable Housing	No geographic Priorities Designated	Housing for At - Risk & Special Needs Populations	CDBG: \$300,000 Continuum of Care: \$874,517	Housing for Homeless added: 66 Household Housing Unit Housing for People with HIV/AIDS added: 23 Household Housing Unit
9	Economic Development/Income Maximization	2015	2019	Economic Development/Income Maximization	No geographic Priorities Designated	Economic Development	CDBG: \$15,500	Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted Jobs created/retained: 3 Jobs Businesses assisted: 10 Businesses Assisted
10	Housing Support Services	2015	2019	Affordable Housing	No geographic Priorities Designated	Housing Support Services	CDBG: \$10,000 CPA: \$65,000	Homelessness Prevention: 145 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Addressing Basic Needs	2015	2019	Non-Housing Community Development	No geographic Priorities Designated	Addressing Basic Needs	CDBG: \$39,000	Public service activities other than Low/Moderate Income Housing Benefit: 1225 Persons Assisted
12	Elimination of Slums and Blight	2015	2016	Elimination of Slums and Blight	No geographic Priorities Designated	Elimination of Slums and Blight	CDBG: \$45,000	Buildings Demolished: 1 Buildings
13	Improvement of Public Facilities	2015	2016	Non-Housing Community Development	No geographic Priorities Designated	Public Facilities	CDBG: \$50,000 Continuum of Care: \$0 CPA: \$0 ESG: \$0 HOPWA: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
14	Improvement of Public Infrastructure	2015	2019	Non-Housing Community Development	No geographic Priorities Designated	Public Infrastructure	CDBG: \$45,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 200 Households Assisted

Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	Homelessness Prevention
	Goal Description	The City will allocate CDBG funds to Community Legal Aid (\$5,500), the SRO Outreach Project (\$10,000) to work with residents at risk of homelessness to stabilize their housing. CPC funds will be utilized for the Community Housing Support Services Project to work with at risk families and the HOPWA award to A Positive Place will work to prevent homelessness for people living with HIV/Aids.
2	Goal Name	Support for Emergency Shelter System
	Goal Description	The City will allocate CDBG funds to the Hampshire Inter-Faith Winter Shelter (\$11,000) and the Grove Street Inn Homeless Shelter for Individuals (\$13,000).
3	Goal Name	Rental Housing for Families
	Goal Description	CDBG allocations will be made to the Valley CDC for the Lumberyard Project. It will provide 55 units ranging from one bedroom to three bedroom units, all of which could accommodate family households. A CDBG allocation will also be made to the 129 Pleasant Street Northampton Lodging development which will be 72 units of rental housing, in studios and one bedroom units. The CoC will garner McKinney funding for the Paradise Pond Apartments and A Positive Place, both rental unit programs for families.
4	Goal Name	Rental Housing for Individuals
	Goal Description	The CDBG allocation listed in the rental housing for families, is repeated here. 14 of the 55 units at the Lumberyard are one bedroom units, which could accommodate individual households. It is possible that the 72 total units, 48 affordable at 129 Pleasant Street could all be individual households, as the total inventory is comprised of studio and one bedroom units. The CoC has permanent supported housing units across the three counties, but 14 are based in Northampton at this point in time.
5	Goal Name	Preservation of Existing Affordable Rental Stock
	Goal Description	Although no dollars will be expended on a project, staff time included in the CDBG Planning and administration budget line item will be spent monitoring the 1,521 units on the Subsidized Housing Inventory to insure none are lost to the community.

6	Goal Name	Housing Rehabilitation
	Goal Description	
7	Goal Name	Affordable Homeownership for Families
	Goal Description	The CDC's First Time Homebuyer workshops help to educate and qualify households for homeownership opportunities. 45 households will be served and three down payment assistance grants will be utilized to facilitate home purchases in Northampton.
8	Goal Name	Housing for At-Risk and Special Needs Populations
	Goal Description	The CDBG allocations to the Valley CDC and HAP Housing new projects on Pleasant Street are counted with this goal too, as the units being created will be available to homeless, formerly homeless and special needs populations.
9	Goal Name	Economic Development/Income Maximization
	Goal Description	CDBG allocations will be made to the Valley CDC's Small Business Assistance Program and Community Actions Youth Employment Readiness Program.
10	Goal Name	Housing Support Services
	Goal Description	CDBG funding will be allocated to the SRO Outreach Project (\$10,000) and the Community Preservation Committee will allocate an annual amount of \$65,000 to the Community Housing Support Services Project to support people whose housing is at risk.
11	Goal Name	Addressing Basic Needs
	Goal Description	CDBG allocations will be made to the MANNA Soup Kitchen (\$3,000), the Northampton Survival Center (\$9,000) and the two emergency shelters (\$23,000), as well as to Highland Valley Elder Services (\$4,000), to address shelter and food priorities for households with low and moderate incomes.

12	Goal Name	Elimination of Slums and Blight
	Goal Description	The farmhouse on Burts Pit Road on a parcel deeded to the Northampton Housing Authority through the disposition of State Hospital property will be demolished to make way for future affordable housing development. The project was designed and permitted to accommodate 10 clients of the Department of Developmental Services, but no State funding has been allocated to date.
13	Goal Name	Improvement of Public Facilities
	Goal Description	\$30,000 of CDBG funds will be allocated to purchase playground equipment to be installed at the Jackson Street School. The equipment purchased will be suitable for use by children with physical disabilities. The Department of Public Works will utilize \$20,000 to install audio signalization at two crosswalks, one entering the downtown and one adjacent to the Senior Center, to aid people with visual impairments.
14	Goal Name	Improvement of Public Infrastructure
	Goal Description	\$45,000 of CDBG funds has been allocated to construct a sidewalk at the River Run Condominium complex to safely connect residents to nearby services.

Projects

AP-35 Projects – 91.220(d)

Introduction

In 2015-2016, the City of Northampton will receive Community Block Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development in the amount of \$602,342. Funds from the previous program year will also be made available should they not be expended.

The Annual Action Plan describes the activities that will address priorities identified from in the City's 5-Year Consolidated Plan and how those funds will be spent from July 1, 2015 - June 30, 2016.

Projects

#	Project Name
1	Planning and Administration
2	Puentes: Bridges for Latinos
3	Career and Education Support for Newcomers
4	Big Brothers Big Sisters Mentoring Program
5	Single Room Occupancy (SRO) Program
6	Youth Employment Readiness Initiative
7	Homelessness Prevention Project
8	Northampton Elder Nutrition Program
9	Pathways to Success
10	Manna Soup Kitchen
11	Interfaith Winter Shelter
12	Grove Street Inn Homeless Shelter for Individuals
13	Northampton Survival Center Food Pantry
14	Small Business Technical Assistance Program
15	Vernon Street School Accessibility Project
16	Jackson Street Playground
17	Signalized Crosswalks for Visually Impaired
18	River Run Condominium Sidewalk
19	Alliance for Sober Living Roof Reconstruction
20	Cooke Avenue Limited Development Affordable Housing/Open Space
21	Housing Rehabilitation Program
22	Burts Pit Road Farmhouse Demolition
23	129 Pleasant Street Acquisition/ Northampton Lodging SRO
24	256 Pleasant Street Acquisition
25	Homeownership Center

Table 59 – Project Information

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

With a high need for an increased supply of deeply subsidized affordable housing, preservation and improvement of existing units, services to address basic needs and creation of jobs that pay a living wage, it is difficult to prioritize. The City's CDBG entitlement amount has decreased over 30% the past few years. Thankfully, the Community Preservation Act funds have been able to contribute to the housing production and housing support services goals as the CDBG allotment started its decline. Being finished with the CDBG obligation to the debt service on the Senior Center will open the door to some new projects and already has, as evidenced by the plan to reinstitute a housing rehab program.

The public services grantees are always struggling with finding enough funding to implement their programs. The Ad Hoc Public Services Review Committee has traditionally prioritized those projects that focus on addressing the basic needs of food, shelter and access to health care to protect the safety net. The primary obstacle to meeting the underserved needs is the lack of adequate resources. The commitment and collaboration is exemplary; it is the dollars that fall short.

AP-38 Project Summary
Project Summary Information

1	Project Name	Planning and Administration
	Target Area	No geographic Priorities Designated
	Goals Supported	Homelessness Prevention Support for Emergency Shelter System Rental Housing for Families Rental Housing for Individuals Preservation of Existing Affordable Rental Stock Housing Rehabilitation Affordable Homeownership for Families Housing for At-Risk and Special Needs Populations Economic Development/Income Maximization Housing Support Services Addressing Basic Needs Elimination of Slums and Blight Improvement of Public Facilities Improvement of Public Infrastructure
	Needs Addressed	Homelessness Prevention Support for Emergency Shelter Rental Housing for Individuals Rental Housing for Families Preservation of Existing Affordable Rental Stock Housing Rehabilitation Resources Affordable Homeownership for Families Housing for At - Risk & Special Needs Populations Economic Development Housing Support Services Addressing Basic Needs Elimination of Slums and Blight Public Facilities Public Infrastructure
	Funding	CDBG: \$120,648
	Description	Funds will be used for housing, community and economic development planning activities and administration of the CDBG program.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	5,000 low and moderate income families.

	Location Description	Citywide, except project specific locations for public facilities and infrastructure projects.
	Planned Activities	As listed in the projects section.
2	Project Name	Puentes: Bridges for Latinos
	Target Area	No geographic Priorities Designated
	Goals Supported	Economic Development/Income Maximization Housing Support Services Addressing Basic Needs
	Needs Addressed	Homelessness Prevention Economic Development Housing Support Services Addressing Basic Needs
	Funding	CDBG: \$12,727
	Description	Casa Latina will provide outreach, support and information and referral services to low/mod Latino residents so they can gain access to services such as: health, housing, language and literacy education and employment.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	250 Latino residents
	Location Description	140 Pine Street, Florence
	Planned Activities	Information and referrals, translating, advocacy, outreach and intensive case management to Latinos and Spanish speaking persons.
3	Project Name	Career and Education Support for Newcomers
	Target Area	No geographic Priorities Designated
	Goals Supported	Economic Development/Income Maximization Addressing Basic Needs
	Needs Addressed	Economic Development Addressing Basic Needs
	Funding	CDBG: \$8,000
	Description	The Center for New Americans will provide technology instruction, education and career advising; ESOL classes; referrals to support services and "Access to Pathways" career classes for immigrants.

	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	50 low and moderate income immigrants
	Location Description	James House Community Learning Center, 42 Gothic Street, Northampton
	Planned Activities	ESOL classes, technology instruction (both integrated into the English class and supported Distance Learning), education and career advising and citizenship and immigration services
4	Project Name	Big Brothers Big Sisters Mentoring Program
	Target Area	No geographic Priorities Designated
	Goals Supported	Addressing Basic Needs
	Needs Addressed	Addressing Basic Needs
	Funding	CDBG: \$4,000
	Description	The Center for Human Development (CHD) Big Brothers Big Sisters will create and support mentoring relationships for low to moderate income Northampton children from families with multiple risk factors. Children are referred by other agencies or school personnel.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	35 low and moderate income at-risk youth
	Location Description	Citywide
	Planned Activities	Matching of youth and mentors who will meet once a week for at least a year; a site based model <i>Kids to Campus</i> program at Smith College will match kids with college students meeting on the campus.
5	Project Name	Single Room Occupancy (SRO) Program
	Target Area	No geographic Priorities Designated
	Goals Supported	Homelessness Prevention Housing Support Services Addressing Basic Needs

	Needs Addressed	Homelessness Prevention Housing Support Services Addressing Basic Needs
	Funding	CDBG: \$10,000
	Description	The Center for Human Development (CHD) will provide case management and support services to prevent homelessness and hunger for residents living in SRO units in Northampton and Florence. A food pantry is available three days per week: Tuesday, Wednesday and Friday.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	100 SRO residents
	Location Description	Go West, 1-3 North Main St., Florence The Maples, 16 North Maple St., Florence Cottage Kitchen, 17 North Maple St., Florence Earle Street Apartments, 180-182 Earle St., Northampton King Street SRO, 96-98 King St., Northampton The Lorraine, 96 Pleasant St., Northampton Northampton Lodging, 129 Pleasant St., Northampton
	Planned Activities	coffee hours, transportation, landlord mediation, food pantry, advocacy, case management and clinical support
6	Project Name	Youth Employment Readiness Initiative
	Target Area	No geographic Priorities Designated
	Goals Supported	Economic Development/Income Maximization Addressing Basic Needs
	Needs Addressed	Economic Development Addressing Basic Needs
	Funding	CDBG: \$5,500
	Description	Community Action will provide individual career development assistance, employment readiness training and educational workshops focused on high growth sectors of the economy for youth living in poverty identified through the Northampton High School guidance counseling office.

	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	60 Northampton youth
	Location Description	Citywide
	Planned Activities	Individual assessments with a Workforce Development Specialist to assess skills, occupational or educational goals and identify training or education to achieve the goals; participation in a year-long job readiness training program in the Alternative Learning Program at the Northampton High School; trips to businesses and colleges; instruction on interviewing, resume writing, workplace communication and financial literacy.
7	Project Name	Homelessness Prevention Project
	Target Area	No geographic Priorities Designated
	Goals Supported	Homelessness Prevention Housing Support Services Addressing Basic Needs
	Needs Addressed	Homelessness Prevention Housing Support Services Addressing Basic Needs
	Funding	CDBG: \$5,500
	Description	Community Legal Aid will provide free legal services for tenants with rent subsidies, including the Section 8 program, who are at risk of being evicted and/or terminated from the program.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	20 low income residents
	Location Description	20 Hampton Ave., Northampton
	Planned Activities	Free legal services to ensure long-term housing safety and stability: landlord mediation, court representation, information about the legal process so clients may advocate for themselves, collaboration with agencies who provide supportive services, linkages with mainstream resources.

8	Project Name	Northampton Elder Nutrition Program
	Target Area	No geographic Priorities Designated
	Goals Supported	Addressing Basic Needs
	Needs Addressed	Addressing Basic Needs
	Funding	CDBG: \$4,000
	Description	Highland Valley will deliver hot meals to low and moderate income home-bound elders 5 days per week (Monday-Friday). Meals are also provided at the Walter Salvo House, an elderly housing complex that serves as a congregate site. Meals are delivered to elders unable to prepare a nutritious, hot meal due to physical, emotional or cognitive factors, have no one to prepare a meal on a regular basis and are unable to attend a congregate meal site
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	82 home delivered meals to low and moderate income elders; 66 residents will attend the congregate meal site
	Location Description	City wide Congregate site: Walter Salvo House, 81 Conz St., Northampton
	Planned Activities	Delivery of meals to home-bound elders to facilitate their ability to continue to live independently in a healthy manner.
9	Project Name	Pathways to Success
	Target Area	No geographic Priorities Designated
	Goals Supported	Economic Development/Income Maximization Addressing Basic Needs
	Needs Addressed	Economic Development Addressing Basic Needs
	Funding	CDBG: \$8,000
	Description	The Literacy Project will provide instruction for the HiSET (high school equivalency test in Mass); intensive individualized and group education to adults with low and moderate incomes and youth age 16 and over to develop college and career readiness.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	40 low and moderate income residents
	Location Description	James House Community Learning Center, 42 Gothic St., Northampton
	Planned Activities	HiSET instruction and career advising. This project addresses the needs of the whole student and identifies barriers to educational achievement such as language challenges, child care needs, basic food and shelter.
10	Project Name	Manna Soup Kitchen
	Target Area	No geographic Priorities Designated
	Goals Supported	Homelessness Prevention Addressing Basic Needs
	Needs Addressed	Homelessness Prevention Addressing Basic Needs
	Funding	CDBG: \$3,000
	Description	The MANNA Soup Kitchen will provide free meals 3 days per week to homeless and residents with low and moderate incomes. Special Thanksgiving and Christmas meals also provided. This stems isolation in SRO's and public housing units and addresses food insecurity issues, relieving pressure on housing cost burdens.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	450 homeless and/or low and moderate income residents
	Location Description	48 Elm St., Northampton 297 Main St., Northampton
Planned Activities	Free meals every Monday, Wednesday and Saturday with a special meal on Thanksgiving Day and Christmas Day	
11	Project Name	Interfaith Winter Shelter
	Target Area	No geographic Priorities Designated
	Goals Supported	Support for Emergency Shelter System Addressing Basic Needs
	Needs Addressed	Support for Emergency Shelter Addressing Basic Needs

	Funding	CDBG: \$11,000
	Description	Service Net, in collaboration with the Friends of Hampshire County Homeless and the City will provide a 24-bed overnight shelter from November-April. Two meals a day will also be provided.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	175 homeless individuals
	Location Description	43 Center St., Northampton
	Planned Activities	Food and overnight emergency shelter beds provided from November-April; case management is provided through the Resource Center, co-located at 43 Center Street.
12	Project Name	Grove Street Inn Homeless Shelter for Individuals
	Target Area	No geographic Priorities Designated
	Goals Supported	Support for Emergency Shelter System
	Needs Addressed	Support for Emergency Shelter
	Funding	CDBG: \$13,000
	Description	22-bed transitional and emergency shelter for homeless individuals year round. The shelter is open from 5 p.m.-9 a.m. Monday-Friday and 24 hours per day on Saturday and Sunday. Guests may stay up to 90 days. Case management is conducted at the Resource Center.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	125 homeless individuals
	Location Description	Grove Street Inn, 91 Grove St., Northampton
	Planned Activities	4 transitional beds and 20 emergency shelter beds, open year round, closed during the weekdays.
13	Project Name	Northampton Survival Center Food Pantry
	Target Area	No geographic Priorities Designated
	Goals Supported	Addressing Basic Needs
	Needs Addressed	Addressing Basic Needs

	Funding	CDBG: \$9,000
	Description	The Northampton Survival Center will provide free nutritionally-balanced monthly food packages customized to individual dietary needs. Clients will also have weekly access to fresh bread and produce, much of it locally grown
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	2,200 residents
	Location Description	Northampton Survival Center, 265 Prospect St., Northampton
	Planned Activities	provision of monthly food packages
14	Project Name	Small Business Technical Assistance Program
	Target Area	No geographic Priorities Designated
	Goals Supported	Economic Development/Income Maximization
	Needs Addressed	Economic Development
	Funding	CDBG: \$10,000
	Description	The Valley Community Development Corporation (CDC) will provide one-on-one technical assistance and counseling to 25 income eligible residents who wish to start their own business and assistance to businesses with five or fewer employees in creating and/or retaining jobs to grow their businesses.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	25 entrepreneurs and businesses
	Location Description	30 Market Street, Northampton
	Planned Activities	Technical assistance including, but not limited to, assistance in development of financial projections, marketing, identification of marketing opportunities, workshops, and counseling
15	Project Name	Vernon Street School Accessibility Project
	Target Area	No geographic Priorities Designated
	Goals Supported	Improvement of Public Facilities

	Needs Addressed	Public Facilities
	Funding	:
	Description	Community Action runs several programs for low and moderate income youth out of this City-owned building. Funds, if they become available during the program year, will be used for a handicap accessibility ramp and first floor ADA required bathroom renovations.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	50 youth
	Location Description	56 Vernon Street, Northampton
	Planned Activities	Construction of an accessibility ramp and ADA renovations to first floor bathrooms.
16	Project Name	Jackson Street Playground
	Target Area	No geographic Priorities Designated
	Goals Supported	Improvement of Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$30,000
	Description	Purchase of handicap accessible playground equipment on an elementary school site, utilized by the school students and adjacent public and subsidized housing complex residents. Prior year funds will be used for this project.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	350 youth
	Location Description	Jackson Street School, 120 Jackson Street, Northampton
	Planned Activities	Purchase of handicap accessible playground equipment.
17	Project Name	Signalized Crosswalks for Visually Impaired
	Target Area	No geographic Priorities Designated
	Goals Supported	Improvement of Public Infrastructure
	Needs Addressed	Public Infrastructure

	Funding	CDBG: \$20,000
	Description	The Department of Public Works (DPW), in collaboration with the Senior Services Department, and the Committee on Disabilities have identified two intersections needing to be improved with signalized crosswalks for visually impaired individuals.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	100
	Location Description	Intersection at Conz Street and Old South Streets and intersection of Old South Street and New South Street.
	Planned Activities	Installation of signalized crosswalks to assist the visually impaired.
18	Project Name	River Run Condominium Sidewalk
	Target Area	No geographic Priorities Designated
	Goals Supported	Improvement of Public Infrastructure
	Needs Addressed	Public Infrastructure
	Funding	CDBG: \$45,000
	Description	Sidewalk construction to facilitate safe pedestrian access for residents of an income eligible area (8216.01)to nearby services. Approximately 1,000 linear feet will be constructed. This is part of a larger project related to a Mass Highway project addressing intersection and pedestrian safety at King Street and Damon Road. Prior year funds will be used for this project.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	216 households
	Location Description	80 Damon Road, Northampton
	Planned Activities	Construction of sidewalk to aid pedestrian safety.
19	Project Name	Alliance for Sober Living Roof Reconstruction
	Target Area	No geographic Priorities Designated
	Goals Supported	Housing Rehabilitation Housing for At-Risk and Special Needs Populations

	Needs Addressed	Housing Rehabilitation Resources Housing for At - Risk & Special Needs Populations
	Funding	CDBG: \$45,000
	Description	Funds, if they become available during the program year, will be used for the reconstruction of the roof at the Alliance for Sober Living, transitional housing for 8 people with low and moderate incomes in recovery from alcohol and other substance abuse.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	8.
	Location Description	18 Summer Street, Northampton
	Planned Activities	Reconstruction of roof.
20	Project Name	Cooke Avenue Limited Development Affordable Housing/Open Space
	Target Area	No geographic Priorities Designated
	Goals Supported	Affordable Homeownership for Families
	Needs Addressed	Affordable Homeownership for Families
	Funding	CDBG: \$40,000
	Description	Funding for affordable housing on a 3-acre parcel abutting Fitzgerald Lake Conservation Area (property formerly the Moose Lodge of Northampton) and located near the Big Y shopping plaza.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	If the City purchases the property it will issue a Request for Proposals. Usually Habitat for Humanity is the housing provider that can accomplish smaller projects, such as a duplex that might be accommodated on this site. 2 families would benefit.
	Location Description	196 Cooke Avenue, Northampton
	Planned Activities	Affordable housing opportunity created in conjunction with City open space acquisition goals.
21	Project Name	Housing Rehabilitation Program
	Target Area	No geographic Priorities Designated
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Rehabilitation Resources

	Funding	CDBG: \$160,000
	Description	A new program this year with a vendor yet to be selected through a RFP process. The rehabilitation program will assist low and moderate-income households with repairs addressing housing quality standards and sanitary code violations. Repairs shall focus on major systems such as heating, plumbing, electrical, roof and structural issues as well as other repairs that address code violations.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	4-6 owner occupant households.
	Location Description	City wide
	Planned Activities	Repairs to heating, plumbing, electrical, roof and structural issues as well as other repairs that address code violations. Lead paint abatement will be given high priority if costs allow.
22	Project Name	Burts Pit Road Farmhouse Demolition
	Target Area	No geographic Priorities Designated
	Goals Supported	Housing for At-Risk and Special Needs Populations Elimination of Slums and Blight
	Needs Addressed	Housing for At - Risk & Special Needs Populations Elimination of Slums and Blight
	Funding	CDBG: \$45,000
	Description	The Northampton Housing Authority will coordinate the demolition of a vacant and deteriorating residential structure and detached garage on Burts Pit Road in Florence. The parcel is associated with the former State Hospital and has been abandoned for more than 20 years. Plans are to develop the parcel for affordable housing for special needs populations.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The project as currently proposed is to house 10 clients of the Department of Developmental Services.
	Location Description	278 Burts Pit Road, Florence
	Planned Activities	Demolition of vacant residential structure and detached garage at Burts Pit Road location to clear site for future affordable housing development.

23	Project Name	129 Pleasant Street Acquisition/ Northampton Lodging SRO
	Target Area	No geographic Priorities Designated
	Goals Supported	Rental Housing for Families Rental Housing for Individuals Housing for At-Risk and Special Needs Populations
	Needs Addressed	Rental Housing for Individuals Rental Housing for Families Housing for At - Risk & Special Needs Populations
	Funding	CDBG: \$150,000
	Description	CDBG Loan for the acquisition of an existing 58 single room occupancy property by HAPHousing (previously Northampton Lodging). The existing building will be demolished; tenants will be re-located and moved back after new construction of 78 units. Prior year funds will be used for acquisition.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	48 affordable units and 24 market rate units all studio and one bedroom apartments.
	Location Description	129 Pleasant Street, Northampton
	Planned Activities	Acquisition of property.
24	Project Name	256 Pleasant Street Acquisition
	Target Area	No geographic Priorities Designated
	Goals Supported	Rental Housing for Families Rental Housing for Individuals Housing for At-Risk and Special Needs Populations
	Needs Addressed	Rental Housing for Individuals Rental Housing for Families Housing for At - Risk & Special Needs Populations
	Funding	CDBG: \$150,000
	Description	CDBG Loan for acquisition of a 1.25 acre parcel by the Valley Community Development Corporation (CDC). Redevelopment of the site, formerly the Northampton Lumber Yard, will be mixed use with 5,300 square feet of commercial space on the first floor and 55 units of affordable housing. Prior year funds will be used for acquisition of the property.

	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	55 units of affordable housing; 1, 2 and 3 bedrooms
	Location Description	256 Pleasant Street, Northampton
	Planned Activities	Acquisition of property
25	Project Name	Homeownership Center
	Target Area	No geographic Priorities Designated
	Goals Supported	Affordable Homeownership for Families Housing Support Services
	Needs Addressed	Affordable Homeownership for Families Housing Support Services
	Funding	CDBG: \$26,000
	Description	The Valley Community Development Corporation (CDC) will provide homebuyer assistance, workshops and advocacy to Northampton renters with low and moderate incomes seeking to purchase a home and households facing foreclosure. Referrals to HOME and other assisted units, housing loan/grant programs and state subsidized mortgages, as well as, three grants for down payment/closing costs for three eligible first time homebuyers will be provided. Funding also includes program administration costs.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	3 first time homebuyer grants; 60 residents provided technical assistance.
	Location Description	30 Market Street, Northampton
	Planned Activities	3 first time homebuyer grants, homebuyer assistance to first time homebuyers and homeowners facing foreclosure, referrals to HOME and other funding sources, and program administration costs.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Funds were allocated to priorities as identified from citizen participation during the annual and five year planning process. Census tracts with more than 20% minority population are defined as areas of minority concentration. Using OneCPD maps, very little data relative to concentrations showed up using the 25% threshold for areas of concentration. Moving to a 20% threshold revealed more information at the block group level. Housing rehabilitation dollars will be targetted to those areas as will outreach when new housing units become available.

Geographic Distribution

Target Area	Percentage of Funds

Table 60 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Public services are delivered City-wide. The two crosswalk signals slated to improve safety for the visually impaired were selected by the Department of Public Works in conjunction with the City's Committee on Disabilities. The Housing Partnership and Office of Planning and Sustainability sponsored three forums for private and non-profit housing developers over the last two years to stimulate housing development in the downtown. There is also a neighborhood and city-wide citizen participation process to revitalize the Pleasant Street corridor, a primary gateway into the downtown. The fact that both proposed mixed use affordable housing projects which will include vibrant first floor commercial spaces and are located on Pleasant Street in that corridor, is a major contribution to that revitalization strategy. A visual site survey will be conducted by the vendor selected to administer the housing rehabilitation program to determine where outreach should occur.

Discussion

Block group level data will be further scrutinized to determine feasibility for defining target areas and locations for housing rehabilitation and public infrastructure projects.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	454
Non-Homeless	3,115
Special-Needs	105
Total	3,674

Table 61 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,519
The Production of New Units	0
Rehab of Existing Units	4
Acquisition of Existing Units	58
Total	1,581

Table 62 - One Year Goals for Affordable Housing by Support Type

Discussion

It is virtually impossible to get unduplicated counts to identify exact numbers to be served. For example, those counted as participating in a MANNA soup kitchen meal could be living at an emergency shelter; one of the families working with Casa Latina could be attending classes at the Center for New Americans, and knowing how many people will benefit from an improved public facility, is difficult to ascertain.

AP-60 Public Housing – 91.220(h)

Introduction

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

The following projects will be undertaken over the next year, or several as funding allows: McDonald House; new roof, new unit thermostats, seal coating of the parking lot, completion of a masonry analysis and an elevator assessment. Florence Heights; screen door replacement, concrete and black top repair, kitchen countertop and cabinet replacement at unit turnover, Hampshire Heights; correction of drainage issues, domestic hot water tank replacement, roadway and window replacement, Cahill Apts.; new fire alarm system, underground wiring, parking lot repaving, roadway widening, community hall improvements, Salvo House; parking lot repaving, painting building corridors, caulking of exterior concrete panels, window and slider door replacement. State Street; boiler replacement. Tobin Manor; conversion of a congregate housing unit into two apartments, new shingle roof. Grace House; additional insulation for energy efficiency and resident comfort.

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

The Northampton Housing Authority is committed to working collaboratively with the newly hired Community Housing Supportive Services Coordinator. The goals of this program are housing stabilization and increased life skills for residents of community housing. Tenant associations may be formed in the two family developments to increase participation in governance. Progress will be made on development of the Laurel Street parcel which is proposed for homeownership opportunities for families currently in public housing.

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

The Northampton Housing Authority is not designated as troubled.

Discussion

The Northampton Housing Authority does an excellent job maintaining its properties. With the hiring of a new Executive Director, it is hoped progress will be made moving the development of the Laurel Street parcel and Burts Pit Road parcel forward. Of the four parcels deeded to the NHA through the disposition of the State Hospital property, the West Street parcel has been developed in partnership with HAP Housing for family housing, some formerly homeless. The Grove Street parcel was developed in partnership with the Department of Mental Health into 6 units for younger clients with mental illness. If the Laurel Street parcel is developed for affordable homeownership opportunities and the Burts Pit

Road site for clients of the Department of Developmental Disabilities, the Housing Authority will have contributed housing options for a variety of population segments, very successfully.

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

Introduction

Unsheltered homeless are identified by the PATH Program Street Outreach Worker. The PATH worker engages with individuals, links them with resources, does individual therapy and runs groups. Unsheltered and sheltered individuals are also case managed at the Hampshire County Resource Center where benefits are secured, health care is administered and housing search is undertaken. Health Care for the Homeless nurses and a doctor as well as a Benefits Analyst are on site. The Resource Center functions as the central intake system. Clients are referred to shelter bed openings at Soldier On, the Inter-Faith Shelter, the Grove Street Inn or other shelters in the region depending on vacancies. A rental assistance fund was created with CPC funds through ServiceNet, Inc. called the Access to Housing Initiative. Funds cover first and last month rents and security deposits for those finding apartments in Northampton. Eliot and ServiceNet staff, as well as others (SMOC, DMH, SRO, MHA), meet regularly through regional REACH meetings to identify housing placements for chronically homeless individuals. It is a coordinated case management model that has been extremely successful over the past several years. Dial Self addresses housing and support service needs for youth, primarily in Franklin County. The Center for Human Development is the agency operating in Hampshire County providing services to homeless families and their children. CHD has a program for women in recovery and their children in Northampton which is closed referral from the Department of Public Health, but no emergency shelter beds. Safe Passage does operate an emergency shelter for women and their children experiencing domestic violence. Veterans' needs are addressed by Soldier On, VASH staff at the VA and the City's Veteran's Agent.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Eliot CHS Homeless services will continue to do clinical street outreach to the unsheltered in Northampton. The Outreach Clinician will do engagement and assessment utilizing the V1SPDAT intake form. Referrals will be made to appropriate service systems and other case managers. PATH workers will participate in REACH meetings where outreach, shelter and permanent supportive housing providers coordinate case management for the homeless, particularly chronically homeless. The regional network Coordinator, COC and HMIS administrators will monitor housing placements to insure new units are targeted to those with the highest V1SPDAT rankings. According to the PIT data, the number unsheltered persons in the CoC decreased for the third year in a row.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue to provide CDBG funding to the two generic shelters, the Inter-Faith Winter Shelter for Homeless individuals and the Grove Street Inn. Collaborative and advocacy support will be

provided to Safe Passage for the operation of their emergency shelter for domestic violence victims and to Soldier On, for their emergency shelter beds serving Veterans.

In the CoC overall, there were 234 emergency shelter beds in 2014 and 269 in 2015, a 15% increase due to the addition of overflow beds in Berkshire County. There were 380 transitional housing beds in 2014 and 348 in 2015, due to the conversion of some TH beds to permanent supportive housing beds (an 8% reduction). There were 496 permanent supportive housing beds in 2014 and 602 in 2015. 11 Rapid Re-housing beds were created in 2015 through the Veterans SSVF program. 50% of homeless assistance beds in the CoC are allocated to housing rather than shelter.

(see Appendix G for additional Point In Time summary information. The data is from 2014, as DHCD has not yet issued hotel/motel numbers so complete summaries for 2015 are as yet still unavailable).

There is no plan to increase the emergency shelter beds in Northampton in the next year. Although the transitional housing model is being phased out in favor of PSH units in accordance with HUD, there are providers who value the TH housing type. Safe Passage has articulated the need for a transitional facility for domestic violence victims and may be responding to an RFP issued by Friends of Hampshire County Homeless Individuals for funding such a program. The development of the new units at the VA Campus by Soldier On for women Veterans and their children, will be a transitional housing model (16 units).

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

Chronically homeless individuals will continue to be served by the Eliot Street Outreach Clinician PATH Program, the Hampshire County Resource Center, the ServiceNet Shelter and Housing Program and other local housing and homeless service providers. Projects that produce additional housing units to facilitate housing placement will continue to be pursued. (Friend of the Homeless House #3, the Valley CDC Lumberyard Project, HAP Housing's replacement of the Northampton Lodging SRO, possible development of the Cooke Avenue Lot, possible development of the Oak Street city owner parcel, possible development of a parcel on Rte. 5 near Easthampton). Housing support services will increase as the new Community Housing Support Services Coordinator begins work and joins the team with the SRO Outreach Coordinator. Veterans and their families will be served by Soldier On and Dial Self will assist unaccompanied youth. Homeless families will be served by the Center for Human Development through scattered site and congregate settings. A variety of agencies are providing case management services to families in hotels/motels. ServiceNet's Access to Housing Initiative will utilize the second portion of the \$10,000 allotment from the CPC to pay first, last and security deposits for homeless seeking apartments in Northampton. The City will continue to support and advocate for housing stabilization supportive services in existing and new housing to prevent recidivism back into homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City will support homeless prevention activities with CDBG funding for Community Legal Aid. The CPC funded Community Housing Support Services Project is also focused on homelessness prevention. The CoC will monitor discharges from public institutions. The Cooley Dickinson Hospital Emergency Room and Psychiatric Unit personnel have working relationships with area shelter providers. Soldier On will pick up and do service assessments for any Veteran leaving the Hampshire County House of Corrections without housing in place. The Western Mass Inter-Agency Council on Housing and Homelessness also monitors discharge activity from the Departments of Mental Health and Developmental Services. The School McKinney Coordinators and Department of Elementary and Secondary Education are very involved in the regional network's Committee on Unaccompanied Youth. Hopefully the Dial Self Federal Homeless and Runaway Youth renewal application will bring additional resources to Northampton for street outreach activities.

The Hampshire County House of Corrections will continue to conduct their monthly round table sessions to strategize with housing and service providers to develop resources and housing placements for inmates about to be released, to avoid discharges into homelessness.

Discussion

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

Introduction:

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Zoning Sub-Committee of the Northampton Housing Partnership will work with the City's Office of Planning and Sustainability to examine zoning ordinance regulations that may impede the creation or preservation of affordable housing units. Within this first year, an analysis of Inclusionary Zoning as a possible tool will have been made and concluded. The Town of Amherst has created an IZ bylaw that will be researched. Amherst is also pursuing possible tax abatements for property owners that create deed restricted affordable units. The Housing Partnership will be attentive to that process. Also, dimensional site requirements relative to special permit and site plan processes for the creation of multiple units on a lot are being examined. Northampton already waives fees for affordable housing permitting, has no growth limitations or moratoriums and welcomes Chapter 40B Comprehensive Permitting projects.

Discussion:

An update of the Analysis of Impediments to Fair Housing will be undertaken in 2015-16 if funding is available. At a minimum, the Housing Partnership which functions as the City's Fair Housing Committee will continue to implement recommendations made in the most recent AI update. The City is participating in the Pioneer Valley Regional Planning Commission's Fair Housing Committee to implement the fair housing goals articulated in the Sustainable Knowledge Corridor Regional Housing Plan. In order to achieve opportunity and diversity in all communities, a regional approach is needed to promote mobility from the seriously concentrated areas of poverty in Hampden county neighborhoods to other locales.

See Appendix H for a list of recommendations from the most recent Analysis of Impediments to Fair Housing.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The most important role the City can play is to facilitate communication and collaboration in the face of diminishing resources. With continued CDBG cuts and other State and Federal program funding reductions, it behooves the service delivery systems to operate as effectively and efficiently as possible. Insuring services are not duplicated or wasted is imperative. Specifically, the City will support the staff and organizations carrying out public social services programming that addresses basic needs for the underserved by allocating CDBG funds, providing technical assistance and conducting one on one monitoring sessions that are highly interactive.

City support for and participation in the Western Mass. Network to End Homelessness, the Western Mass. Inter-Agency Council on Housing and Homelessness, the Three County Rural CoC, the Next Step Collaborative, the Housing Partnership and the committees of the regional network, will facilitate coordinated actions to best meet the needs of the underserved.

It is also imperative that Casa Latina, the grass roots organization serving the Latino community in Hampshire County, is viable and strong. With the numbers of Hispanic households increasing and many with language challenges, outreach, advocacy and connection to resources will be more critical to prevent people from slipping outside of the safety net.

Actions planned to foster and maintain affordable housing

CDBG staff and financial resources will be allocated to the two large affordable housing projects planned for Pleasant Street. Coordination of permitting, conducting environmental reviews and contracting as well as identification of support services will be completed in 2015. Demolition activity will ready the Burts Pit Road site for new development. Plans will progress for new development at the Laurel Street site, both owned by the Northampton Housing Authority. Efforts will continue to prevent any additional loss of units from the subsidized housing inventory.

With the creation of 44 new units of limited equity cooperative ownership units for older male Veterans at the VA Campus through Soldier On, in addition to 43 (of 83) new units being affordable at the Christopher Heights Assisted Living Development at Village Hill (former State hospital site) both to be ready for occupancy this fall, 87 new units of affordable housing will be added to the inventory. Soldier On will add 16 additional transitional housing units for women Veterans and their children in 2016 and the 55 units at Valley CDC's Lumberyard project and the 48 affordable units at 129 Pleasant Street through HAP Housing, will add an additional 103 permanently affordable rental units for individuals and families, when their State funding is secured (2016-17).

Four homeownership units will be improved through the creation of a Housing Rehabilitation Program that will begin operation in 2015 after a vendor is selected through an RFP process. If Habitat for Humanity gets involved with either the Oak Street or Cooke Avenue or Route 9 parcels, new construction duplex units could be created in the coming years.

The Housing Partnership will continue to meet monthly to strategize about preservation issues, as well as identifying opportunities for new unit production. Outreach will continue with the two property owners of expiring use developments next to expire (Hathaway Farms and Leeds Village apartments).

Actions planned to reduce lead-based paint hazards

The Housing Partnership will provide information about lead paint abatement resources via an annual census letter sent to all multi-family property owners in January of 2016. The State Get the Lead Out Program will hopefully have funds at that time. City staff will work with the Board of Health to determine the current number of units that have abatement certification. With the development of the Housing Rehabilitation Program, targeted surveys will be conducted to identify a universe of landlords interested in abatement funds.

With the age of the housing stock, it is conceivable that each residential rehab project undertaken may include remedying lead paint to some degree. With fixed budgets for rehab, decisions will need to be made when evaluating abatement activity versus code violation compliance. A goal of the program would be for units participating in the program to be able to achieve full compliance for deleading. Even if only a few units a year can accomplish this, cumulatively over time it will make a difference.

Actions planned to reduce the number of poverty-level families

According to the American Community Survey 2013 data, 7.8% of all families and 15.2 % of the total population had incomes below the poverty level. The City will work to insure the following services are available through the existing delivery system, identify gaps and fill them where possible and specifically provide CDBG support to the MANNA soup kitchen, the SRO food pantry, the Northampton Survival Center to address food insecurity and free up income for housing costs:

Actions planned to develop institutional structure

Between the Next Step Collaborative, Valley CDC's Homeless Services Provider quarterly sessions and the Northampton Housing Partnership meetings, the City gains a holistic sense of what is happening in the community at the local level. Next Step meetings are attended by providers working with the unsheltered individual homeless, sheltered homeless individuals, Veterans, people with HIV/AIDS and people at risk of homelessness in the SRO's. Housing Partnership members are composed of legal aid attorneys doing eviction prevention work, local clergy, a Community Reinvestment Act Banking compliance officer, a realtor, affordable housing developers, an architect and two private landlords. Valley CDC meetings are attended by DMH case managers, housing search workers, housing stabilization

staff and PATH workers who identify tenants whose housing is at risk and they all work together to stabilize those tenants.

With the Network and CoC meetings, the City is regularly informed about regional activity relative to individual and family homelessness, housing sex offenders and unaccompanied youth and Veterans. The only gap identified in the existing institutional structure is a youth component. The PATH Street Outreach worker does not locate unsheltered youth often, but their target population is adults. Dial Self is the only agency in the area that provides housing and support services for youth, but they are based in Franklin County. Their new renewal application to HUD includes a street outreach component for Hampshire County. The award will be known later this spring. Otherwise, welcoming a new SRO Outreach Coordinator and the new Community Housing Support Services Coordinator are exciting additions to our delivery system.

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

The arrival of a new Housing Authority Executive Director presents an opportunity for enhanced coordination between the City and social service providers. In the past year, the Governors appointee and the Mayors appointee to the Housing Authority Board of Commissioners have been affordable housing advocates active in a variety of other regional housing efforts. With those appointments, a new Director and the Community Housing Support Services Coordinator, significant new energies will be brought to the public housing residents relative to increasing life skills, housing stabilization and empowerment. It is also hoped that the two remaining parcels they own that have languished over the past several years will move forward in their development and provide needed housing opportunities in the community.

The other existing venues (as described above) will continue to be utilized for maximizing coordination and collaboration to achieve positive outcomes despite insufficient State and Federal resources.

Discussion:

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

Discussion:

Program years 2013, 2014, 2015

Attachments

Grantee SF-424's and Certification(s)

OMB Number: 4545-0004
 Expiration Date: 03/31/2010

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* If Revision, select appropriate letter(s): <input type="text"/>		
* Other (Specify): <input type="text"/>		
* 3. Date Received:		4. Applicant Identifier:
<input type="text"/>		<input type="text"/>
5a. Federal Entity Identifier:		5b. Federal Award Identifier:
<input type="text"/>		B-14-MU-25-0027
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
<input type="text"/>		<input type="text"/>
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Northampton		
* b. Employer/Taxpayer Identification Number (EIN/TIN):		* c. Organizational DUNS:
64-5601466		87521754
d. Address:		
* Street1:	210 Main Street	
Street2:	<input type="text"/>	
* City:	Northampton	
County/Parish:	Hempshire	
* State:	MA: Massachusetts	
Province:	<input type="text"/>	
* Country:	USA: UNITED STATES	
* Zip / Postal Code:	<input type="text"/>	
e. Organizational Unit:		
Department Name:		Division Name:
Community and Economic Development		<input type="text"/>
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix:	Ms.	* First Name: Margaret
Middle Name:	<input type="text"/>	
* Last Name:	Keller	
Suffix:	<input type="text"/>	
Title:	Housing and CDBG Administrator	
Organizational Affiliation: <input type="text"/>		
* Telephone Number:	(413) 587-1286	Fax Number: (413) 537-1275
* Email:	pkeller@northamptonma.gov	

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="City or Township Government"/> Type of Applicant 2: Select Applicant Type: <input type="text"/> Type of Applicant 3: Select Applicant Type: <input type="text"/> * Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.218"/> CHDA Title: <input type="text" value="Community Development Block Grants/Subtitle Grants"/>	
* 12. Funding Opportunity Number: <input type="text"/> * Title: <input type="text"/>	
13. Competition Identification Number: <input type="text"/> Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
* 16. Descriptive Title of Applicant's Project: <input type="text" value="Community Development Block Grant"/>	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424	
18. Congressional Districts Of:	
* a. Applicant: <input type="text" value="dampsh"/>	* b. Program/Project: <input type="text" value="CDEG"/>
Attach an additional list of Program/Project Congressional Districts if needed	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2015"/>	* b. End Date: <input type="text" value="05/30/2016"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="602,342.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="10,000.00"/>
* g. TOTAL	<input type="text" value="612,342.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Programs not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement of agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text"/>	* First Name: <input type="text" value="David"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Markewicz"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Mayor"/>	
* Telephone Number: <input type="text" value="(413) 507-1249"/>	Fax Number: <input type="text" value="(413) 584-1272"/>
* Email: <input type="text" value="david.markewicz@northampton.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="05/14/2015"/>

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

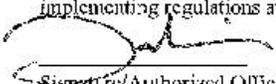
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

Date

5/6/15

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan – Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2012, 2013 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

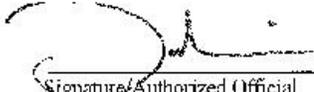
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically harrng entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.



Signature/Authorized Official

5/2/15

Date

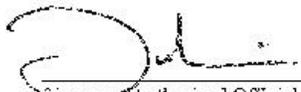
Mayor

Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature/Authorized Official

5/6/15

Date

Mayor

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Appendix - Alternate/Local Data Sources

1	Data Source Name	ACS Data for Northampton City, MA 2007-2011
	List the name of the organization or individual who originated the data set.	American Community Survey Data 2007-2011
	Provide a brief summary of the data set.	Block grant level data indicates more than census tract level data.
	What was the purpose for developing this data set?	The pre-populated data for total households is incorrect. The universe is only 11,583 households but a tally of the numbers provided equals 26,855.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?	The new numbers being inserted reflect household breakdowns according to income ranges, citywide.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?	2007-2011.
	What is the status of the data set (complete, in progress, or planned)?	Complete.
2	Data Source Name	Data from Northampton Housing Authority.
	List the name of the organization or individual who originated the data set.	Northampton Housing Authority. Michael Owens, Assistant Director.
	Provide a brief summary of the data set.	Actual counts from the Housing Authority.
	What was the purpose for developing this data set?	We could tell the prepopulated numbers from PIC were incorrect.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?	The information is from the Northampton Housing Authority, about their units and their activities. Some of the Section 8 and VASH certificates they administer are in other communities, but all the public housing is in Northampton.

	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The unit counts were at a point in time, but their inventory does not change much. March of 2015. The project plans are incorporated into their 5 year Plan which covers 2015-2019.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>
3	<p>Data Source Name</p> <p>Housing Needs Assessment Strategic Plan 2011</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Karen Sunnarborg/ Consultant/ Created the Northampton Housing Needs Assessment and Strategic Plan. 2011. All her data sources are cited with each chart.</p>
	<p>Provide a brief summary of the data set.</p> <p>Data on Housing Affordability. Chart information based on *Nielsen Claritas database 2009 estimate; **extrapolated median income from 80% ami HUD figures for a 2 person household. ***HUD 2009 Income Limits for Springfield SMSA for a household of 2, which is the average household size in Northampton.**** Figures based on interest of 5.5%, 30-year term, annual property tax rate of \$11.48 per thousand, insurance costs of \$1.25 per \$1,000 of combined valuation of dwelling value (value x 0.5), personal property (\$100,000 fixed), and personal liability (\$100,000 fixed), and private mortgage insurance estimated at 0.3125 of loan amount for 95% financing, estimated monthly condo fees of \$250, and rental income of 75% of \$900 or \$675.</p>
	<p>What was the purpose for developing this data set?</p> <p>The pre populated numbers from HUD for the Housing Affordability Chart on page 33 are incorrect. There are only 11,853 or 12,604 (depending on where you look) so the total of 32,515 is wrong.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The data collection, citations and analysis in the Housing Plan are comprehensive and meticulous. The information supplied is city-wide, with many State and National comparisons.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Plan contains Census data through 2000 and ACS estimates for 2007-2011.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete. Housing Partnership has expressed interest in doing another Community Preservation Committee request to get the information updated to 2010 census, but so many categories of information are still unavailable, so it doesn't make sense to do it yet.</p>

Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

* 2. Type of Application:

- New
- Continuation
- Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

B-14-Mc-25-0027

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Northampton

* b. Employer/Taxpayer Identification Number (EIN/TIN):

04-6001406

* c. Organizational DUNS:

07921744

d. Address:

* Street1:

210 Main Street

Street2:

* City:

Northampton

County/Parish:

Hampshire

* State:

MA: Massachusetts

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

e. Organizational Unit:

Department Name:

Community and Economic Develop

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Margaret

Middle Name:

* Last Name:

Keller

Suffix:

Title:

Housing and CDBG Administrator

Organizational Affiliation:

* Telephone Number:

(413) 587-1288

Fax Number:

(413) 587-1275

* Email:

pkeller@northamptonma.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development block Grants/Entitlement Grants

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

*** 15. Descriptive Title of Applicant's Project:**

Community Development Block Grant

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="602,342.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="10,000.00"/>
* g. TOTAL	<input type="text" value="612,342.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

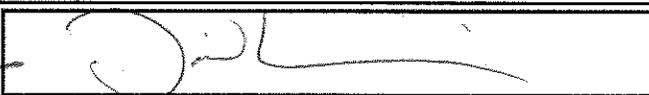
* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

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2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

Date

5/6/15

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

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Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

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3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.



Signature/Authorized Official

5/6/15

Date

Mayer

Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature/Authorized Official

5/6/15

Date

Mayor

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

APPENDIX A

Northampton

Housing Authority

Unit Chart

**Northampton Housing Authority
Units Under Management - FY-15**

Public Housing - Development Name	Bedroom Size				Approved Off Line Units	Of Total-HP Modified
	Total Units	1	2	3		
Hampshire Heights (200-1)	80	0	41	36	1	2
Florence Heights (26-1)	50	0	23	22	1	9
McDonald House (26-2)	60	54	6	0	0	
Cahill Apts. (667-1A)	64	64	0	0	0	
Forsander Apts. (667-1B)	72	72	0	0	0	
Salvo House (667-2A)	192	189	2	0	1	5
State St. House 167-1/705-3	6	5	0	0	0	2
Tobin Manor (667-3)	49	47	0	0	0	3
Scattered Site (705-1)	8	0	0	8	0	1
Millbank Apts (705-2)	4	0	4	0	0	4
Bridge St. House (689-1)	7	3	4	0	0	2
Jessie's House- Shelter (689-2)	20	20	0	0	0	
Mary McColgan Apts. (167-2)	6	6	0	0	0	2
Total Public Housing Units	618	460	80	66	3	28

* Congregate units, each with 4 bedrooms

Leased Housing Program Vouchers Administered

Section 8 Program- Mobile Vouchers	386
Enhanced Vouchers-Meadowbrook & Hampton Gdns	81
Section 8 Program- Project-Based Vouchers	43
Veterans Affairs Supportive Housing- (VASH)	272
Gordon Mansfield- Leeds -Project-Based VASH	36
MRVP	7
Florence Inn -- Section 8 Mod. Rehab	14
The Maples -- Section 8 Mod. Rehab	11
Go West -- Section 8 Mod. Rehab	7
Total Leased Housing	857

Includes 13 Port-Outs

Projects In Development

Projects In Development	Bedroom Size				HP Modified
	Total Units	1	2	3	
Hampshire Heights (200-1)	2	1	1	1	2
Burts Pit Rd.	10	10			10

APPENDIX B

Subsidized

Housing Inventory

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY

Northampton

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
2264	Florence Heights	178 Florence Road	Rental	49	Perp	No	HUD
2265	MacDonald House	49 Old South St	Rental	60	Perp	No	HUD
2266	Hampshire Heights	241 Jackson St.	Rental	80	Perp	No	DHCD
2267	Cahill Apartments	35 Fruit Street	Rental	64	Perp	No	DHCD
2268	Forsander Apartments	137 High St	Rental	72	Perp	No	DHCD
2269	Salvo House	81 Conz Street	Rental	192	Perp	No	DHCD
2270	State Street House	256 State Street	Rental	6	Perp	No	DHCD
2271	Tobin Manor	56 Maple St.; Florence St	Rental	49	Perp	No	DHCD
2272	Bridge Street House	96 Bridge St.	Rental	7	Perp	No	DHCD
2274	n/a	scattered sites	Rental	8	Perp	No	DHCD
2275	Millbank I	79 Michelman Ave.	Rental	4	Perp	No	DHCD
2276	Green Street	Green Street	Rental	15	2037	No	DHCD
2277	Florence Inn	17 North Maple St	Rental	14	2025	No	DHCD

1/28/2014

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY

Northampton

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
2277	Florence Inn	17 North Maple St	Rental	14	2025	No	FHLLBB
2278	Hampshire Inn	82 Bridge Street	Rental	8	2013*	No	DHCD
2279	Hampton Court	125 Pleasant St.	Rental	77	2025	No	DHCD
2280	Hathaway Farms	73 Barrett St.	Rental	207	2014	No	DHCD
2282	Leeds Village Apts	Main St.	Rental	19	03/01/2018	No	MassHousing
2283	Country Lane Estates	491 Bridge Rd.	Rental	252	2034	No	MassHousing
2284	Valley Commun. Dev	End of Michelman Ave.	Rental	24	2032	No	DHCD
							HUD
							MassHousing

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY

Northampton

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
8733	Valley Homes Project Valley Homes Project	Walnut St	Mix	2	2016	NO	DHCD
8734	Valley Homes Project	N Main St	Mix	2	2016	NO	DHCD
8735	New South St Apartments	22-34 New South St	Rental	18	2027	NO	DHCD
9048	Westhampton Road	840 Westhampton Road	Ownership	6	2057	YES	HUD
9375	Garfield Ave	Garfield Ave	Ownership	6	Perp	YES	DHCD
9431	n/a	Grove St	Rental	6	perp		DHCD
Northampton Totals				1,430			Census 2010 Year Round Housing Units 12,604
							Percent Subsidized 11.35%

SUPPLEMENT
 TO THE
 ANNUAL REPORT

APPENDIX C

Affordability

Analysis

Charts

afford these prices based on spending no more than 30% of their income on housing expenses, the commonly applied threshold of affordability.

**Table 3-31
Affordability Analysis I
Maximum Affordable Prices Based on Income Levels**

Type of Property	Income Level	30% of Monthly Income	Estimated Max. Affordable Price 5% Down ****	Estimated Max. Affordable Price 20% Down ****
Single-family	Median Income = \$51,796*/\$62,125**	\$1,294.90/ \$1,553.12	\$190,000/ \$230,000	\$228,000/ \$275,000
	80% AMI = \$49,700***	\$1,242.50	\$184,000	\$220,000
Condominium	Median Income = \$51,796*/\$62,125**	\$1,294.90/ \$1,553.12	\$155,000/ \$193,000	\$185,000/ \$230,000
	80% AMI = \$49,700**	\$1,242.50	\$145,000	\$175,000
Two-family	Median Income = \$51,796*/\$62,125	\$1,294.90/ \$1,553.12	\$295,000/ \$330,000	\$350,000/ \$380,000
	80% AMI = \$49,700**	\$1,242.50	\$285,000	\$340,000
		30% of Monthly Income	Estimated Utility Cost	Affordable Monthly Rental
Rental	Median Income = \$51,796*/\$62,125**	\$1,294.90/ \$1,553.12	\$135	\$1,159.90/ \$1,418.12
	80% AMI = \$49,700**	\$1,242.50	\$135	\$1,107.50
	60% AMI = \$37,260**	\$931.50	\$135	\$796.50
	30% AMI = \$18,650	\$466.25	\$135	\$331.25

Source: Calculations provided by Karen Sunnarborg.

* Based on Nielsen Claritas database 2009 estimate.

** Based on extrapolating median income from the 80% AMI HUD figure for a household of two (2).

*** HUD 2009 Income Limits for the Springfield MSA for a household of two (2), which is the average household size in Northampton.

**** Figures based on interest of 5.5%, 30-year term, annual property tax rate of \$11.48 per thousand, insurance costs of \$1.25 per \$1,000 of combined valuation of dwelling value (value x 0.5), personal property (\$100,000 fixed), and personal liability (\$100,000 fixed), and private mortgage insurance estimated at 0.3125 of loan amount for 95% financing, estimated monthly condo fees of \$250, and rental income of 75% of \$900 or \$675.

Table 3-31 shows how different types of housing are more or less affordable to households earning at median income and at 80% of area median income. It also indicates that the amount of down payment has a substantial bearing on what a household can afford. During the past few years, it has been fairly easy for purchasers to limit their down payments on mortgage financing to 5% or even less as long as they paid private mortgage insurance or qualified for a subsidized mortgage program such as the state's Soft Second Loan Program. Given the recent financial crisis, lenders are now typically applying more rigid lending criteria including the need for 20% down payments. Such high cash requirements make homeownership, particularly first-time homeownership, much more difficult. However, as Table 3-32 demonstrates, a household earning the same level of income can acquire a much higher priced home with more cash down.

Table 3-31 also shows that because condo fees are calculated as housing expenses in mortgage underwriting criteria, they are more expensive. Therefore, a household earning 80% of area median income, for example, can afford a single-family home of \$220,000 with a 20% down payment, but a condo for only \$175,000, also with 80% financing. The same household is estimated to be able to buy a two-family house for \$340,000 if it can charge \$900 per month in rent as this income is also considered in mortgage underwriting, usually at about 75% of the rent level. A three-family house is even more affordable with two paying tenants and it is therefore not surprising that the triple-decker has been such a success as starter housing for those looking to enter into homeownership in some of the state's cities.

Table 3-31 also looks at what renters can afford at three different rent levels. For example, a two-person household earning at 60% of area median income and earning \$37,260 annually could afford a monthly rental of about \$800, assuming they are paying no more than 30% of their income on housing and pay utility bills that average about \$135 per month. A rental this low is increasingly difficult to find in Northampton, where the lowest rental advertised in September 2009 was \$850, that required first and last month's rent and a security deposit equivalent to a month's rent. This means that any household looking to rent in the private housing market must have a considerable amount of cash available, which has a significant impact on affordability.

Table 3-32
Affordability Analysis II
Income Required to Afford Median Prices or Minimum Market Rents

Type of Property	Median Price*	Estimated Mortgage		Income Required	
		5% Down	20% Down	5% Down	20% Down
Single-family	\$295,000/2009	\$280,250	\$236,000	\$80,000	\$68,500
	\$250,000/2008	\$237,500	\$200,000	\$67,300	\$56,300
Condominium	\$165,300/2009	\$157,035	\$132,240	\$54,800	\$47,500
	\$202,700/2008	\$192,565	\$162,160	\$64,750	\$55,850
Two-family	\$300,000/2009	\$285,000	\$240,000	\$53,600	\$40,400
	\$300,000/2008	\$285,000	\$240,000	\$53,600	\$40,400
	Estimated Market Monthly Rental ***	Estimated Monthly Utility Costs	Income Required		
Rental					
One-bedroom	\$850	\$100	\$38,000		
Two-bedroom	\$900	\$135	\$41,400		
Three-bedroom	\$1,250	\$165	\$56,600		

Source: Calculations provided by Karen Sunnarborg.

* From The Warren Group Town Stats data

** Figures based on interest of 5.5%, 30-year term, annual property tax rate of \$11.48 per thousand, insurance costs of \$1.25 per \$1,000 of combined valuation of dwelling value (value x 0.5), personal property (\$100,000 fixed), and personal liability (\$100,000 fixed), and private mortgage insurance estimated at 0.3125 of loan amount, estimated monthly condo fees of \$250, and rental income of 75% of \$900 or \$675.

*** Lowest prices seen in September 2009 listings in Craigslist.

Table 3-32 looks at affordability from another angle, going from specific housing costs to income instead of the other way around as was the case in Table 3-31. Taking median price levels for single-family homes, condos and two-family homes, the incomes that would be required to afford these prices are calculated, showing the differences between 95% and 80% financing. For example, using the median single-family home price as of July 2009, a household would have to earn \$80,000 if they were able to

Table 3-33
Affordability Analysis III
Relative Affordability of Single-family and Condo Units in Northampton, 2009

Price Range Single- family/Condo*	Income Range	Single-family Homes Available in Price Range		Condominiums Available in Price Range	
		Number	%	Number	%
Less than \$220,000/ Less than \$175,000	Less than 80% AMI	1,398	25.4	598	49.7
\$220,001-\$275,000/ \$175,001-\$230,000	80% - 100%	1,563	28.4	381	31.6
\$275,001-\$330,000/ \$230,001-\$285,000	100% - 120%**	929	16.9	121	10.1
More than \$330,000 more than \$285,000	More than 120%**	1,610	29.3	104	8.6
Total		5,500	100.0	1,204***	100.0

Source: Northampton Assessor's Database for fiscal year 2009. Please note that as a standard practice, assessed value is assumed to be 93% of actual value or potential sale price. Figures based on a three-person household.

* Includes estimated condo fee of \$250 per month and figures are based on 80% financing.

** Based on extrapolating 120% AMI from the 80% AMI HUD figure for a household of two (2) or \$74,550.

*** Does not include units at Laurel Park or in co-housing developments.

In addition to an analysis of affordability based on spending no more than 30% of a household's income on housing expenses and how this relates to the existing housing stock and financing terms, it is also useful to identify numbers of residents living beyond their means based on their housing costs. The 2000 census provides data on how much households spent on housing whether for ownership or rental. Such information is helpful in assessing how many households are overspending on housing or encountering housing affordability problems, defined as spending more than 30% of their income on housing. Based on 1999 data, the census indicated that 332 households or 6.5% of the homeowners in Northampton were spending between 30% and 34% of their income on housing and another 805 or 15.8% of owners were spending more than 35% of their income on housing expenses. In regard to renters, 332 renters or 6.0% were spending between 30% and 34% of their income on housing and another 1,488 or 26.9% were allocating 35% or more of their incomes for housing. This data suggests that about 3,000 households or one-quarter of all Northampton households were living in housing that is by common definition beyond their means and unaffordable.

HUD provides additional data on housing affordability problems through its CHAS report that identifies cost burdens by household type and whether they are renters or owners, offering a breakdown of households within specific income categories as summarized in Table 3-34. This report, based on 2000 census data for Northampton, indicates the following:

- Of the 11,783 households counted, 3,052 or more than one-quarter were spending more than 30% of their income on housing and 1,337 or 11.4% were spending more than half their income on housing including 779 renters and 558 owners.
- There were 1,488 households earning at or below 30% AMI, referred to by HUD as extremely low-income households, and half were spending more than 50% of their income on housing including almost half of the renters and two-thirds of the owners in this income category.

- There were 1,213 households earning between 30% and 50% AMI, referred to by HUD as very low-income households, and almost 30% were spending more than half their income on housing including one-quarter of all renters and one-third of the owners.
- Of the 1,876 households earning between 50% and 80% AMI, which HUD defines as low-income households, 760 were spending too much on housing including 403 renters and 357 owners with 144 households spending at least half of their income on housing.
- *Altogether there were 4,577 households with incomes within 80% AMI suggesting that at least in 2000, almost 40% of all households may have qualified for housing assistance based on their income, without consideration for financial assets.*
- There were 818 renters and 1,658 owners over the age of 65, 630 of whom were experiencing cost burdens including at least 213 who were spending at least half their income on housing expenses.

**Table 3-34
Type of Households by Income Category and Cost Burdens,* 2000**

Type of Household	Households Earning < 30% MFI/# with cost burdens (# spending 50% or more)	Households Earning > 30% to < 50% MFI/ # with cost burdens *	Households Earning > 50% to < 80% MFI/# with cost burdens *	Households Earning > 80% MFI/# with cost burdens *	Total/# with cost burdens *
Elderly Renters	263/98 (49)	242/119 (45)	149/39	164/4	818/260
Small Family Renters	199/145 (110)	145/65	279/85	580/35	1,203/330
Large Family Renters	4/4	16/4	27/4	45/0	92/12
Other Renters	749/459 (405)	330/285 (135)	665/275	1,624/29	3,368/1,048
Total Renters	1215//706(564)	733/473 (190)	1,120/403 (25)	2,413/68(0)	5,481/1,650(779)
Elderly Owners	142/118 (64)	293/154 (55)	283/48	940/50	1,658/370
Small Family Owners	63/59 (55)	119/70 (70)	280/200	2,690/239	3,152/568
Large Family Owners	4/4 (4)	4/4 (4)	58/19	364/39	430/66
Other Owners	64/60 (60)	64/54 (25)	135/90	799/190	1,062/394
Total Owners	273/241 (183)	480/282 (155)	756/357(119)	4,793/518(101)	6,302/1,398(558)
Total	1,488/946(747)	1,213/755(345)	1,876/760(144)	7,206/586(101)	11,783/3,052 (1,337)

Source: U. S. Department of Housing and Urban Development (HUD), SOCDs CHAS Data, 2000.

MFI indicates median family income.

*Cost burdens indicate that households are spending more than 30% of their income on housing. The CHAS data also provides data on those spending more than 50% of earnings on housing as indicated by parentheses ().

Large-family households are defined as having five (5) or more members, small families with two (2) to four (4) members.

Housing costs rose precipitously after 2000, and it is likely that even more households in Northampton experienced significant cost burdens over the past nine (9) years. Moreover, given recent housing finance problems associated with high cost mortgages from predatory lenders, it is likely that some homeowners in Northampton have even lost their homes or are confronting possible foreclosure. Recent information on the *level of foreclosures* indicates that from March through August of 2009, there

APPENDIX D

Northampton Housing
Authority Unit Condition
Summary/Planned
Improvements

Describe the supply of public housing developments:

Public housing units under management by the Northampton Housing Authority (NHA) are listed on the attached FY 2015 Unit Chart. The NHA rates the general condition of its public housing stock as good.

Federally funded units at Florence Heights (MA026-1) and McDonald House (MA026-2) are included within an approved Public Housing Agency Plan submitted to HUD annually.

McDonald House – Federal Elderly and Disabled Housing Project MA026-1

McDonald House is a federally funded elderly and disabled development consisting of 60 units in one (1) seven story building constructed in 1966. Construction type is brick face and masonry over steel frame with a flat roof, a common laundry room and community room on the first floor as well as two passenger elevators. The offices of the NHA are also located on the first floor of McDonald House. There are six (6) one bedroom units and one (1) two bedroom unit at McDonald House that are HP accessible and two (2) one bedroom units that are modified for the sight and hearing impaired (modified smoke and heat detectors). The overall condition of McDonald House is very good. Recent improvements include landscaping and fencing improvements, elevator improvements (call stations and interior cab upgrades), installation of energy efficient lighting and boiler replacement for domestic heat and hot water. Planned improvements for the next five years include a new roof, new unit thermostats, seal coating of the parking lot, completion of a masonry study (brick walls, patios & railings) and an condition audit of the two passenger elevators.

Florence Heights – Federal Family Housing Project MA026-2

Florence Heights is a federally funded family development consisting of 80 units in twelve (12) two story townhouse style buildings faced with brick and wood siding constructed in 1951. The overall condition of Florence Heights is good. One of the two bedroom units is off line and used as a community room available for use by a tenant association or for other resident activities. Recent improvements include new indirect domestic hot water heaters, replacement of the cellar stairs and bulkheads, painting of the wood siding, masonry repairs, tree trimming and new perimeter fencing. Planned improvements for the next five years include screen door replacement, concrete and black top repair and kitchen countertop and cabinet replacement at unit turnover.

Hampshire Heights - State Family Housing Project 200-1

Hampshire Heights is a state funded family development consisting of 80 units within nineteen (19) two story townhouse style buildings constructed in 1950. Construction type is face brick and wood siding over a wood frame structure. One of the two bedroom units is off line and used as a community room available for use by a tenant association or for other resident activities. Two additional barrier free units are in development at Hampshire Heights. The design of the barrier free modular units is substantially complete with construction dependent on the release of state funding. The overall condition of units at Hampshire Heights is good. Kitchen and bath renovations were completed in 2004; replacement of furnaces with high efficiency units was completed in 2009 and the insulation of attic spaces was also accomplished to improve energy efficiency. Planned improvements for the next five

years at Hampshire Heights include the correction of drainage issues at buildings 3 through 6; domestic hot water tank replacement; roadway replacement and window replacement.

Cahill Apartments – State Elderly and Disabled Housing Project 667-1A

Cahill Apartments is a state funded elderly and disabled housing development consisting of 64 one bedroom units within eight (8) two story townhouse style buildings constructed in 1968. Construction type is brick and masonry with pitched shingle roofs. A common laundry room is located in the community hall located at the center of the property. The overall condition of Cahill Apartments is good. Recent improvements include new shingle roofs (2009), installation of access ramps and curb cuts for residents with disabilities, replacement of vinyl composite tile in stairwells, an upgraded fire alarm system, sidewalk improvements and improvements for drainage at the rear of the property. Planned improvements over the next five years at Cahill include new fire alarm system underground wiring, parking lot repaving; roadway widening as well as cosmetic improvements to the community hall.

Forsander Apartments - State Elderly and Disabled Housing Project 667-1B

Forsander Apartments is a state funded elderly and disabled housing development consisting of 72 one bedroom units within nine (9) two story townhouse style buildings constructed in 1968. Construction type is brick and masonry with pitched shingle roofs. A common laundry room is located in the community hall located at the center of the property. The overall condition of Forsander Apartments is good. Recent improvements include boiler replacement for domestic heat and hot water, additional building insulation, column repair at entryways, new shingle roofs and the installation of a computer with internet access in the community hall.

Walter Salvo House – State Elderly and Disabled Housing Project 667-2A

Salvo House is a state funded elderly and disabled housing development consisting of 192 units within one (1) seven story building constructed in 1964. Construction type is steel frame with concrete facade, a flat roof and two passenger elevators and one freight elevator. Common laundry rooms are located on the third, fifth and seventh floors and a community room is located on the first floor. The overall condition of Salvo House is good. Recent improvements include new power units for the passenger elevators, installation of low flow toilets, upgrades to both the main electrical panel and unit electrical panels, new tables and chairs for the community room and the installation of a computer with internet access in the community room. Planned future improvements include repaving of the parking lots and access driveways, painting building corridors, caulking of exterior concrete panels, window and slider door replacement.

State Street House – State Funded Elderly and Disabled Housing Project 667-2B

State Street Apartments is a state funded elderly and disabled housing development consisting of 6 units within a single level building constructed in 1975. Construction type is vinyl siding over wood frame construction with pitched shingle roofs. The overall condition of the State Street apartments is good. Recent improvements include correcting water damage at four unit entryways (exterior and interior)

and the replacement of basement sump pumps. Planned improvements include boiler replacement scheduled for 2016.

Tobin Apartments – State Elderly and Disabled Housing Project 667-3

Tobin Manor Apartments is a state funded elderly and disabled housing development consisting of 49 units within one (1) three story buildings constructed in 1975. Construction type is wood siding with pitched shingle roofs. A common laundry room and community hall is located on the first floor. The overall condition of Forsander Apartments is good. Recent improvements include boiler replacement for domestic heat and hot water, the installation of a backup generator for electric power and new furniture for the community hall. Conversion of a congregate housing unit at Tobin into two apartments is scheduled to take place in 2015; new shingle roofs are planned for 2016.

Bridge Street House – State Funded Special Needs Housing Project 689-1

Bridge Street is a state funded special needs housing site consisting of a single level building with seven units of supportive housing constructed in 1985. The building is in good condition, includes a common sitting area and a laundry room for resident use. Recent improvements include new common area flooring in the hallway and reconstruction of the common entryway.

Grace House – State Funded Special Needs Housing Project 689-2

Grace House is a state funded special needs housing site consisting of one two (2) story building providing residential treatment for persons in recovery. Grace House is leased and managed by the Center for Human Development. The building is in good condition and includes a laundry room, common kitchen facilities, offices for administrative and support staff and an outdoor play area. Grace House can house up to fourteen families in a collective living environment. Families share space and resources in an effort to build a sober community. As a therapeutic setting, Grace House provides a safe nurturing environment where mothers and their children can experience success and the opportunity to grow emotionally, socially, and spiritually through various clinical and supportive services. Programming follows a structured daily schedule with support group meetings, and clinical sessions. Women have the opportunity to participate in the AA/NA communities, to attend relapse prevention groups, to attend individual and family therapy and to pursue education and training opportunities. Recent improvements at Grace House include kitchen renovations completed with City CDBG funds and state funded improvements to the common entryways and access doors. Planned improvements in 2015 include additional insulation for energy efficiency and resident comfort.

Mary McColgan Apartments – State Funded Special Needs Housing Project 689-3

Mary McColgan Apartments is a state funded special needs housing site consisting of a single level building with six (6) units of supportive housing. McColgan Apartments is leased and managed by SerrviceNet Inc. and constructed in 2007. The building is in very good condition and includes a common laundry room for resident use.

Single Family Homes and Apartments - State Funded Family Housing Project 705-1 & 2

Single family homes and family apartments funded through the state 705 program are located throughout the City of Northampton and consist of 13 total units with one (1) unit off line. Recent improvements to these homes and apartments include additional insulation for energy efficiency, new roofs, flooring replacement, and an hp accessible shower/ bath facilities at one of the Millbank units.

Results of 504 Needs Assessment

All NHA elderly and disabled housing developments meet or exceed Section 504 standards for accessibility. All other NHA developments, including family projects, are at standard 504 levels and are handicap accessible to the extent that building construction allows. Florence Heights and Hampshire Heights are not handicap accessible because bedrooms and bathrooms are located on the second floor. No accessibility work is planned at these developments at this time. Two HP units are in development at Hampshire Heights, both require state construction and project 200-1 subsidy commitments from the Massachusetts Department of Housing and Community development (DHCD).

Management Strategy

The Northampton Housing Authority's management of public housing continues to receive high ratings from the U.S. Department of Housing & Urban Development (HUD) and the Massachusetts Department of Housing and Community Development (DHCD).

The NHA continues to strive for excellence in its management and operation of public housing. In order to improve the living environment of low and very low-income residents and expand housing opportunities, the NHA will continue the following efforts:

- Maintain clean and secure housing developments
- Offer a variety of housing opportunities for the housing needs of NHA applicants
- Assure fiscal integrity of housing programs and participants
- Support initiatives that provide opportunities for residents that wish to pursue self-sufficiency and economic independence (Mass LEAP)
- Efficient program management and collaboration with residents, tenant associations, community service providers, law enforcement and community leaders
- Work with NHA tenant associations to address resident concerns and improve community rooms and common areas
- Utilize federal capital funds and state modernization funds to address identified capital needs
- Reduce energy and utility costs by continuing to utilize energy efficient appliances and fixtures
- Continue progress on expanding the VASH program through the use of vouchers and project based assistance
- Continue to utilize CORI as part of tenant screening procedures
- Develop policies that address smoking in public housing sites and units

APPENDIX E

Secure Jobs Connect Project Information



SECURE JOBS *for* Homeless Families: EXPANDING AN INTEGRATED SERVICE MODEL

*Tatjana Meschede
Sara Chaganti
Giselle Routhier*

With family homelessness on the rise in Massachusetts,^[5; 9] shelters have been filled to capacity and the state is spending millions to house families in budget motels. In response to this crisis, service providers, advocates and policymakers are looking for new solutions to help families facing homelessness to enter and maintain stable housing, and move toward self-sufficiency.

In 2012, the Paul and Phyllis Fireman Foundation, in partnership with the state's Department of Housing and Community Development (DHCD), spearheaded a new service model for homeless families that integrates employment and housing services to provide holistic support to families in crisis. This model, called Secure Jobs, piloted in five cities in Massachusetts in the spring of 2013. Met with widespread support since its inception, Secure Jobs has expanded to two more cities in Massachusetts, is launching in Connecticut, and has been showcased nationally.

This brief describes the Secure Jobs model and documents changes to the model in the second phase of the initiative. Subsequent briefs will focus in on specific program elements, offering information on their impacts and recommendations for best practices.

Background

Housing and employment services are traditionally siloed.^[7] When families with very low incomes in Massachusetts face losing their homes, they have a right to state-sponsored shelter or short-term monetary assistance for diversion, along with case management services. These services intend to help families move to stable housing, apply for public benefits and long-term housing support, and address any immediate crises, such as health-related issues.

Most often, families reach the point of losing their homes because they lack sufficient income to afford rent while still providing for their children's needs.^[4; 8] As housing prices continue to rise and permanent housing subsidies (e.g., Housing Choice Vouchers) decrease in numbers,^[3; 6] increasing income through employment is vitally important to families achieving housing stability.

Case management services for homeless families most often attend to their housing needs, and often do not include targeted employment services aimed at moving parents into jobs with incomes that will support their families over the long term. While case managers do often refer families to employment services at local One-Stop Centers or other employment agencies, they do not communicate with employment service providers or follow through to help families address any issues that come up in their job search or when they enter employment. One-Stop Centers and other employment agencies, on

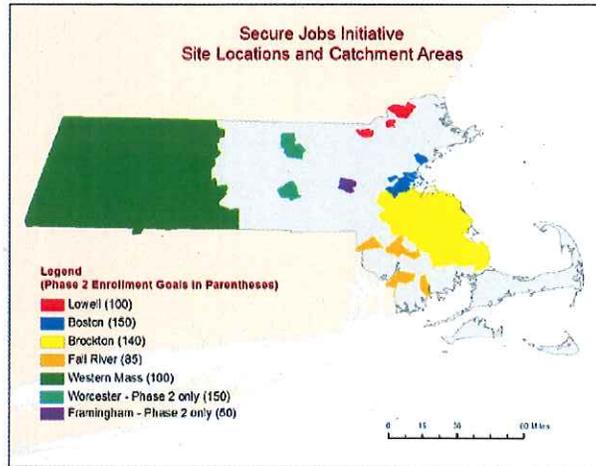
SECURE JOBS, SECURE HOMES, SECURE FAMILIES

This series documents the design, implementation and outcomes of the Secure Jobs Initiative in Massachusetts, highlighting innovative program practices and important issues related to employment for homeless families. Future briefs in this series will focus in more detail on

- Models and strategies for **Job Readiness Training** for homeless job seekers
- Building and strengthening **partnerships** for efficient service provision
- Supporting participants in **job retention** once they are employed
- Employment and housing **outcomes** for Secure Jobs participants

the other hand, often are not equipped to deal with the specific issues that homeless families face in looking for jobs.^[10]

The Secure Jobs model was developed to provide an alternative service model for homeless families that offers integrated housing and employment services for over a year, to support families through the many transitions they endure on their paths from homeless to housed, and from unemployed (or under-employed) to employed. The model was informed by a planning grant process with seven of the state's Interagency Council on Homelessness and Housing (ICHH) Regional Networks to End Homelessness on how best to move homeless families towards self-sufficiency, which revealed a need for intensive, integrated and personalized employment services to support both entry into and retention in full-time employment in jobs with family-sustaining wages and career ladders. Based on this input, combined with recent literature demonstrating the effectiveness of cross-systems partnership models in service delivery,^[1; 2] the Fireman Foundation spearheaded the innovative Secure Jobs Initiative in Massachusetts.



Phase One Basic Program Elements

Secure Jobs initially launched for homeless families in the state's HomeBASE short-term rental assistance program, in five regions in the state. The model consisted of the following program elements:¹

- Assessment and referral of those families in HomeBASE identified as most *ready, willing and able* to work
- Development of an Individual Employment Plan for each participant, including both short- and long-term plans for achieving employment goals
- Enrollment into one of three program tracks: 1) Job Readiness Training to prepare for job search and interviewing, 2) Skills training program, and 3) Immediate job search for those deemed ready to enter the workforce
- Continued support through the training and job search processes
- Regular communication between employment and housing case managers to ensure that the family is receiving holistic support and barriers are met quickly as they emerge
- One year of job retention support for participants who enter employment

In addition, Secure Jobs sites instituted the following organizational practices:

- Partnership with community service providers, including One-Stop Career Centers, to leverage existing resources
- Development of relationships with regional employers committed to the Secure Jobs mission
- Longitudinal data collection on all Secure Jobs participants, as well as detailed documentation of the implementation process

The Secure Jobs grant set ambitious goals for the five pilot sites: 80% of those enrolled should find new employment in the first year, and 80% of those employed should retain employment for a full year.

¹ For more on the first phase of Secure Jobs, see the first report in this series, *Secure Jobs, Secure Homes, Secure Families: Process Evaluation of the Massachusetts Secure Jobs Pilot* at <http://iasp.brandeis.edu/pdfs/2013/Fireman.pdf>.

Phase One Lessons Learned

A process evaluation of the first phase of Secure Jobs yielded a wealth of data about which program elements were most effective and which needed revision, as well as ongoing barriers for families.

Secure Jobs Phase One Lessons Learned

SUCCESES	CHALLENGES	RECOMMENDATIONS
<ul style="list-style-type: none">▪ Regular communication between housing and employment workers improves support for families▪ Flexible funds address barriers to employment by meeting small expenses as they arise▪ Dedicated job development creates essential personal connections with employers	<ul style="list-style-type: none">▪ Starting employment services a year into the short-term housing subsidy limits potential for program success▪ Participants in shelters/motels could also benefit from these services▪ Practical and affordable child care and transportation options are insufficient to meet the scope of the need	<ul style="list-style-type: none">▪ Align employment and housing services so families begin the path to employment as soon as homelessness occurs▪ Provide rental vouchers with length of subsidy varying according to the scope of challenges families face▪ Expand eligibility (completed in Phase Two)▪ Coordinate with state agencies providing child care and transportation (DTA and EEC) to leverage existing resources more efficiently

New Funding for Phase Two

The Secure Jobs pilot was met with widespread support. Participants, service providers, advocates and legislators touted the model as unique, innovative, effective and efficient.ⁱⁱ Ongoing engagement with local and state legislative officials at all five sites secured commitment from the state to continue the program and expand the population that it would serve. In the summer of 2014, Massachusetts' Department of Housing and Community Development (DHCD) launched Secure Jobs Phase Two, funded at the significantly higher level of \$2.5 million, comprised of

- A \$500,000 line item in the state budget
- \$1 million from the state's Housing Preservation and Stabilization Trust Fund
- An additional \$1 million from the Fireman Foundation.

The program model was modified in response to the lessons learned in Phase One.

Phase Two Program Elements

In Phase Two, Secure Jobs has expanded significantly and changed slightly in response to the Phase One evaluation. The key changes in Phase Two are:

- DHCD expanded eligibility to homeless families living in shelters, motels and scattered site units, diverted from shelter through services at the front door,ⁱⁱⁱ and to families who receive Massachusetts' Residential Assistance for Families in Transition (RAFT), because current programming for these families offers little employment support

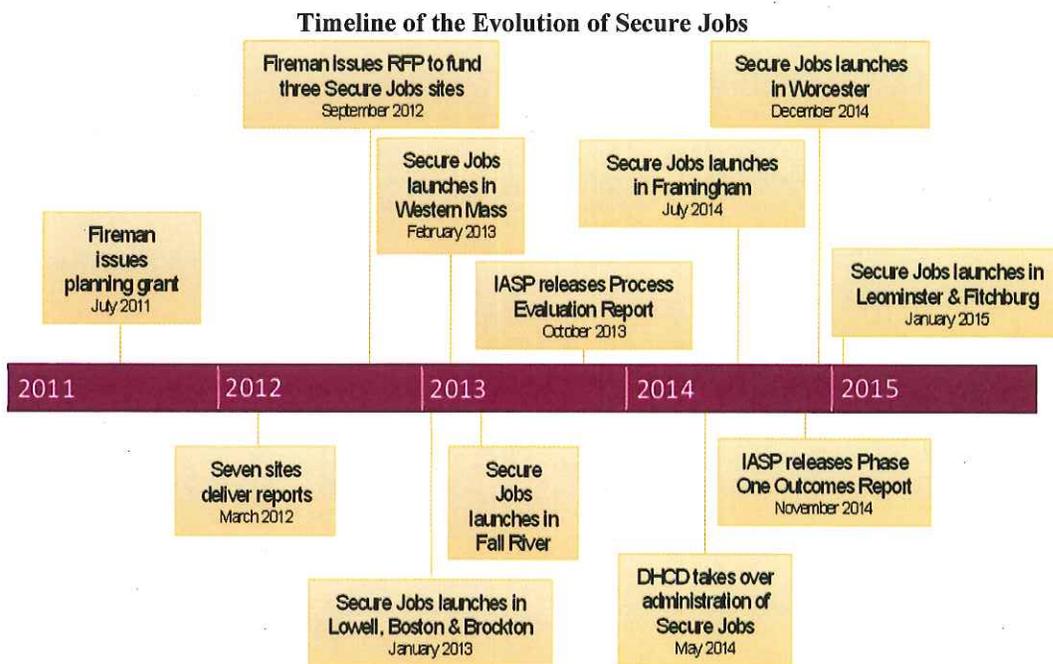
ⁱⁱ For more on results of the first phase, see the second report in this series, *Secure Jobs, Secure Homes, Secure Families: Summary Report of Massachusetts' Secure Jobs Initiative Phase One* at <http://iasp.brandeis.edu/pdfs/2014/Fireman1214.pdf>

ⁱⁱⁱ For more information on front door diversion, see National Alliance to End Homelessness. (2011). *Closing the Front Door: Creating a Successful Diversion Program for Homeless Families*. Retrieved from National Alliance to End Homelessness Center for Capacity Building website: <http://www.endhomelessness.org/library/entry/closing-the-front-door-creating-a-successful-diversion-program-for-homeless>.

- Two additional Secure Jobs sites are added (one of which operates in two locations)
- Families are no longer enrolled into one of the three tracks

In addition, the sites have implemented internal changes to improve their program models. Examples of these program innovations include:

- Bringing employment services to shelters (or “vocalizing” shelter), so families can begin the process of planning for their futures while they are still in transitional housing
- Delivering Job Readiness Training in-house with cohorts of participants, using a curriculum developed specifically for this population, and including classes at the local One-Stop Career Center
- Partnering with a local university and a child care provider to create a certificate program in early childcare that provides on-site childcare for students
- Working more closely with local and state legislators to raise awareness of the program in order to ensure continued funding
- Expanding services to nearby towns and communities



Phase Two Challenge: Recruitment and Referral

Secure Jobs was designed to provide employment support to those families identified as most “ready, willing and able” to work. Identifying the families that meet this description is, therefore, critical to successful implementation. In the first year of Secure Jobs, employment service workers developed close relationships with HomeBASE housing stabilization workers. Housing workers understood how to assess families to decide whom to refer, and because they had ongoing relationships with families, they were able to work with families in making the decision about entering Secure Jobs.

In Phase Two, the new eligibility guidelines have expanded both the number of families who can be served and the scope of services available to them. These

We are still having a hard time with recruitment. Our housing provider doesn't have a relationship with the RAFT recipients. They just come in once, fill out paperwork and leave, so there is no time to do outreach.

-Secure Jobs Site Coordinator

changes have presented three new challenges in the first few months of implementation. First, employment workers have to develop relationships with a new set of housing workers, who work in shelters and motels and who provide diversion services at the front door. This is a much larger pool of case workers, all of whom have to be introduced to the Secure Jobs model and taught how to assess families for Secure Jobs.

For Phase 2, we have integrated into our family shelter system. So case managers in shelters make referral a part of their service point... Looking for housing and work at the same time can be overwhelming, so coordinated housing and employment case management is crucial there.

-Secure Jobs Site Coordinator

Second, RAFT is a financial resource that does not include stabilization services, so either housing providers have to create a stabilization and recruitment program for RAFT recipients or employment workers have to go directly to RAFT families to recruit them. In the latter case, the housing providers do not have an ongoing relationship with families, so families do not receive support in making the decision about whether or not they are interested in Secure Jobs.

Third, families in shelter, motels and RAFT, and who are diverted from shelter, are in very different circumstances from those in HomeBASE. Families in shelter and motels are often placed in locations far from where they used to live. They do not know how long they will be in that location, and are subject to being moved at any time. And they are balancing the crisis of homelessness with a multitude of unfamiliar shelter rules and regulations. This situation can make it difficult to make a long-term commitment to full engagement in an employment program. Families receiving RAFT, on the other hand, often have some form of employment, because they were sustaining their own homes for some time. They fell behind on bills due to some unexpected event or to chronic under-employment, and had to apply for RAFT to bridge a rough patch. For them, entering an employment program would require leaving any current work, which could increase their vulnerability.

Phase Two Challenge: Continued Housing Instability

Most families enrolled in Phase One were receiving two-year housing assistance vouchers, many of which expired in 2014. These families often had not yet reached a level of employment that would allow them to pay market rent, and faced having to move to a less expensive apartment or find some other arrangement, e.g., move in with family or friends (very few had to go to shelter.) This disruption in their families' lives has made it difficult to stay focused on the employment search.

In addition, some families have increased their incomes to the point that they are no longer eligible for this housing subsidy, and yet they are not making enough money to maintain housing without housing support. These challenges point to the importance of continued support as families face additional hurdles on their journeys toward stable employment and housing.

Conclusion

With well over 60% of Phase One families connected to employment, preliminary results from the Secure Jobs evaluation are encouraging. However, it is also apparent that families need longer-term support and more opportunities to gain the skills they need to enter jobs that pay a family-sustaining wage. IASP's continued tracking of Secure Jobs families' employment and housing outcomes will provide insights into the potential of this new approach. Massachusetts is at the forefront of informing the conversation about integrated service provision and of providing guidance on bridging housing and employment services for homeless families.

There are increasing numbers of families whose rental assistance benefits are due to expire at the end this month. The EA eligibility regulations have changed and it has become increasingly difficult for people to get additional housing assistance. We are concerned that there will be a number of families that will end up in shelter. Their income alone is not enough to sustain rent and other monthly obligations for their families, even with employment.

-Secure Jobs Site Coordinator

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About IASP

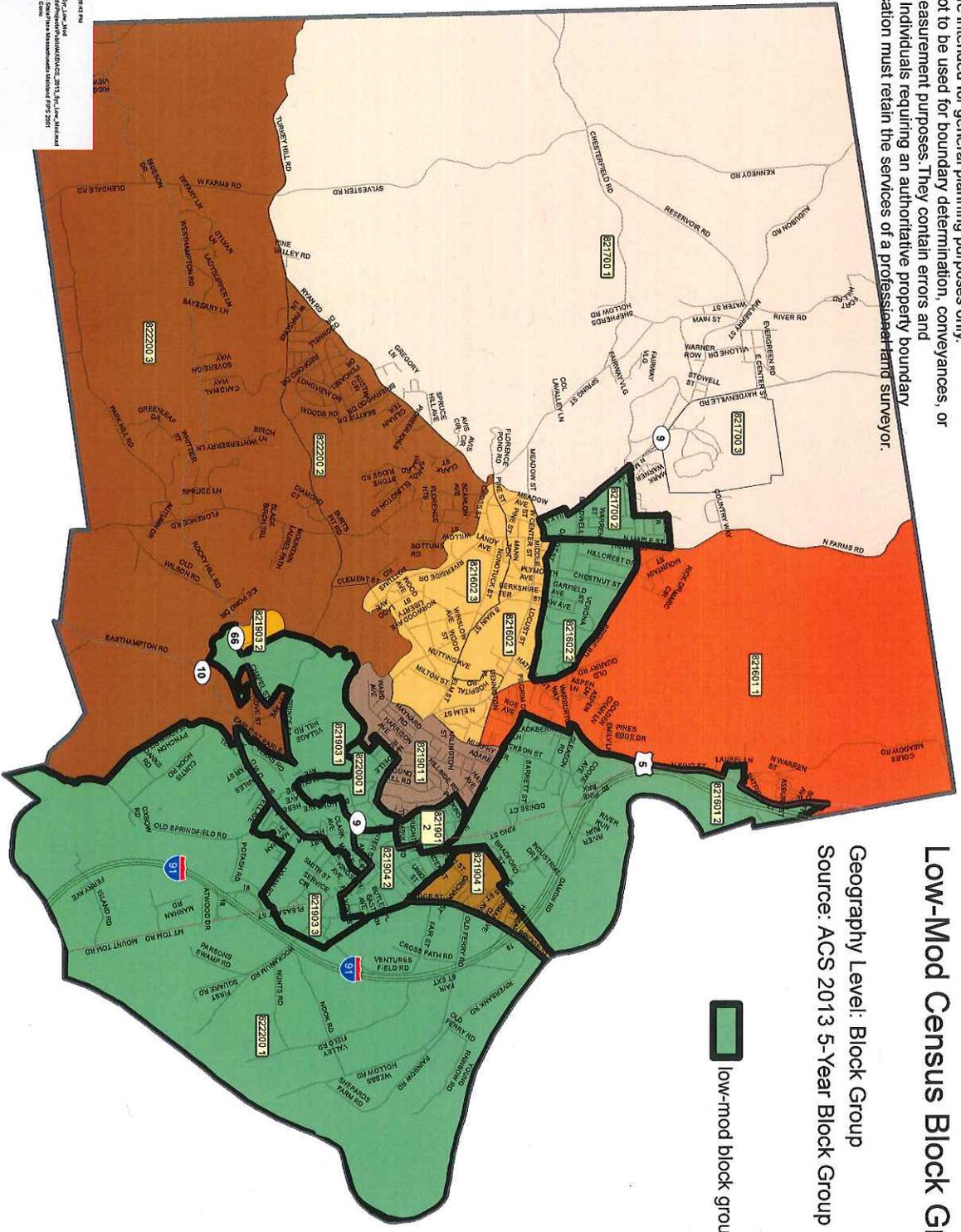
The Institute on Assets and Social Policy (IASP), a research institute at the Heller School for Social Policy and Management at Brandeis University, is dedicated to the economic well-being and social mobility of individuals and families, particularly to those traditionally left out of the economic mainstream. Working in close partnership with constituencies, state and federal policy makers, grassroots advocates, private philanthropies, and the media, IASP bridges the worlds of academic research, organizational practice, and government policy-making. IASP works to strengthen the leadership of lawmakers, practitioners, researchers and others by linking the intellectual and program components of asset-building policies.

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Phone (781)736-8685 ▪ Fax (781)736-3925
<http://iasp.brandeis.edu> ▪  @IASP_Heller

APPENDIX F

MAPS

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Low-Mod Census Block Groups

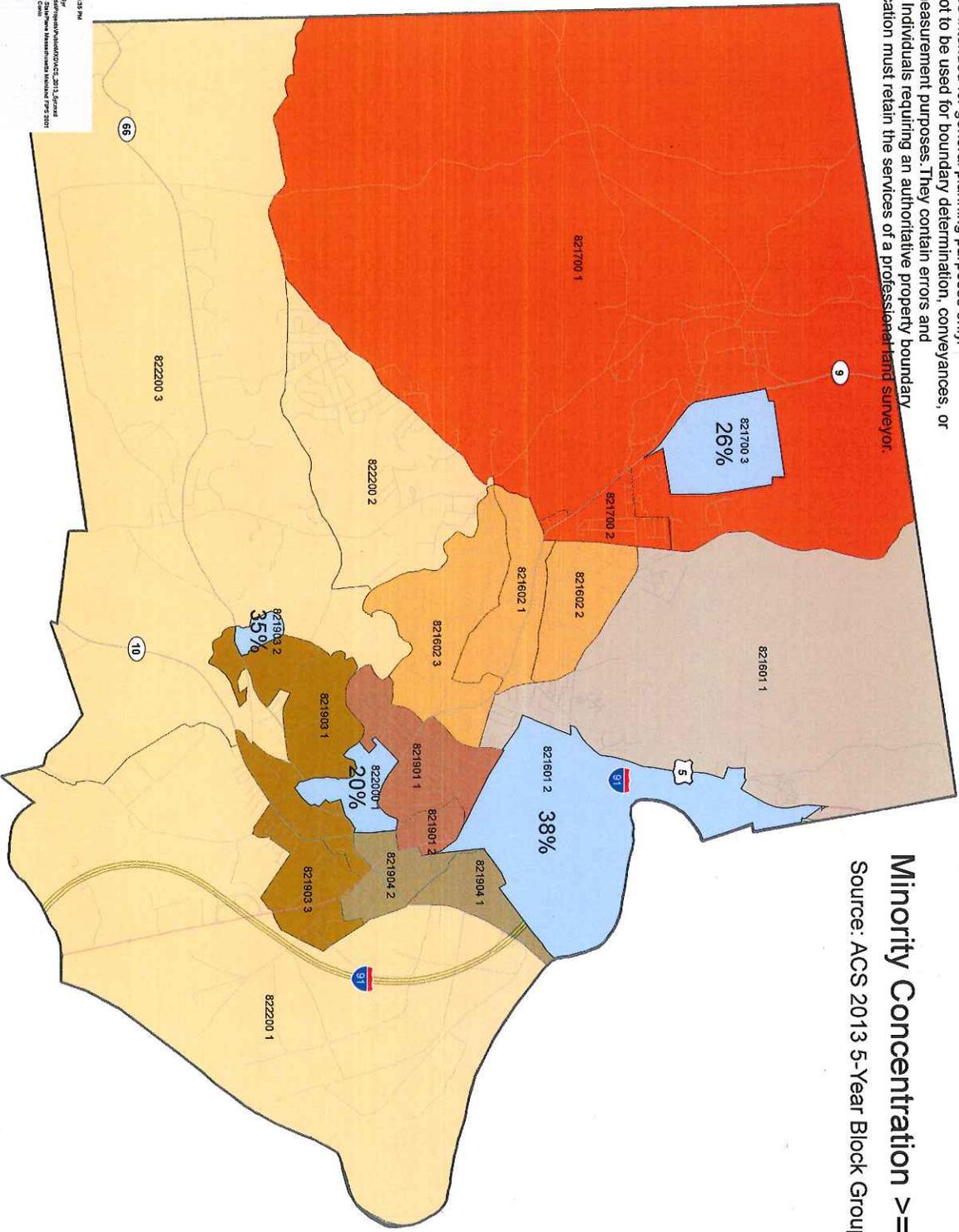
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 low-mod block group

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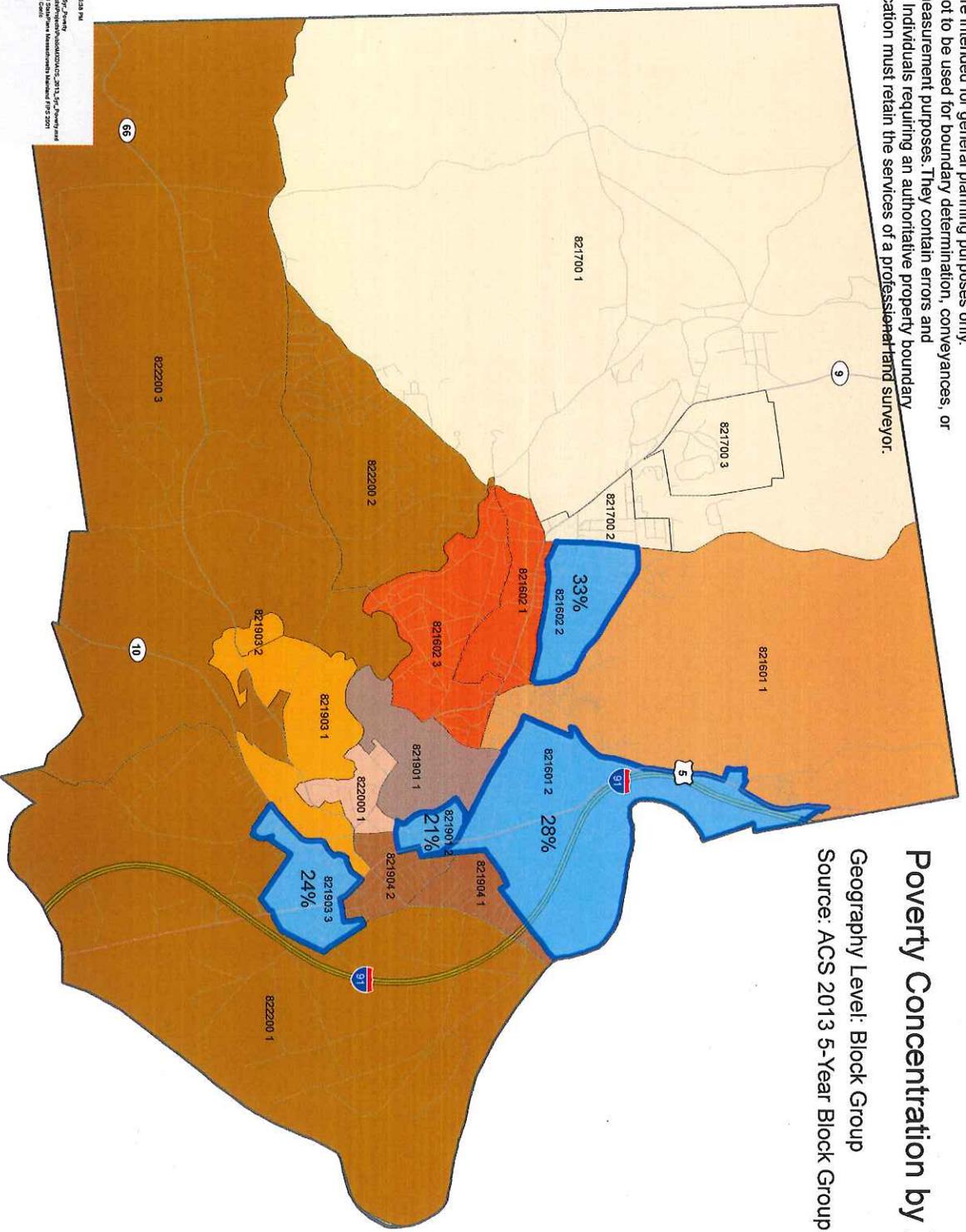


Minority Concentration >= 20%
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The data are intended for general planning purposes only. They are not to be used for boundary determination, conveyances, or accurate measurement purposes. They contain errors and omissions. Individuals requiring an authoritative property boundary or other location must retain the services of a professional land surveyor.

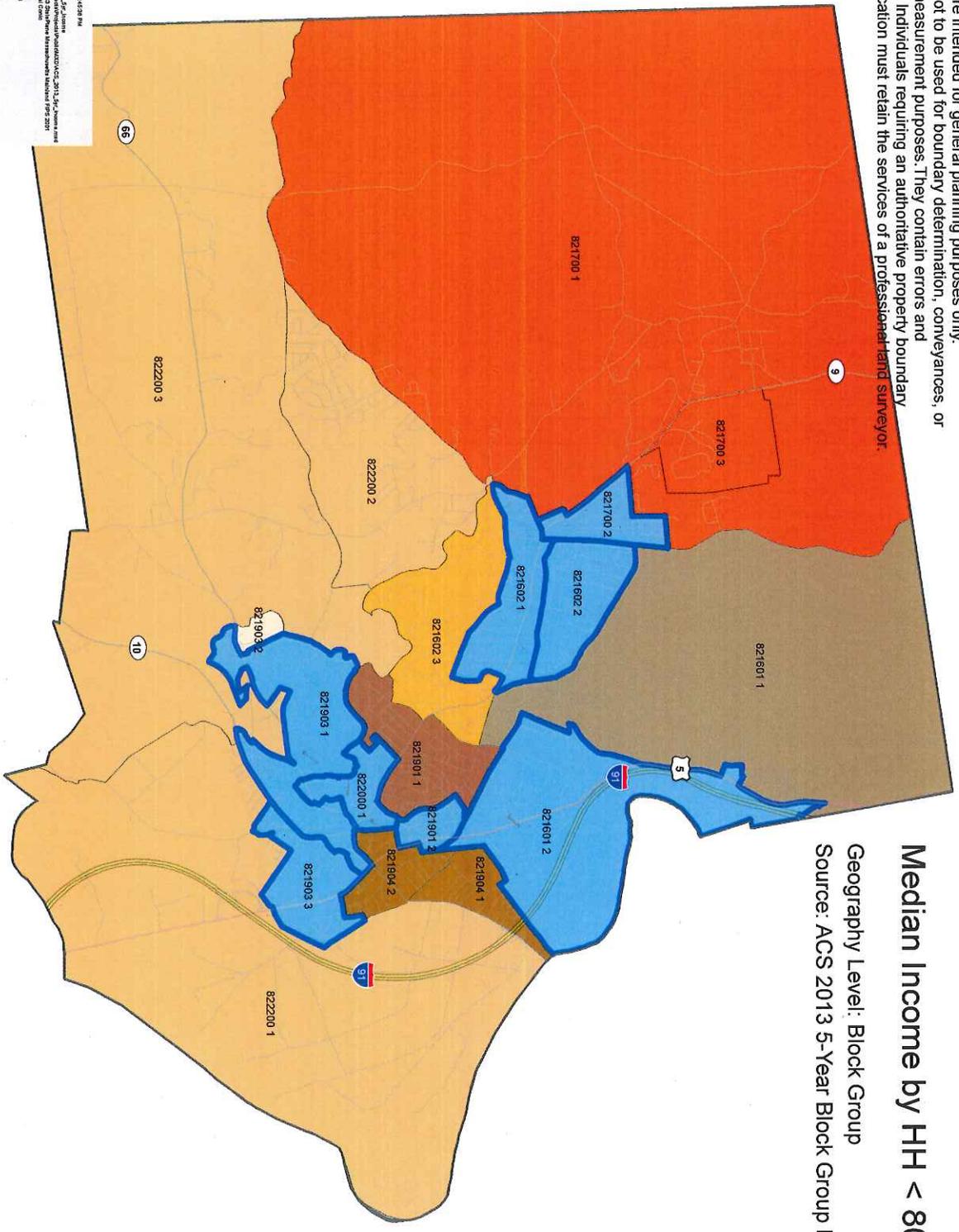


Poverty Concentration by HH >= 20%
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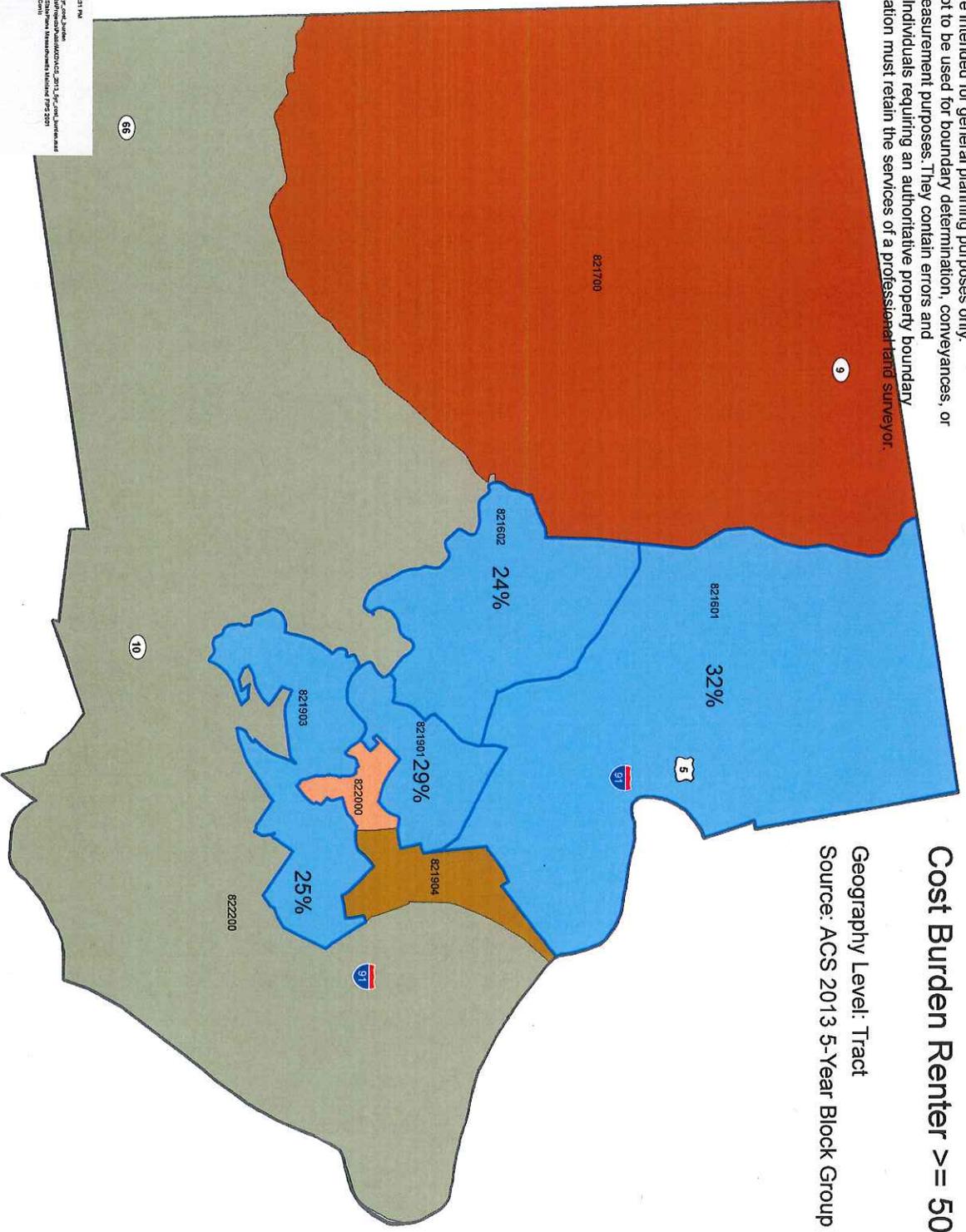


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Cost Burden Renter >= 50%

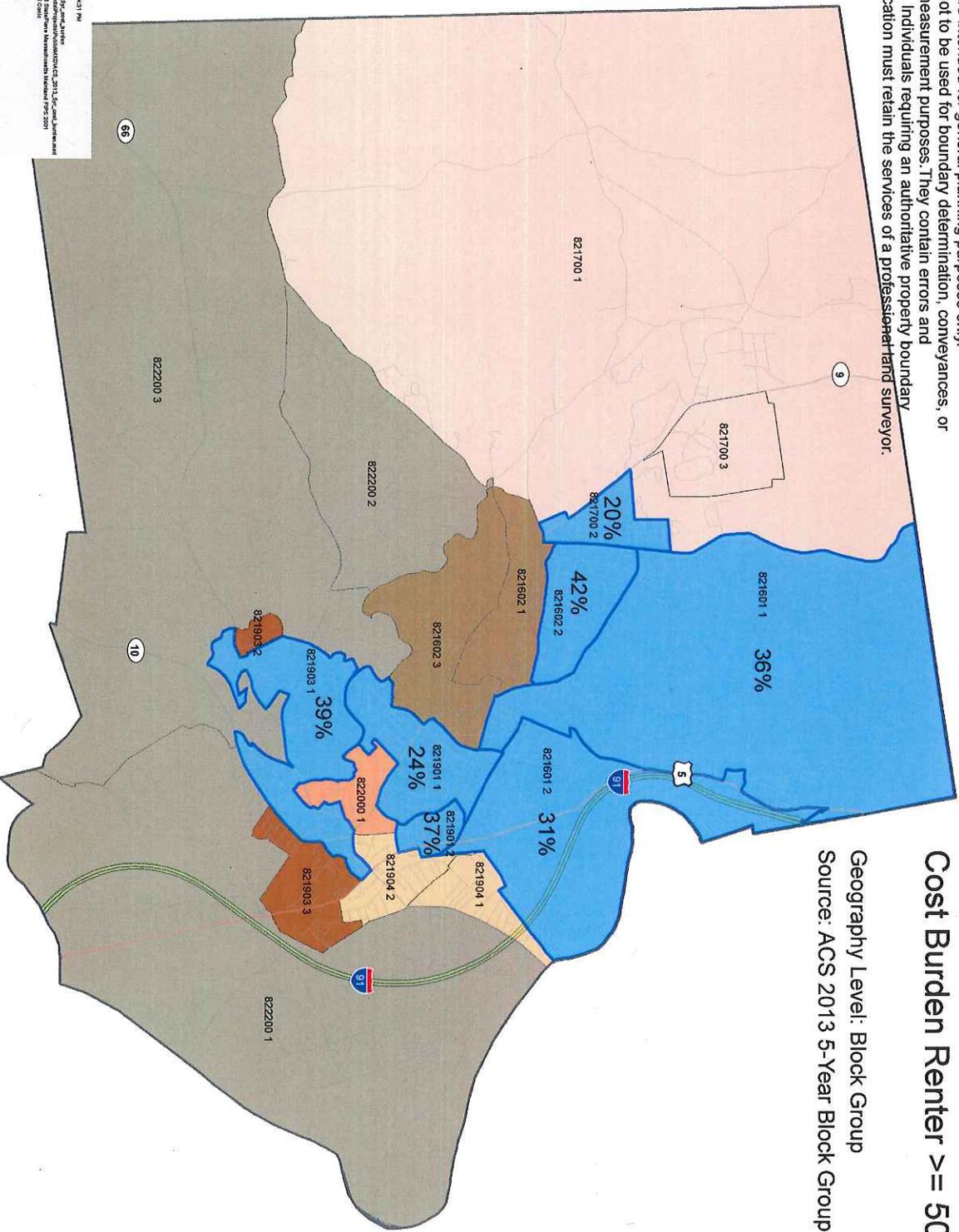
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 User Initials: JG
 User Email: jgallagher@cityofhouston.gov



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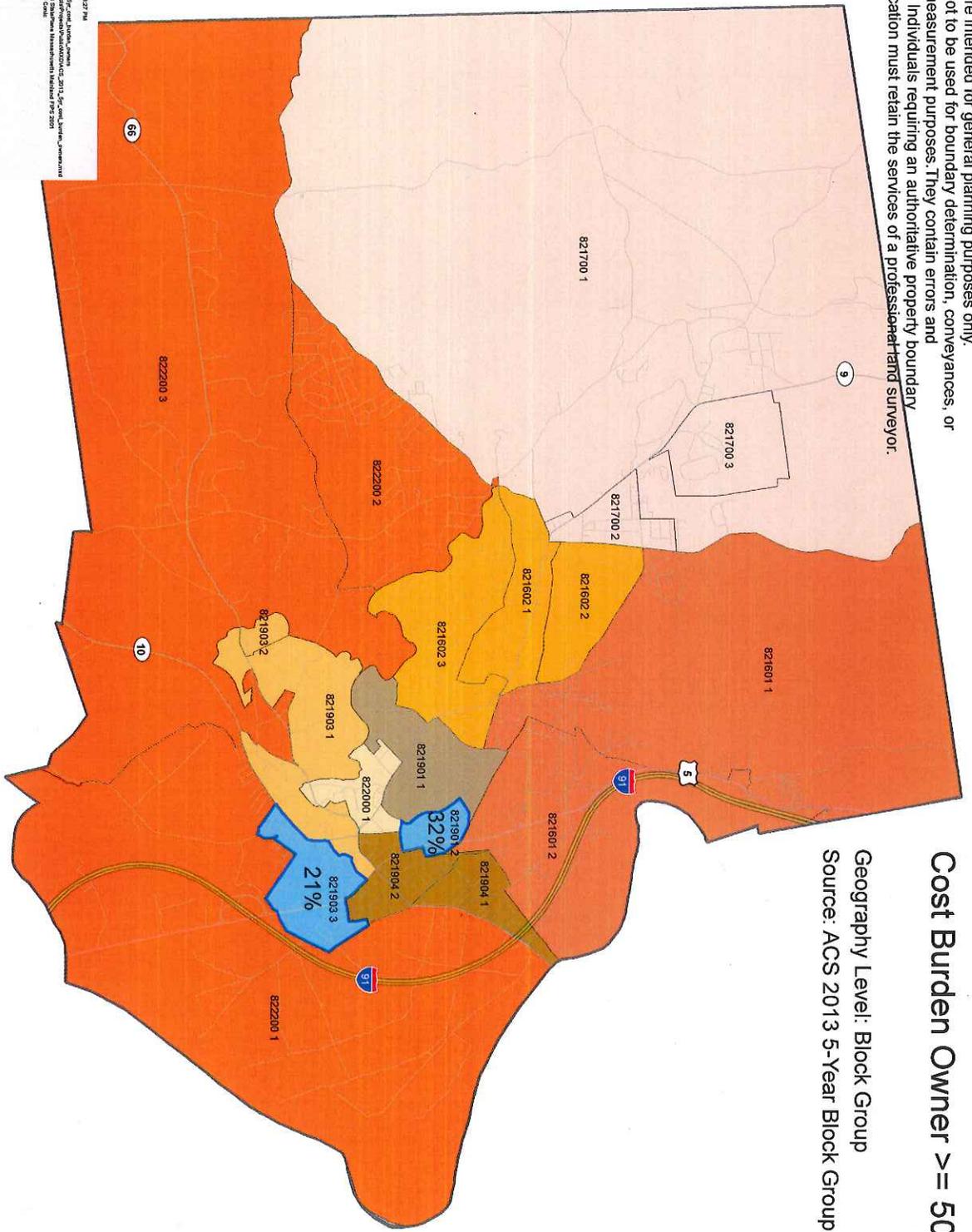
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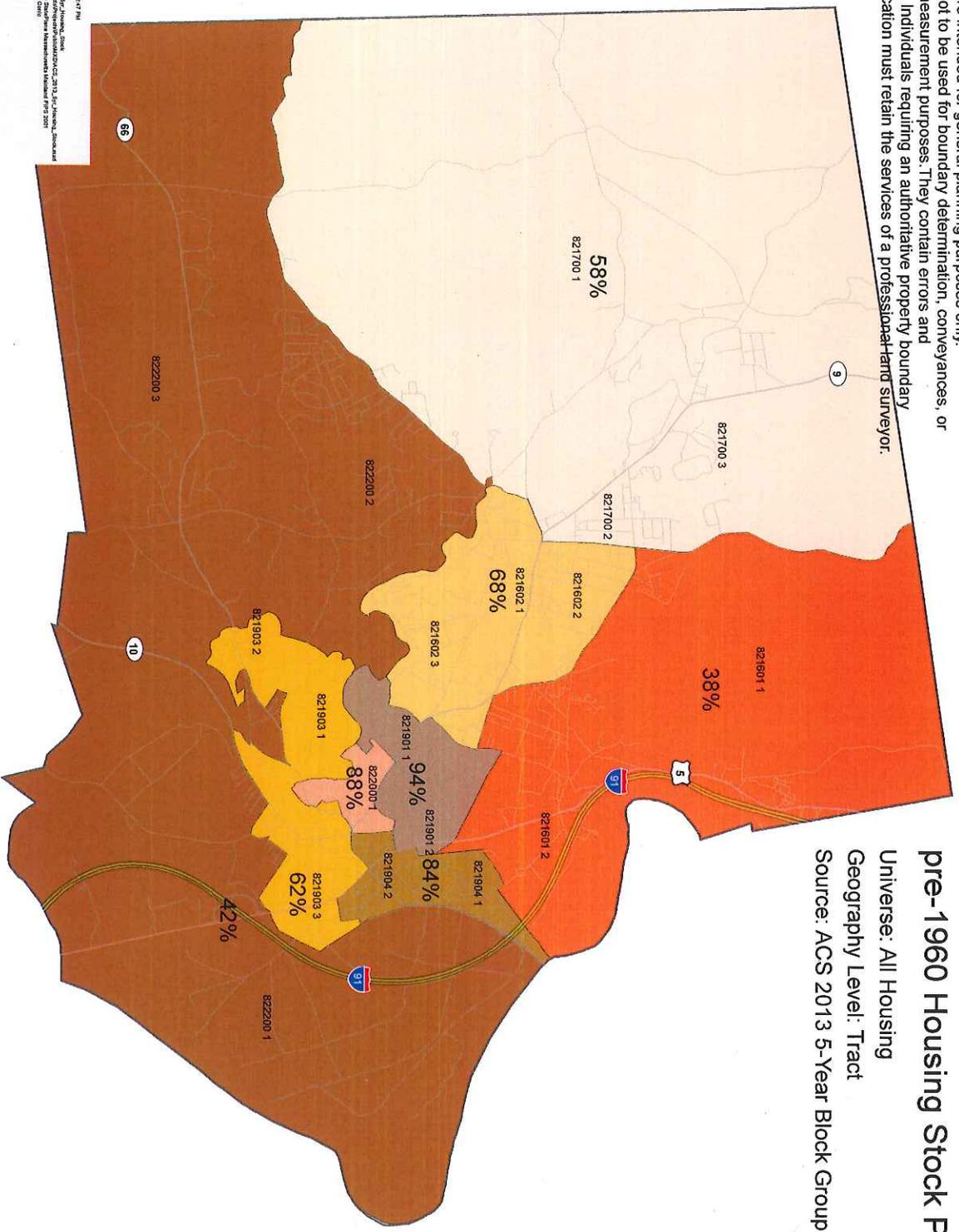
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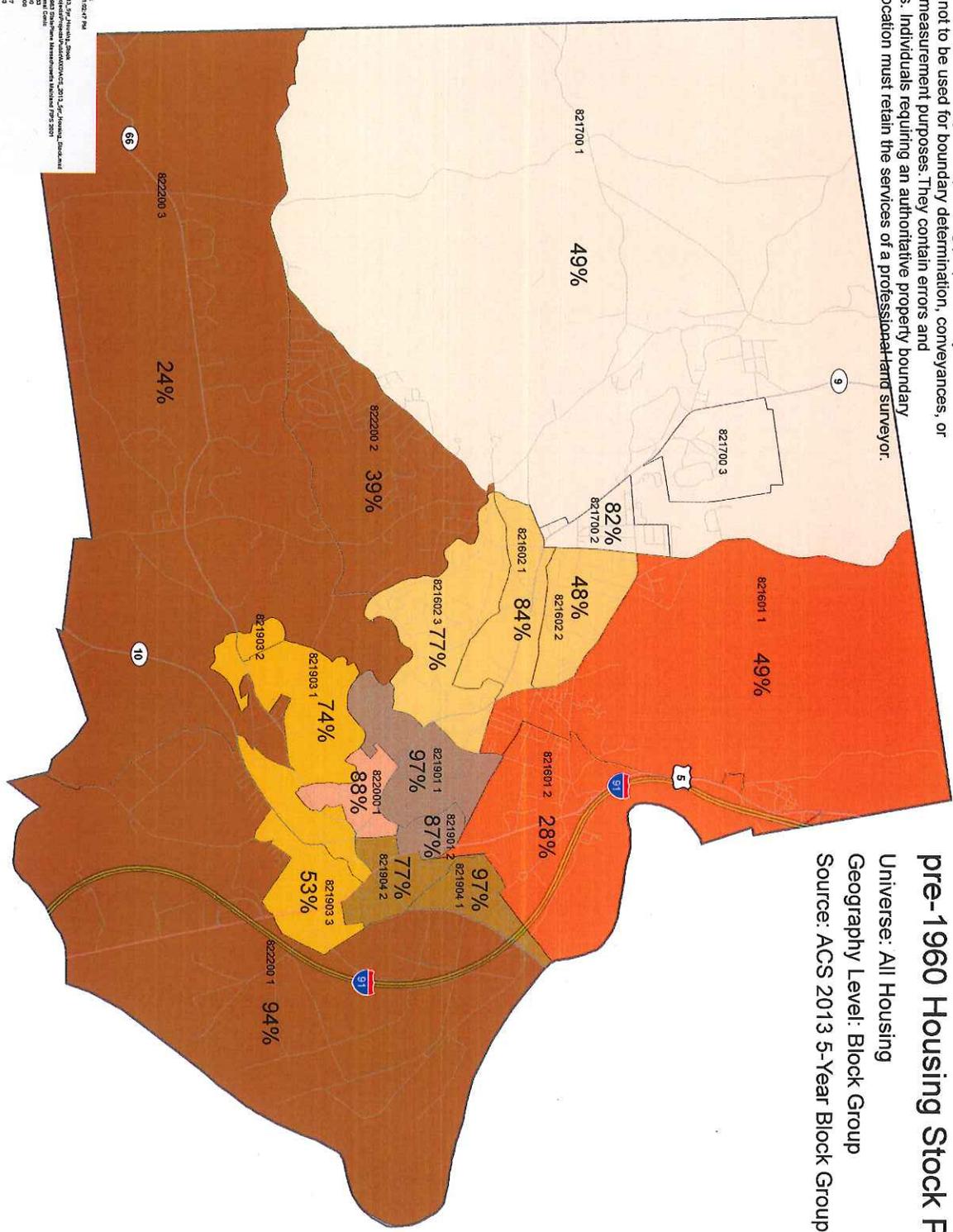


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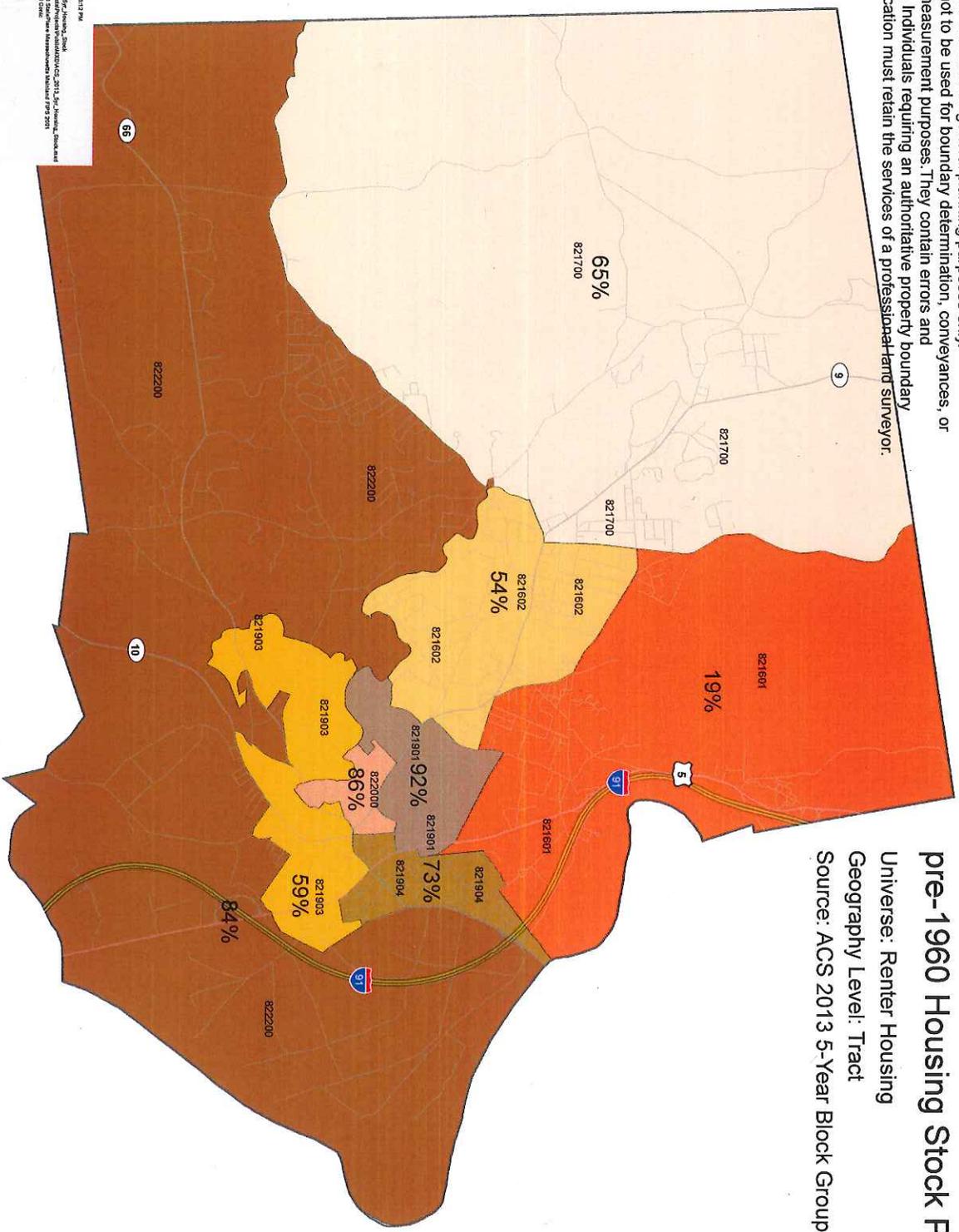


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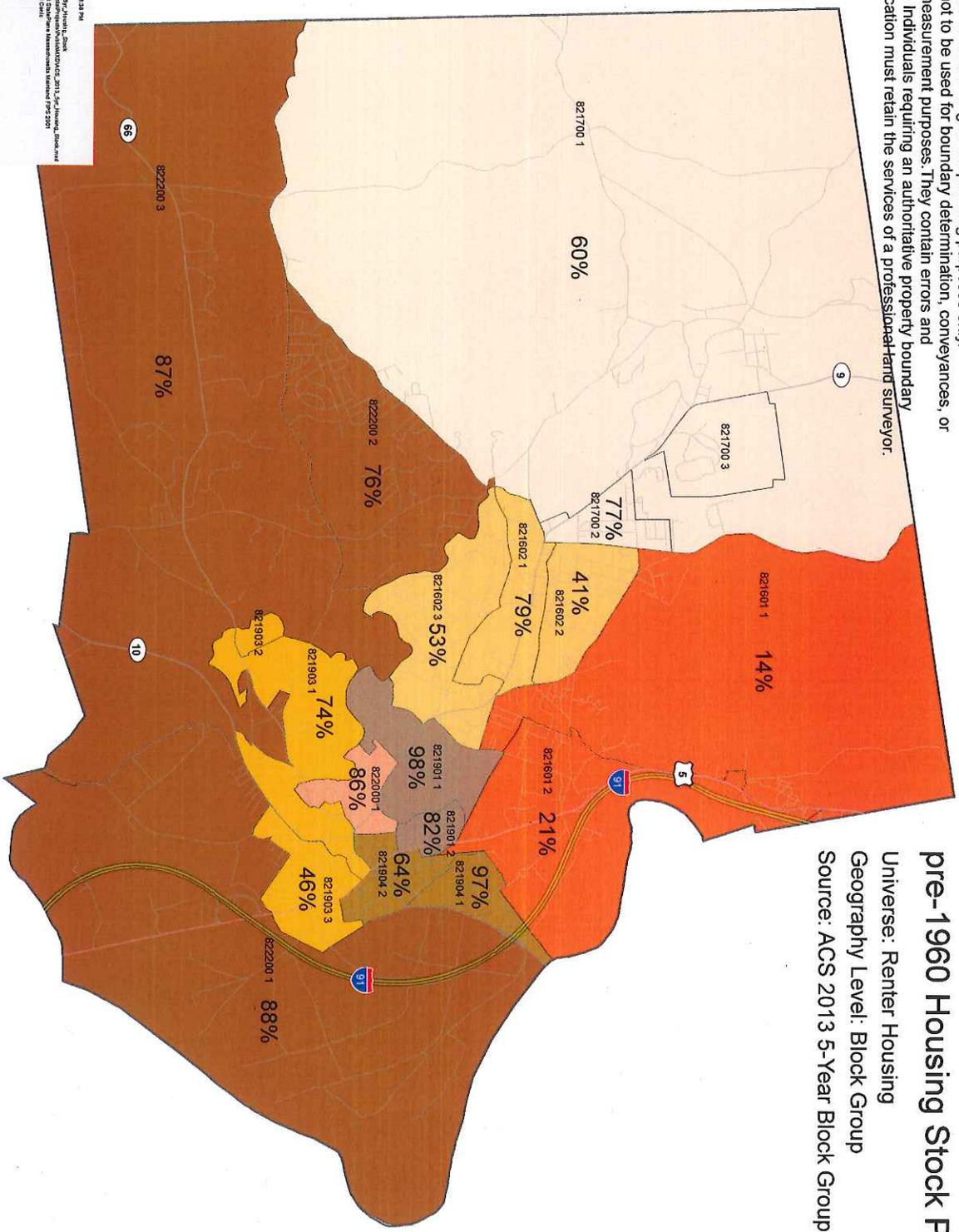


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pre-1960 Housing Stock Percentage
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 Geography Level: Block Group
 Source: ACS 2013 5-Year Block Group Data

July 14, 2014 2:21 PM EDT
 State of Maryland
 Department of General Services
 Office of Information Technology
 100 North E Street, 10th Floor
 Annapolis, MD 21401
 Phone: 410-326-7000
 Fax: 410-326-7001
 Email: it@md.gov
 Website: www.mdt.org
 License: CC BY-NC-SA 4.0

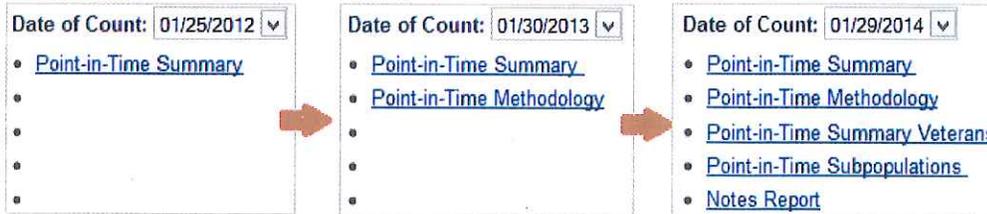


APPENDIX G

HOMELESS POINT IN TIME COUNT SUMMARIES

3 County CoC PIT Count: 2014 Highlights

PIT collection and reporting requirements tripled this year to include demographic data and subgroup data specific to Veterans. Below: A screenshot of changing requirements over time.



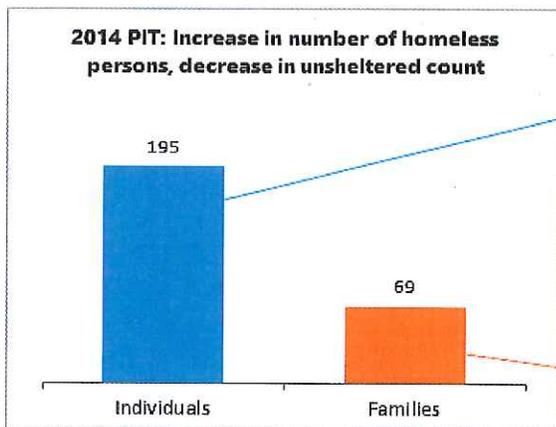
> In 2014, **753** persons in 582 households were counted as homeless throughout the region on the night of the PIT survey. Of these persons, 45% were living in transitional housing; 50% were staying in emergency shelter; and 5% were living outside.

> Overall, the number of persons who were homeless increased by 11% compared to last year. The increase was driven by a 38% increase in the number of individuals and families staying in winter and/or overflow shelters.

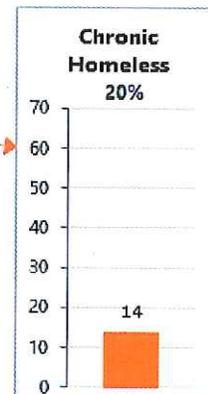
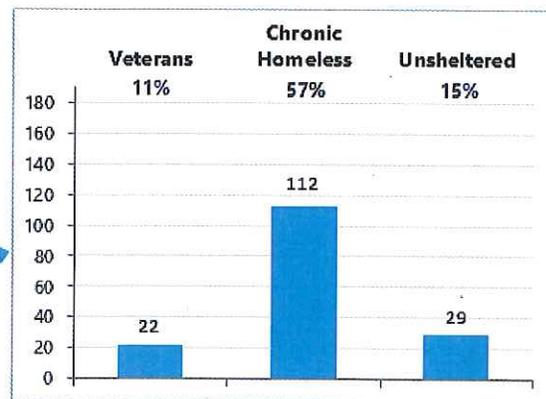
> For the second year in a row, there were NO homeless veterans living outside!

> Of those who were immediately homeless - staying outside or in emergency shelter - more than half were reported to be chronically homeless.

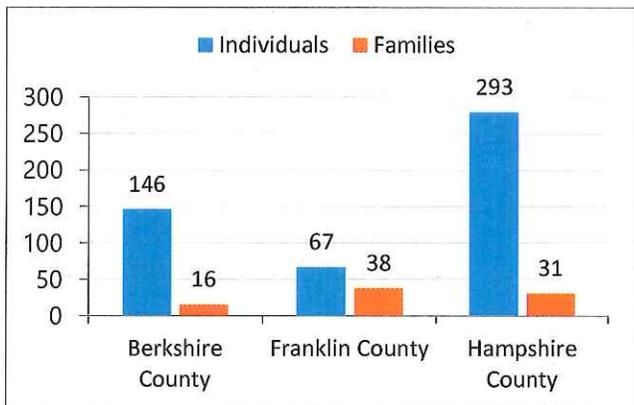
Almost 200 individuals were staying in emergency shelter or living outside on the night of the count.



Sixty-nine families were staying in emergency shelter or overflow hotel/motel rooms on the night of the count. No families were living outside. There were no Veteran families.

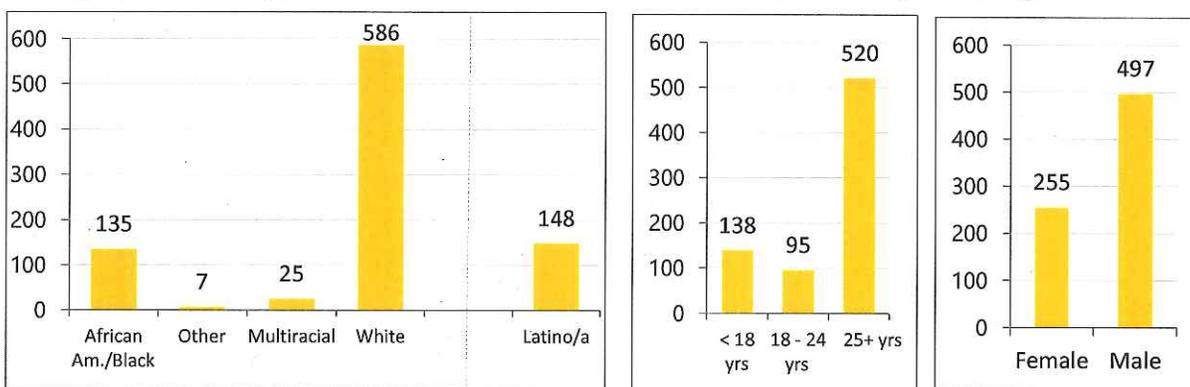


Geography: 56% of households in Hampshire County; 28% in Berkshire; 16% in Franklin.



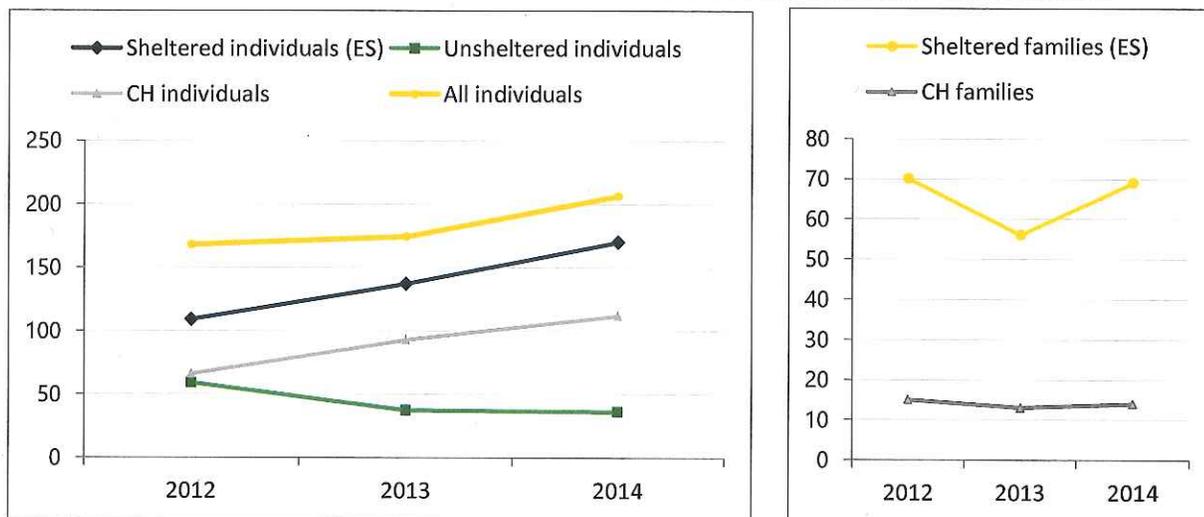
The geographical distribution of persons experiencing homelessness reflects where shelter sites are located: Northampton, Pittsfield, Greenfield, Amherst. A plurality of CoC beds are overseen by Soldier On, who operated 265 beds for individuals in Leeds (Northampton) and Pittsfield.

Demographics: The typical homeless person was white, male, over 25 years of age.



People of color are disproportionately impacted by homelessness within the 3 County CoC. For example, 20% of all homeless persons are Hispanic even though they comprise only 4% of the population in the three counties.

Trends: A net increase increase in homelessness but street homelessness has declined.



Homelessness among individuals has increased as the number of emergency shelter beds has increased. Among families, homelessness has increased or decreased depending upon the number of hotel/motel units being used by DHCD and the number of subsidies they have made available.

January 2014 Point In Time Count: Summary

3 County CoC Total Count: **582 Households**
753 Persons

Subpopulation Data: Berkshire, Franklin, Hampshire Counties

	Sheltered		Unsheltered	Totals	% of HH Type
	ES	TH			
Household Type					
Individual HHs	166	304	29	498	100%
Family HHs	69	15	0	84	100%
Young Adult HOHs					
Individuals	35	19	5	59	12%
Families	34	2	0	36	43%
Veterans					
Individuals	22	234	0	256	51%
Families	0	0	0	0	0%
Chronically Homeless					
Individuals	95	-	17	112	22%
Families	14	-	0	14	17%
Disabling Conditions*					
Serious Mental Illness	96	192	17	305	50%
Substance Abuse	49	144	17	210	35%
HIV/AIDS	1	7	0	8	1%

* Adults only (n=607)

3 County Continuum of Care

January 2014 Point In Time Count: Individuals

3 County CoC Total Count: **753 persons in 582 households**

Individuals Only: **506 persons in 498 households**

Unaccompanied Adults: Berkshire, Franklin, Hampshire Counties

	Sheltered		Unsheltered	Totals	%
	ES	TH			
Household Type					
Individuals	170	307	29	506	100%
Age Group					
18 - 24 yrs	35	19	5	59	12%
25 yrs and over	135	288	24	447	88%
Gender					
Female	51	42	11	104	21%
Male	119	264	18	401	79%
Transgender	0	1	0	1	<1%
Ethnicity					
Non-Hispanic	140	278	29	447	88%
Hispanic	30	29	0	59	12%
Race					
African Am./Black	26	67	2	95	19%
Asian	2	0	0	2	<1%
Native American	0	0	0	0	0
Pacific Islander	1	1	0	2	<1%
White	136	233	26	395	78%
Multiracial	5	6	1	12	2%

3 County Continuum of Care

January 2014 Point In Time Count: Families

3 County CoC Total Count: **753 persons in 582 households**

3 County CoC Total Count, Families: **84**

Persons in Families: **247**

33% of all 753 persons

Families: Berkshire, Franklin, Hampshire Counties

	Sheltered		Unsheltered	Totals	%
	ES	TH			
Family Households					
Households	69	15	0	84	-
Persons in Families	216	31	0	247	100%
Age Group					
Less than 18 yrs	123	15	0	138	56%
18 - 24 yrs	34	2	0	36	15%
25 yrs and over	59	14	0	73	30%
Gender					
Female	129	22	0	151	61%
Male	87	9	0	96	39%
Ethnicity					
Non-Hispanic	131	27	0	158	64%
Hispanic	85	4	0	89	36%
Race					
African Am./Black	38	2	0	40	16%
Asian	3	0	0	3	1%
Native American	0	0	0	0	0
Pacific Islander	0	0	0	0	0
White	164	27	0	191	77%
Multiracial	11	2	0	13	5%

3 County Continuum of Care

January 2014 Point In Time Count: Youth and Young Adults

3 County CoC Total Count:	753 persons in 582 households
Youth & Young Adult Count:	95 persons (12% of total)

Youth and Young Adults: Berkshire, Franklin, Hampshire Counties

	Sheltered		Unsheltered	Total	%
	ES	TH			
Household Type	69	20	5	94	100%
Family HOHs < 25yrs	34	2	0	36	38%
Unaccompanied Adults < 25 yrs	35	19	5	59	63%
Unaccompanied Youth <18 yrs	0	0	0	0	0%

HMIS Data Only (n=75 Individuals and Adults in Families)

	Sheltered Individuals	Sheltered Adults in Families	Totals
Age			
Less than 18 yrs	0	0	0
18 - 19 yrs	5	5	10 (13%)
20 - 21 yrs	6	11	17 (23%)
22 - 24 yrs	26	22	48 (64%)
Gender			
Female	12	30	42 (56%)
Male	25	8	33 (44%)
Ethnicity			
Non-Hispanic	28	22	50 (67%)
Hispanic	9	16	25 (33%)
Race			
African Am./Black	5	8	13 (17%)
Asian	0	1	1
White	32	29	61 (81%)
Multiracial	0	0	0
Chronically Homeless	22	7	29 (39%)
Veteran	12	0	12 (16%)
Serious MH or SA Condition	23	10	33 (44%)

January 2014 Point In Time Count: Veterans

3 County CoC Total Count:	753 persons in 582 households
Veteran Count:	256 persons (34% of total)

Veterans Only: Berkshire, Franklin, Hampshire Counties

	Sheltered		Unsheltered	Totals	%
	ES	TH			
Household Type					
Individuals	22	234	0	256	100%
Families	0	0	0	0	na
Gender					
Female	0	12	0	12	5%
Male	22	222	0	244	95%
Ethnicity					
Non-Hispanic	20	222	0	242	95%
Hispanic	2	12	0	14	5%
Race					
African Am./Black	3	62	0	65	25%
Asian	0	0	0	0	0
Native American	0	0	0	0	<1%
Pacific Islander	0	1	0	1	0
White	18	168	0	186	73%
Multiracial	1	3	0	4	2%

Dedicated Beds. There are 265 dedicated ES and TH beds for Veterans within the 3 County CoC. Of these, 13 are ES beds and 252 are TH. All but 9 are operated by Soldier On in Berkshire and Hampshire Counties.

3 County Continuum of Care

January 2014 Point In Time Count: By County and Community

3 County CoC Total Count: **753 persons in 582 households**

Geographical Scope: **11 communities in 3 counties**

Community Point In Time Counts - 2014

Berkshire County	South County	Pittsfield	North County	Total
Households				
Individuals	8	131	7	146
Families	1	14	1	16
Persons in families	3	33	2	38
Age Group				
Under 18 yrs	0	20	1	21
18 - 24 yrs	1	19	0	20
25 yrs and over	10	125	1	136
Chronically Homeless				
CH Individuals	0	31	0	31
CH Families	0	1	0	1
CH Persons in Families	0	2	0	2
Veterans				
Individuals	0	10	0	10
Veteran Families	0	0	0	0
Unsheltered				
Individuals	6	6	4	6
Families	0	0	0	0

Community Point In Time Counts - 2014

Franklin County	Greenfield	Leverett	Turners Falls	Scattered	Total
Households					
Individuals	48	1	12	6	67
Families	38	0	0	0	38
Persons in families	143	0	0	0	143
Age Group					
Under 18 yrs	82	0	0	0	82
18 - 24 yrs	15	0	1	0	16
25 yrs and over	94	1	11	6	112

3 County Continuum of Care

Franklin County, con't.	Greenfield	Leverett	Turners Falls	Scattered	Total
Chronically Homeless					
CH Individuals	21	1	0	0	22
CH Families	10	0	0	0	10
CH Persons in Families	20	0	0	0	20
Veterans					
Individuals	1	0	1	0	2
Veteran Families	0	0	0	0	0
Unsheltered					
Individuals	7*	1	0	0	8
Families	0	0	0	0	0

Community Point In Time Counts - 2014

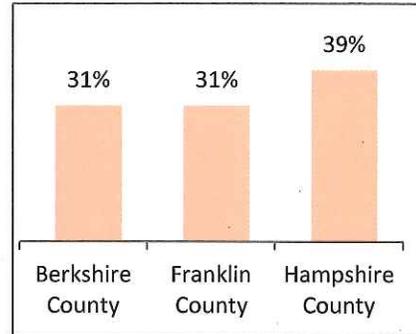
Hampshire County	Amherst	Hadley	Northampton	South Hadley	Total
Households					
Individuals	42	2	246	3	293
Families	6	0	13	12	31
Persons in families	12	0	26	28	66
Age Group					
Under 18 yrs	7	0	13	15	35
18 - 24 yrs	9	0	18	3	30
25 yrs and over	38	2	227	13	280
Chronically Homeless					
CH Individuals	23	2	33	1	59
CH Families	2	0	1	4	7
CH Persons in Families	5	0	2	8	15
Veterans					
Individuals	2	0	177	0	179
Veteran Families	0	0	0	0	0
Unsheltered					
Individuals	3	2	5	0	10
Families	0	0	0	0	0

*The unsheltered count did not take place in Greenfield this year. The average number of individuals living outside in Greenfield during the past 5 years is 7 individuals. Thus an estimate of 7 unsheltered individuals is included here.

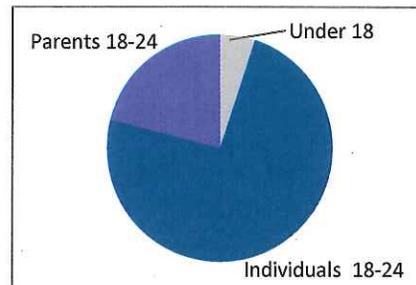
3 County CoC Youth Count • 2014

Fifty-nine young adults and unaccompanied youth who were homeless were surveyed during the 2014 Point In Time Count as part of a statewide Youth Count. These young people met the state's criteria for inclusion in the survey: They were unsheltered/living outside, or living in shelter, or doubled up and/or couch surfing.

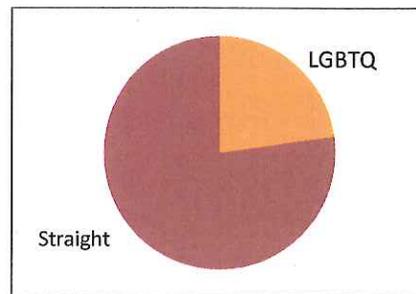
Location. Of the 59 persons surveyed, 39% were staying in Hampshire County, 31% were staying in Franklin County, and 31% were staying in Berkshire County. Most of those surveyed were staying in emergency shelter; the location of respondents thus corresponded to the locations of 3 County CoC shelters, with the majority of respondents staying in Northampton, Greenfield, and Pittsfield.



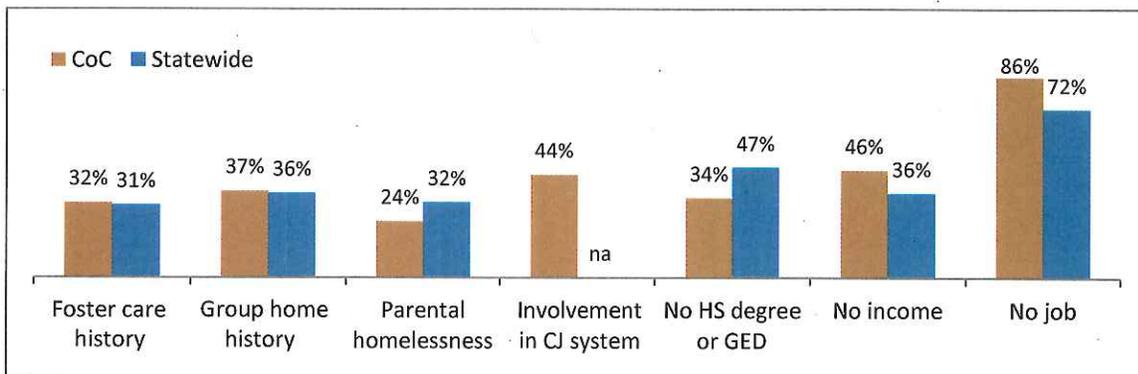
Respondent Characteristics. Three of the survey respondents were unaccompanied youth under the age of 18. Twelve respondents were parents with children and 42 persons were unaccompanied adults. Ten of the individuals were veterans.



The ethnic, racial and gender composition of the survey group reflected the overall population of persons who stay in 3 County CoC shelters: About 70% were Non-Hispanic White; 30% were persons of color; and about 40% were female. Sexual orientation, which is not typically collected by shelter programs, revealed that 20% of respondents identified as LGBTQ. It should be noted that missing data rates exceeded 10% for most demographic fields.



Adverse Experiences. 85% of the young people surveyed reported experiences that are known risk factors for homelessness, or barriers to self-sufficiency, or both.



3 County CoC Youth Count Survey

Data Report (n=59)

Age Group



	#	%
Youth under 18 yrs	3	5%
Single Adults 18-24 yrs	43	74%
Parents 18-24 yrs	12	21%

Gender



	#	%
Female	23	39%
Male	30	51%
Missing	6	10%

Sexual Orientation



	#	%
Straight	40	68%
Lesbian	2	3%
Gay	0	0%
Bisexual	6	10%
Questioning	2	3%
Other	2	3%
Missing	7	12%

Ethnicity



	#	%
Hispanic	8	14%
Not Hispanic	29	49%
Don't Know	4	7%
Missing	18	31%

Race



	#	%
African American or Black	8	14%
Asian/Pacific Islander	1	2%
White	42	72%
Missing	7	12%

Veterans



	#	%
Yes	10	17%
No	41	69%
Missing	8	14%

3 County CoC Youth Count Survey

Income



	#	%
Yes	25	42%
No	27	46%
Missing	7	12%

Most frequent sources: cash assistance, SSI, employment

Education



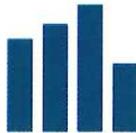
	#	%
8th grade or less	2	3%
9th - 11th grade	18	31%
HS diploma	17	29%
GED	6	10%
Some college	9	15%
Missing	7	12%

Children



	#	%
Have children	23	39%
Children living with them	13	22%
Missing	6	10%

Risk Factors



	#	%
Foster care history	19	32%
Group home history	22	37%
Involvement in criminal justice system*	26	44%
Parents have hx of homelessness	14	24%

*includes staying in a juvenile detention center and/or jail

Age at which Left Home



	#	%
Under 16	7	12%
16 - 17 yrs	26	44%
18 - 21 yrs	22	37%
22 and over	2	3%
Missing	2	3%

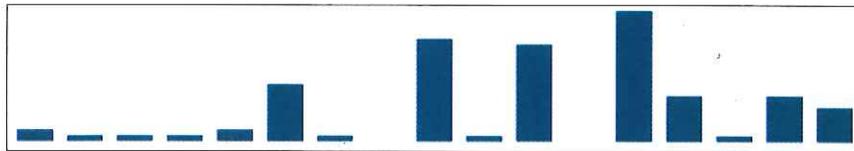
Staying Where



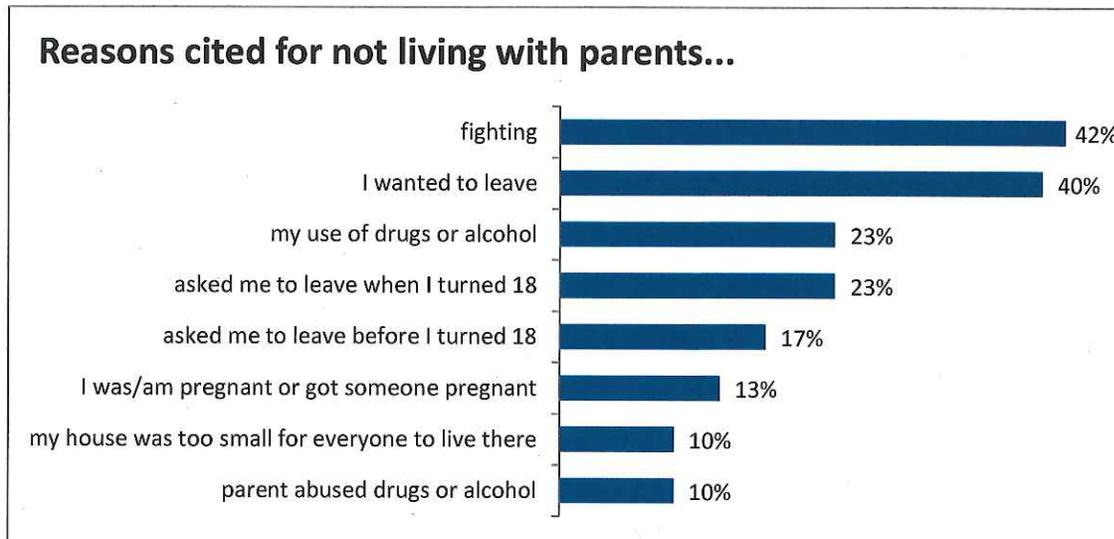
	#	%
Shelter	44	75%
With family or friends	14	24%
Place not meant for habitation	1	2%

3 County CoC Youth Count Survey

Community	#	%
Berkshire County	18	31%
Adams	2	3%
Dalton	1	2%
Great Barrington	1	2%
Hinsdale	1	2%
North Adams	2	3%
Pittsfield	10	17%
Williamstown	1	2%
Franklin/No. Quabbin	18	31%
Athol	1	2%
Greenfield	17	29%
Hampshire County	23	39%
Amherst	8	14%
Easthampton	1	2%
Leeds	8	14%
Northampton	6	10%



Survey respondents were asked why they were no longer living with their parents. 52 persons cited a reason (88% of respondents).



Fewer than 5 persons cited these reasons: abuse or neglect; did not feel safe; left jail or prison; left foster care; parent died.

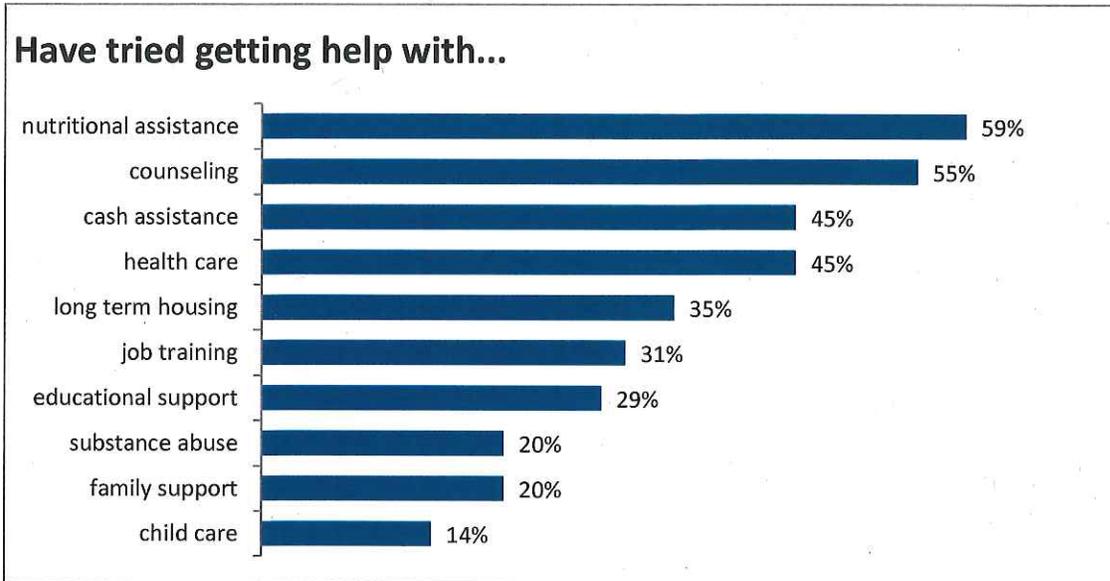
3 County CoC Youth Count Survey

Note: Reasons cited were analyzed according to age groups (under 18 yrs; 18-19 yrs; 20-21 yrs; 22-24 yrs). No statistically significant differences were found between groups.

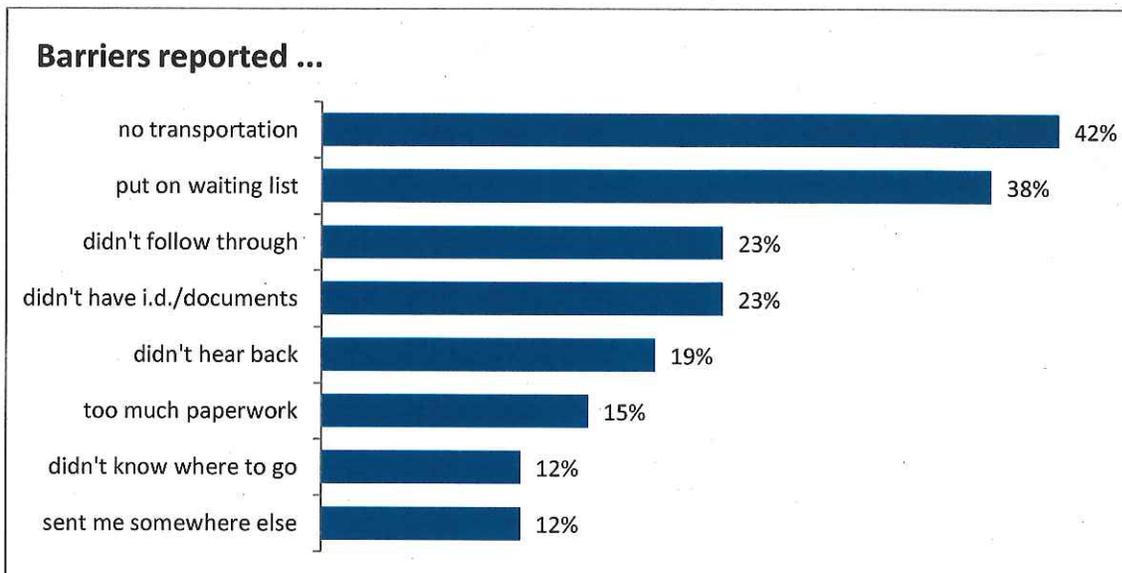
Services

Survey respondents were asked about the types of services they had sought out in the past.

Some 49 persons (83%) responded that they had sought out some type of assistance. The most frequent response aside from short-term housing was nutritional assistance and counseling.



About half of these respondents reported that they had received the help that they sought. The most frequently cited reason for not receiving help was problems with transportation.



Additional barriers reported by fewer than 3 persons included: didn't feel comfortable or safe; language barrier; not eligible.

APPENDIX H

Analysis of
Impediments to Fair
Housing
Recommendations



CHAPTER SEVEN: RECOMMENDATIONS

Action Plan 1a) Increase the supply of affordable housing in Northampton and take steps to prevent the loss of affordable units in the city.

Action Plan 1b) Because Northampton is a desirable place to live, a strategy will need to be employed that ensures that members of protected classes who are disproportionately affected by the high cost of housing in Northampton are the ones who access newly created affordable units.

Action Plan 2a) Create an incentive plan for the development of multi-bedroom rental units.

Action Plan 3a) With a suitable LGBT advocacy organization, host an education session with landlords and lenders to inform them about this new protected class status.

Action Plan 3b) Produce or revise fair housing outreach materials to include this protected class.

Action Plan 4a) Create a database on the city's website that lists those homes that have been de-leaded.

Action Plan 4b) Provide outreach to landlords and homeowners about the programs and financial assistance available to them to de-lead their homes.

Action Plan 5a) Host a community meeting to inform members of the public about the recently passed CORI reform law to ensure that landlords are following the requirements for CORI checks and denials based on a CORI record and to inform renters of the ways in which they can seal their CORI records.

Action Plan 6a) Work with disability rights and disability advocacy groups to host a workshop to help those with disabilities assemble the types of documents and identification papers needed to complete a rental application.

Action Plan 6b) Examine the types of disability housing discrimination complaints filed over the past few years and look for patterns and opportunities for targeted outreach and education.

Action Plan 7a) All agencies that receive housing discrimination complaints will participate in a process of information sharing across agencies while still maintaining client confidentiality.

Action Plan 7b) Fair housing agencies will work together to better define their respective roles regarding receipt, referral, and investigation of housing discrimination claims.

Action Plan 7c) The MFHC will meet regularly with representatives from Northampton's community organizations in order to hear, from the ground up, the challenges to fair housing that their constituents face.



Action Plan 8a) Consider expanding the “by right” designation to the construction of halfway homes and multi-family dwellings.

Action Plan 9a) Work with rental housing advertisers to inform them of the fair housing laws in Massachusetts and their obligation not to print discriminatory ads.



CHAPTER EIGHT: AREAS OF FUTURE RESEARCH

- Update U.S. Census data as additional 2010 Summary Files are released.
- Gather details about housing discrimination complaints at MCAD, Northampton Human Rights Commission, and HUD.
- Include GIS-based maps as appropriate.
- Consider excluding census tract 8220 (Smith College) from data analysis in order to obtain a more accurate picture of the relationship between housing and demographics.
- Calculate a more accurate assessment of the cost of homeownership in the city by including property tax information.
- Gather data on the homeless population of Northampton and assess the relationship between homelessness and protected class status.
- Consider proposing homelessness as an additional protected class in Northampton as the State of Rhode Island has.
- Include information on public assistance reciprocity, including information from the Housing Authority related to housing vouchers and subsidized housing in the city.
- Investigate the relationship between religious affiliation and housing discrimination. The nationwide rise in Islamophobia over the past decade has been well documented. The U.S. Census estimates that across the country, the number of people who self-identify as Muslim has increased 22.2% between 2001 and 2008.⁸⁶ While Northampton is known for its tolerance, the issue of whether members of the Muslim faith face housing discrimination because of their religion is a valid area for future research. Because it is not possible to get local census data on religious affiliation, an interview with the imam from the Hampshire Mosque in Amherst may be the best source for this data.
- Analyze the amount of gross rent by bedroom once the 2010 Census releases this data. Such an analysis will determine the relationship between lack of affordability based on size of housing units and the impact any lack of affordability might have on members of protected classes.
- Complete an analysis based on race and ethnicity in order to determine the affordable sales cost for a home in Northampton based on these protected classes.
- Include an analysis of HUD's CHAS data to assess the relationship between housing problems and protected class status.
- Assess the impact the recent foreclosure crisis has had on protected classes in the city.
- Host additional focus groups that delve more deeply into the various fair housing impediments identified.
- Summarize the findings of the MFHC housing discrimination tests.
- Examine any current fair housing lawsuits or complaints fielded by MFHC, MCAD, HUD, the Northampton Human Rights Commission, and Community Legal Aid.
- Report the composition of each fair housing-related board or commission in the city, specifically whether they contain representatives of members of protected class.
- Assess the city's approval and denial rates for multi-family dwellings and halfway homes.
- Assess the size and scale of the city's Residential Incentive Overlay District in order to better understand whether this overlay district is an asset to improving fair housing choice in the city.

⁸⁶ 2012 U.S. Census Statistical Abstract Table 75 – Self-Described Religious Identification of Adult Population



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- Consider whether the public transit system is effective in serving and meeting the needs of members of protected classes.
 - Future areas of research should include the mortgage lending by race and ethnicity, by sex, by income, and the history of sub-prime lending in Northampton to determine whether there is an issue with discriminatory lending practices.
 - Areas of future research should include a more detailed investigation into the language used in rental ads on both Craigslist and in local newspapers.

APPENDIX I

Public Hearing Minutes

Consolidated Plan / Action Plan Public Hearing
Public Services, Housing, Community & Economic Development Needs Assessment
February 11, 2015

The first meeting for the ConPlan/Action Plan beginning July 1, 2015 began at 6:04 p.m. Thirteen people representing various agencies, Councilor Ryan O'Donnell; Peg Keller, CDBG Administrator; and Cam Leon, Assistant CDBG Administrator were in attendance.

This is the first year of a 5-year Consolidated Plan. The Consolidated Plan serves as a planning document and is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. This year's submission will include the Consolidated Plan and the first year Action Plan.

Peg began with an apology for the recent e-mail confusion where we learned a week after the initial notice was e-mailed, people did not receive it. This came to light after one agency saw the legal ad. The e-mail was resent and shown to be received by everyone the second time.

Introductions were made and Peg reviewed the following items:

Applications

Applications and instructions are on the city's website in PDF format. They can be sent in Word format by calling/e-mailing Cam. Peg briefly explained the CDBG Program, eligible activities and national objectives, as well as the members of the Public Services Review Committee. Interviews will be held March 9th, 10th and 11th from noon – 2:00 pm. Applications are due February 27th by 4:30 p.m.

We hope to have an on-line application (a PDF that can be filled out on line) by next year but, at this point, the only change is on page 4 – *“provide an overview of your organization, including length of time in existence, experience with conducting activities for which funding is being sought, current services and successes that reflect organizational capacity”*. Peg noted the Public Services Review Committee is seeking to get information on staffing capacity, whether new staff will need to be hired or whether existing staff will be used and, since staff is often funded by multiple sources, how it will the agency “make it work”.

Peg clarified that the charts at the end of the application (on pages 6-7) refer to the project budget. An agency budget is requested as a separate item to be submitted with the application.

Award 2015-2016

On February 10th, we were notified the grant amount for the program year will be \$602,342; this amount is down \$16,426 from last program year. Peg noted the award from 2013-2014 / (\$621,640) and the current year (2014-2015 / \$618,768). There are often funds that are carried over from one program year to the next (for example: if a project does not move forward as

expected, programs that don't spend out all the contract funds, etc.). Program income, repayments from various loans, is also received yearly adding to the total available.

The CDBG grant allows 15% of the award to be used for public service activities making the amount available \$90,351 for the year beginning July 1st and, if needed, up to 15% of the previous year's program income can be used to increase the total amount available. 20% of the award to may be used for planning and administration of the grant.

Update on Projects

This the final year CDBG is obligated to pay on the Senior Center debt service. Not having this obligation will allow for new programming such as: sidewalks, housing, public facilities and economic development projects. At least half of the grant has been tied up each year for the past seven years from this obligation.

The Three County Fairgrounds completed demolition of the Carriage Barn and asbestos remediation.

James House renovations have been completed. The building is fully rented and the child care room is being used.

The Housing Authority completed the removal of a dilapidated farmhouse on Laurel Street with the goal of developing units for affordable homeownership. This property is one of the four parcels deeded to the Housing Authority with the State Hospital disposition. The other three parcels are: Paradise Pond Apartments, Mary McColgan Apartments, and Burts Pit Road. Both Paradise Pond and the Mary McColgan Apartments are fully rented and have been operational for years.

The River Run Condominium development sidewalk project has been "hung up" at the trustee level and unable to move forward. Funds for this project were reallocated to the Jackson Street Playground to purchase equipment for disabled children. Now that construction work is scheduled for Damon Road and this sidewalk will connect to a broader system, the project may move forward.

Two intersections have been identified by the Department of Public Works and the Committee on Disabilities for installation of audible signalized crosswalks. Other funding for this work is "tied into" other funds not available until July 1st.

The Valley CDC awarded one grant of \$3,000 to assist a 1st Time Homebuyer with closing costs and anticipates completion of another, also for \$3,000, before the end of June.

The two large affordable housing projects – HAPHousing's acquisition of 129 Pleasant Street (formerly Northampton Lodging) and Valley CDC's acquisition of 256 Pleasant Street (formerly Northampton Lumber Yard) are moving forward.

Both projects went through extensive application, permitting and review processes and when completed, will add significantly to the City's affordable housing stock. Both projects received \$300,000 each from Community Preservation Act (CPA) Funds, and have now applied for funding from the State. Several studies in recent years, including the Sustainable Northampton Plan (2008-2028), and the Strategic Housing Plan (2011), indicated more affordable housing is needed. Other than these two, there are no affordable housing projects in the queue for next program year.

Review of Past Priorities and Needs Assessment

Discussion moved to a review of last year's high priority needs to determine if progress has been made. Conversation included an assessment of current needs.

Alcoholism/ Opioid Misuse and Addiction

Peg noted the City was awarded a \$550,000 grant to address opioid misuse, overdoses and addiction from the Massachusetts Department of Public Health (MDPH) Bureau of Substance Abuse (BSAS). In his press release; Mayor Narkewicz noted *"working with surrounding communities and receiving this grant is a key first step to combating the opioid crisis facing all western Massachusetts cities and towns"*. The City's Public Health Director, Merridith O'Leary, will manage the grant and hire a full-time coordinator who will *"assess the scope of the problem in partnering communities"*.

Foreclosures

Donna Cabana / CDC stated she expects the rate of foreclosures to increase County-wide, due in part, to wages being down and people unable to secure employment after losing a job. At the same time funding of programs to help people continues to go down. She works with people who have not paid their mortgage for 2-3 years; many people are unable to secure loan modifications. The CDC works with people to help them determine their best options.

CDC will not receive funding from the Attorney General's Office this year but, will continue to be funded by the Division of Banks for foreclosure prevention. The amount of funding will be known by June 1st. The CDC serves all of Hampshire County at this point but, as funding for foreclosure prevention dwindles, services will need to be adjusted to determine how to best help people.

Michael Owens / Housing Authority stated he posted the Village Hill flyer (HCDC units) and requested the Turkey Hill flyer be sent to him to post as well.

Kitty Callaghan / Legal Community Aid stated there are four attorneys in the state working on foreclosure issues and they are seeing more cases emerge. Unfortunately, funding is ending June 30th; there is a possibility there could be another grant that could assist.

Housing Rehab

Donna Cabana / CDC commented there is *"definitely a need for this program"*. She often speaks with people seeking to locate funds to assist with rehab. Peg noted Hilltown CDC, if funding allows, would be able to do a rehab program in Northampton. Hilltown has the staff capacity,

the contractors, and infrastructure to administer a rehab program for Northampton. Valley CDC stopped administration several years ago amid difficulties with contractors, the amount of time needed to administer the program and, with the Senior Center debt obligation, the funds were not available.

Housing for Protected Classes

Elders: Christopher Heights will be the newest addition to Village Hill. Of the 83 assisted living units, 43 are designed for low income seniors. Peg stated they have broken ground and passed a flyer around the table.

Allan Ouimet / Highland Valley Elder Services (HVES) noted the apartments may not be affordable to their consumers. The challenge with assisted living is an individual must fit into certain criteria in order to be eligible. If they don't fit the criteria, they can be evicted. While the apartments may be affordable, they may still be unobtainable. He noted one example: if a person needs assistance 24/7 they would be eligible but, if the person can afford 24/7 assistance they would not be eligible for affordable housing.

Peg noted Northampton's affordable housing list is currently at 12.07% as shown on the Ch 40B Subsidized Housing Inventory handout. She explained if at least 25% of the units in a development are affordable, the entire number can be counted for the inventory. With the new projects:

	Affordable Units	Total Count
Christopher Heights	43	83
Soldier On (limited equity coop for older vets)	44	44
Soldier On (transitional housing for women and children)	16	16
129 Pleasant Street (formerly Northampton Lodging)	48	72
256 Pleasant Street (formerly Northampton Lumberyard)	<u>55</u>	<u>55</u>
Total	206	270

On the flip side, Hathaway Farms with 207 affordable units, has gone below the 25% threshold. The new units will merely be replacing Hathaway Farms in the end -a wash on the inventory. Two others - Meadowbrook Apartments, with 252 affordable units is affordable in perpetuity; Leeds Village, with 19 affordable units expires in 2018.

Developmentally challenged: Department of Developmental Services / Burts Pit Road; project through the Northampton Housing Authority (NHA), is waiting for state funding. Michael Owens, Assistant Executive Director of the NHA gave the update.

Homeless: The Friends of the Homeless will be looking to purchase another property soon and will be approaching the Community Preservation Committee to supplement funds they have saved. Prior to that, they will be reaching out and looking for input on the most underserved in the community, (for example: housing for sex offenders, domestic violence, youth, a Housing First model for housing chronically homeless), to best use the resources available.

Homeless Youth:

Judith Roberts / The Literacy Project noted that she has been working with several youth who are on their own. They have no intact families to rely on and have a hard time finding services. There is definite lack of support for struggling youth.

Peg stated the Point in Time (PIT) count will now have two years of data to review nationally. Statewide there has been acknowledgement kids are aging out of the foster care system with no life skills and struggle with many issues.

The Resource Center, like many other programs is understaffed and sees funding diminishing as it struggles to provide services.

Peg requested as we work on creating this Plan, people let her know the populations they see struggling so we can craft a Plan that makes the best use of the CDBG funds.

Living Wage

Kitty Callaghan / Community Legal Aid spoke about the Living Wage Campaign, the minimum necessary for a single person without children to meet basic needs such as housing, food, clothes, health care, heat, hot water and transportation. In 2014, the living wage in Northampton was \$12.97 per hour

In 2014, 42 employers in Northampton were certified as paying \$12.97 per hour and six were "aspiring" employers; those working toward paying this wage amount. Kitty explained the Campaign is expanding The Living Wage changes annually and is based on the Consumer Price Index (CPI).

Peg recognized all the work, both legal in protecting tenants' rights and with the living wage, Kitty has done over the years.

Secure Jobs Connect Project held their 2nd Annual Celebration at Holyoke Community College. The Fireman Foundation Grant has now been picked up as a State budget line item showing the importance of Employment opportunities and training for homeless families

Youth Drop Out Rates

Lev Ben-Ezra / Community Action spoke to the major changes in the federal Workforce Investment Act (WIA). The Workforce Innovation and Opportunity Act (WIOA) signed into law on July 22, 2014, will take effect on July 1, 2015 and will supersede WIA. The U.S. Department of Labor (DOL) will be issuing further guidelines. The new changes shift the focus to older and out of school youth with a strong emphasis on employment versus support for in-school youth ages 16-22.

Community Action said the biggest change, as it is understood at this point, will require them to increase the amount of youth they serve from 55% to 75% which will significantly impact how many youth they are able to provide support to graduate from high school and receive individual case management support and job readiness training. Within Northampton, 80% of the youth that were in the WIA program were in-school youth who needed significant support to graduate. The new legislation will impact the number of students at the High School who will be able to receive services. Community Action is re-aligning the Employment Readiness Support program and is looking into other funds to continue programming for in-school youth so they do not “fall through the cracks”.

The Workforce Investment Act changes impact not only Community Action but The Literacy Project and Center for New Americans programs as well. Laurie Millman / Center for New Americans said there will always be people who don't fit into a mold like the Career Pathways program because they are not ready due to their various circumstances.

This was echoed by Judith Roberts / The Literacy Project who, added entrance into college is only available for a small subset of this population.

Public Transportation

Peg noted the Northampton Survival Center was successful in its petition to have PVRTA include the Survival Center on the bus route but, ran into issues surrounding limitations on the number of bags each individual may take onto the bus. They are currently in conversations with PVRTA about this. The Amherst Survival Center was successful in getting PVRTA to include them on the route as well.

Nancy Maynard / Highland Valley Elder Services (HVES) noted a summit was held at the Clarion sponsored by Cooley Dickinson and the United Way to discuss transportation (bus routes) and health. The report *Getting to Healthy: Improving Access to Care – a study for the Cooley Dickinson Health Care (CDHC) Health Communities Committee* was presented at the February 11, 2015 event.

Life Skills

The Northampton Housing Partnership prepared a Request for Proposals for a grant opportunity to provide Community Housing Supportive Services. Funds were awarded by the Community Preservation Committee. The three year project will focus on housing stabilization efforts for families and individuals at risk of homelessness as the main reason for eviction is for non-payment of rent indicating a life skills issue, rather than affordable housing availability. The committee wanted one person, making a living wage, to act as coordinator to link families with other services, as well as, a rep payee program component to ensure rent is paid.

Alan Ouimet / HVES stated they have the capacity to be a rep payee and can assist. HVES has a “money management program” for support services.

Economic Development

Gene / Valley CDC stated there are vast differences between what the news reports and the economic realities. While he sees some recovery, small businesses continue to struggle. Without the financial means it can be extremely difficult for a small business to survive. He sees the trend moving toward more women owning businesses and fewer people are wanting to start a business.

Peg thanked everyone for attending and stated we will be working on the Consolidated Plan until the end of April. New this year, we will be submitting it to HUD on-line. Since this is the first year of on-line submittal. She added we will be contacting people to get more specific data on special populations such as disabled, those with HIV/Aids and others, for input into the system.

The Draft Plan Public Hearing will be held April 8, 2015 at 6:00 p.m.

The meeting concluded at 7:52 p.m.

Respectfully submitted,
Cam Leon

Additional Comments:

Renee Moss / Big Brothers Big Sisters was unable to attend the meeting but e-mailed this comment for the record:

"As always, I think the need for services for children and youth are very important. Our waiting list continues to grow with Northampton children who are low income and in need of mentors. Most referrals are from other agencies or schools. I think it is important to provide services for families facing challenges that are the results of poverty, mental illness, histories of domestic violence, etc. The children and youth are the victims of the economic and social disparity we see in communities like Northampton. Quality activities for after-school time have the potential to even the playing field and break these cycles and also provide respite for parents, many of whom are raising their children on their own."

No other comments were received.

CDBG CONSOLIDATED PLAN / ACTION PLAN PUBLIC HEARING
February 11, 2015 6:00 p.m.

PLEASE PRINT

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Draft Plan Public Hearing
April 8, 2015

The meeting began at 6:02 p.m.

In attendance: Carl Erickson, MANNA Soup Kitchen; Kristen Williams, Community Legal Aid; Joanne Campbell, Valley CDC; Russell Bradbury-Carlin, Center for New Americans; Sheila Murphy, The Literacy Project; Peg Keller CDBG Administrator; and Cam Leon, Assistant CDBG Administrator.

Introductions were made.

Peg explained the HUD requirement for at least two meetings through the Action Plan process and the information gathered from the needs assessment meeting on February 11th. She reviewed the Draft Plan and gave a brief explanation for each project listed for funding. She began with and explained the thought process used to review public service applications. Due to cut in funding this year, decisions on what to fund were made more difficult as all the programs are important. Peg explained CDBG regulations only allow 15% of the current year's award and 15% of any prior year program income received to be used to fund public service activities therefore, everyone received fewer dollars than in past several years. The committee determined a grant below \$3,000 puts an undue burden on agencies regarding necessary data collection. The committee also felt strongly that all programs should be held to performance measurements and accountability. The review committee included of: Rick Hart, Councilor Gina Louise Sciarra (Ward 4), Councilor Marianne LaBarge (Ward 7) and Reverend Todd Weir , First Churches of Northampton.

CDBG's obligation for the senior center debt payment was paid in March allowing more funds to be used for other projects. Unfortunately, due to the 15% regulation for public services, it does not add additional funding for those programs.

New year projects reviewed:

- Northampton Housing Authority (NHA) : demolition of vacant and deteriorating residential structure and detached garage on Burts Pit Road in Florence. This is a parcel associated with the State Hospital disposition. The existing structures have been abandoned for more than twenty years. Demolition will ameliorate spot blight and potential danger to the immediate area.
- Valley CDC – Homeownership Center: education, counseling, advocacy to low/moderate income renters; counseling and referrals to HOME funded units; and grants for down payment/closing costs for three eligible first time homebuyers

- Housing Rehab program – this will be a new program this year with a vendor yet to be determined. This program is desperately needed as there are many elder and low income homeowners who cannot afford the cost of necessary repairs on their home. The program was not funded in the previous year due to the inability to locate a vendor to administer it. While Hilltown CDC is interested in carrying out the program and has the staff and infrastructure to do so, an RFP will be done to locate other interested parties.
- River Run Sidewalk: sidewalk construction between River Run apartments and Damon Road, part of a larger project related to a Mass Highway project addressing intersection and pedestrian safety at King Street and Damon Road. A sidewalk will connect to the road improvements. Funds will be carried over from the prior year.
- Signalized Crosswalks to Assist Disabled: the Department of Public Works Director, Council on Aging Director and the Committee on Disabilities have identified two crosswalks. This project needed additional funding to move forward. Funds will be carried over from the prior year.
- The Alliance for Sober Living: funds for a new roof. Roof replacement in its entirety versus repair of sections of the roof is considered by HUD to be reconstruction and is therefore considered an eligible activity.
- Cooke Avenue, the old Moose Lodge: funding for affordable housing and open space. Parcel will require a comprehensive permit as the site has no frontage.

Acquisition of 256 Pleasant Street, the former Northampton Lumber Yard by the Valley CDC for affordable housing

- Acquisition of 129 Pleasant Street, the former Northampton Lodging building by HAP Housing for affordable housing.
- Jackson Street Playground: purchase of playground equipment at school yard next to low income housing projects.
- Vernon Street accessibility: project to be determined if funding allows.
- Micro-Business Assistance Program: technical assistance, counseling and support to residents and businesses interested in opening and operating a business, including developing business plans, financial projections, financing, licensing, and marketing. This project will be leveraged with MGCC state (Mass Growth Capital Corporation) funds.

- Planning and Administration: community and economic development activities; administration of the Community Development Block Grant program; staffing and planning projects.

Public Comment:

There were no public comments.

Peg spoke about Community Development Week which was being celebrated this year April 6-11. It provides the opportunity for grantees (and proponents of the CDBG program) to meet with their Congressional Members to advocate continuation of the program and to showcase accomplishments. She encouraged everyone to reach out to Congressman McGovern and show support for this important program. We cannot assume our legislators know everything that is going on in our community without hearing from us.

Peg encouraged everyone to contact us with any thoughts or comments on the Plan. Comments will be taken until April 30th. The Con Plan / Action Plan will be finalized mid-May and will be on the City's website.

The meeting ended at 6:55 p.m.

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