

**CITY OF NORTHAMPTON
OFFICE OF PLANNING AND DEVELOPMENT
CONSOLIDATED PLAN & ANNUAL ACTION PLAN**



**PROGRAM YEAR 27
JULY 1, 2010 – JUNE 30, 2011**

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Robert L. Paquin, Director
Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Boston Regional Office
10 Causeway Street
Boston, MA 02222

May 14, 2010

**RE: City of Northampton Consolidated Plan 2010-2015
& Year 27 CDBG Annual Action Plan**

Dear Mr. Paquin;

On behalf of the Mayor, City Council and residents of the City of Northampton, I am pleased to submit one original and two copies of the City's Year 27 CDBG Action Plan and Consolidated Plan.

The City of Northampton extends its appreciation for the time and assistance provided by your staff in administering this important Federal program.

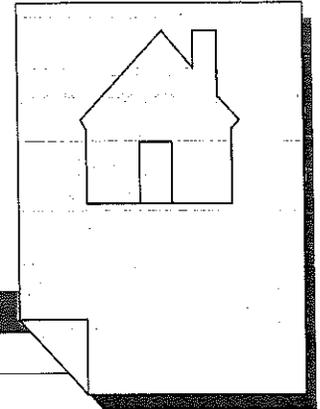
If you have any questions or require additional information, please do not hesitate to contact me at 413 -587-1288.

Respectfully,

A handwritten signature in black ink that reads "Margaret Keller". The signature is stylized and written in a cursive-like font.

Margaret Keller
Housing and Community Development Planner
pkeller@northamptonma.gov

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EXECUTIVE SUMMARY

In 2009 - 2010, the City of Northampton's Community and Economic Development Office (CEDO) developed a five-year Consolidated Plan (ConPlan) to articulate efforts to address the housing and community and economic development needs of low and moderate income persons for the period July 2010 to June 2015. The complete ConPlan can be viewed at: <http://www.northamptonma.gov/cedo/>

The ConPlan summarizes housing needs, homeless needs and community and economic development needs such as public facilities, public infrastructure, public services and business assistance. The funding priorities have been determined after soliciting public comment through hearings, meetings, focus groups, one on one consultation and reviewing the prior ConPlan, the current Sustainable Northampton Plan and the recently compiled Housing Needs Assessment and Strategic Plan.

http://www.northamptonma.gov/aboutNorthampton/Sustainability_Plan/

<http://www.northamptonma.gov/housingpart/>

The purpose of the Plan is to:

- serve as a relevant working document for the City that builds on a participatory process with residents, agencies, organizations and businesses;
- articulate a strategy to implement in order to achieve stated goals and objectives;
- function as a management tool for evaluating performance and tracking outcomes.

The overall goal of the Consolidated Plan planning process and programs is to develop a viable and sustainable community by providing decent housing, a suitable living environment and expanding economic opportunities for people, primarily with low and moderate incomes.

Decent Housing includes assisting homeless people with obtaining appropriate housing and assisting people at risk of homelessness; retention of the affordable housing stock and increasing the availability of affordable permanent housing in standard condition.

A suitable living environment includes safe and livable neighborhoods; increased access to quality public and private facilities and services; deconcentration of housing opportunities for those with low and moderate incomes; restoration and preservation of properties with special historical or architectural value; and conservation of energy resources.

Expanded economic opportunities includes job retention and creation; establishment, stabilization and expansion of small businesses, including micro businesses; the provision of public services concerned with employment; the provision of jobs in areas

affected by programs and activities; the availability of programs that assist with homeownership; access to capital and credit for development activities that promote the long term economic and social viability of the City; and empowerment and self-sufficiency opportunities for people living in federally assisted and public housing.

Significant Demographic Findings:

- Northampton's population growth has remained relatively flat.
- Despite flat population growth, the number of households in Northampton has been increasing.
- Northampton's population is aging.
- Northampton's median household income remains consistently lower than the County and State.
- Approximately half of Northampton's housing stock is owner-occupied.
- Addition of new housing units has been steady but modest.
- Housing prices remain high despite a poor economic climate and declining sales.
- In the rental market, about 60% of the City's rental units in 2000 were renting in the \$500 to \$1,000 price range, the median at \$647.
- Northampton's unemployment rate has risen with the current economic recession, but remains consistently below regional, state, and national averages.

The convergence of these 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.* 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.

Summary of Housing Objectives and Strategic Priorities

- Homelessness prevention
- Shelters and rapid re-housing
- Producing and preserving affordable housing
- Rental housing for individuals
- Rental housing for families
- Preservation of the existing affordable rental stock
- Housing rehabilitation resources
- Affordable homeownership for families

Summary of Non-Housing Objectives and Strategic Priorities

- Business development
- Job creation and retention for low/mod residents
- Infrastructure to support business development and job creation
- Rehabilitation of deteriorated commercial and industrial property
- Construction of infrastructure to support neighborhood and economic revitalization
- Improve and provide public facilities where services are provided
- Streetscape improvements to support neighborhood and economic revitalization
- Removal of architectural barriers to accessibility
- Improve public parks/recreation areas to support neighborhood and economic revitalization

Summary of Public Services Objectives and Strategic Priorities

- Support organizations that provide services for basic needs of daily living
- Youth programs
- Housing support services
- Support organizations that provide services for special needs populations
- Skills development, training, education and counseling
- Transportation services; handicap services
- Childcare services
- Close out of debt on new Senior Center
- Removal of architectural barriers
- Park and recreation facilities and improvements

Evaluation of Past Performance

Following each program year, the City prepares a Consolidated Annual Performance and Evaluation Report (CAPER). The most recent CAPER can be found on the CEDO website at: http://www.northamptonma.gov/CEDO/Community_Development/

A summary of the projects follows.

ACTIVITY TYPE	PROJECTS	BENEFIT
Infrastructure		
	State Street and Center Street	Low Mod Area
	Florence Heights	Low Mod Area
Downtown Streetscapes	Striping, trash barrels	Low Mod Area
Street trees	Downtown area	Low Mod Area
Sidewalks	Bridge Road	Low Mod Area
	Chestnut and High Street	Low Mod Area
	Michelman Avenue	Low Mod Area
	Jackson Street	Low Mod Area
	King St. pedestrian crossing	Low Mod Area
Curb cuts	Michelman Avenue	Low Mod Area
Bike rack installations	17 downtown locations	Low Mod Area
Benches	24 benches downtown	Low Mod Area
Parks and Recreation		
Neighborhood Facilities	Veterans Field: Construction of Skatepark	Low Mod Area
	Sheldon Field: Parking area, drainage, ball courts	Low Mod Area
	Jackson Street: Site excavation and Playground	Low Mod Area
	Leeds Memorial Park: Creation of community park	Low Mod Area/ Survey
	Pulaski Park: Underground utilities, play equipment	Low Mod Area
	Fairgrounds: Handicapped Ramp	Slum / Blight
Public Facilities		
	Senior Center: Construction and Debt service	Low Mod Clientele
	Forbes Library: Lift	Low Mod Clientele
	Lilly Library: Lift	Low Mod Clientele
	City Hall Access: Handicapped door and opener	Low Mod Clientele
	Feiker School Handicap restrooms, rear access	Low Mod Clientele
	Tobin Manor Door opener	Low Mod Clientele
	Vernon Street School: roof	Low Mod Clientele
	MeadowBrook Bus Pad	Low Mod Clientele
	James House: renovations for community center	Low Mod Clientele
Economic Development		
Micro Business development	Technical Assistance to recipients	167
	Assistance to residents with psychiatric disabilities	5

Loans	Café Habitat loan to purchase coffee roasting equipment	2-5
	Academy of Music business plan	Low Mod Area
	Old School Bakery loan for working capital	18
	River Valley Market Loan	146
Housing		
Paradise Pond Apartments	Construction/family rental housing	12
Meadowbrook Apartments	Expiring Use Planning/rehab	252 rental units
Turkey Hill Road	Construction of duplex	2 affordable units
45 School Street	Renovation and expansion	From 4-8 units
Village at Hospital Hill	Demolition and Infrastructure	207 aff. Rental and owner units
Verona Garfield	Demolition, site preparation	3 duplexes/ family ownership
Westhampton Road	Acquisition	3 duplexes/ family ownership
Ryan Road	Acquisition	1 duplex/ family ownership
First Time Homebuyer	Assistance to potential purchasers, referral to HOME units	
Housing Rehabilitation	Assistance to home owners through Valley CDC	4 households
Home Repair Program	Assistance to elders through the Council on Aging	27 households
Public Services		
General	Variety	17,701
Youth	Variety	937
Fair Housing Activities	Variety	455
Tenant/Landlord Counseling	Variety	367
Mental Health Services	Variety	1,134
Health Services	Variety	641

The City of Northampton's Community and Economic Development Office looks forward to the implementation of the Annual and 5 Year Strategic Plans. Appreciation is expressed to all those who participated in the formulation of this document.

INTRODUCTION

Overview

This Consolidated Plan document sets forth an articulation of community needs based on the Sustainable Northampton Comprehensive Plan, data collection, analysis and public input. The needs have been prioritized and strategies have been identified to meet those needs. The plan covers the time period of July 1, 2010 through June 30, 2015.

The overall goal is to apply CDBG and other resources in the most successful manner to facilitate the building of assets for residents with low and moderate income households. Those assets can be defined in many ways: access to jobs and income enhancement, quality, safe and affordable housing, improved parenting skills, higher self-esteem, and educational attainment. The application of these resources will help reduce and prevent poverty and create a holistically healthy community for all.

Lead Agency Description

The newly created City of Northampton Community and Economic Development Office is the lead agency preparing and overseeing implementation of the Consolidated Plan. The CDBG and Supportive Housing Program administration is located in the new Community and Economic Development Office (CEDO). The mission of CEDO is to foster economic vitality, equity and opportunity; enhance housing opportunity, affordability, and fairness; build community, support public services, and improve public infrastructure.

Division	Staff	Primary Funding Sources
Community & Economic Development	Teri Anderson, CEDO Director	CDBG, City, Economic Development Grants
Community Development & Housing	Peg Keller, Community Development/Housing Planner	CDBG, Supportive Housing Program (SHP) Grant, community grants/donations
Administrative Assistance	Cam Leon, Administrative & Community Development Assistant	CDBG, SHP grants

CEDO oversees implementation of the Consolidated Plan and Annual Action Plans. The major organizations responsible for implementation of the plan in addition to CEDO include the Northampton Office of Planning and Development, Department of Public Works, Council on Aging, Northampton Housing Authority, Valley Community Development Corporation, and a variety of social service and community agencies.

Citizen Participation and Consultation Process (91.200 b)

The Community and Economic Development Office conducted a comprehensive and expanded public participation and consultation process to gather input on the Consolidated Plan and the Program Year 2010/FY11 Annual Action Plan. Input was gathered from the general public, municipal departments and boards, community and social service organizations, economic development organizations, regional partners, and surrounding communities through informal public meetings, formal public hearings, focus groups, one-on-one consultations and written comments. A complete description of the Citizen Participation and Consultation Process is documented in Appendix K.

The two-year master planning process that resulted in the Sustainable Northampton Comprehensive Plan completed in 2009 forms the underlying basis for the ConPlan. The ConPlan formulation was complimented this year by a parallel project initiated by the Northampton Housing Partnership. The Partnership successfully applied to the local Community Preservation Committee for funding in 2009. The award provided for the hiring of a professional consultant to undertake a public process and produce a Housing Needs Assessment and Strategic Housing Plan. Much of the data utilized for this ConPlan is from the timely information gathered by Karen Sunnarborg, Consultant. The Housing Partnership project is to be completed in June 2010.

COMMUNITY PROFILE

(Most charts and information taken from Housing Needs Assessment, as compiled by Karen Sunnarborg for the Northampton Housing Partnership, March 2010)

General

Northampton is a culturally and economically diverse community located within the heart of the five-college area of the Pioneer Valley in Western Massachusetts. Home to Smith College, Northampton also serves as the county seat for Hampshire County. It is located at the intersection of a major east-west state highway, Route 9, which links Amherst and the University of Massachusetts with Northampton and the hill-towns to the west. Northampton is also located in the north-south corridor of Interstate 91, bordered by Easthampton to the south, Westhampton to the west, Williamsburg and Hatfield to the north, and separated from Hadley by the Connecticut River to the east. (City Map -Appendix A)

The City of Northampton was settled in 1654 and now includes almost 36 square miles. The City is comprised of a mixed-use downtown and several village centers, which serve as the commercial and service focal points for residential neighborhoods. The community has a diverse economic base consisting of a strong retail and commercial sector as well as manufacturing, educational and health care sectors.

The vibrant small city atmosphere in Northampton is enhanced by numerous cultural attractions and natural resources including the only municipally owned theater in the Commonwealth (the Academy of Music), two hospitals (Cooley Dickinson and a VA Medical Center), Smith College, Clarke School for the Deaf, the Connecticut River, rich agricultural and conservation land as well as many active and passive recreational opportunities. The city has also been strongly influenced by nearby Amherst College, Hampshire College, Mount Holyoke College and the University of Massachusetts. The presence of this five-college system attracts many young people to the region.

The City has been described as being an "intentional" place to live, drawing residents who are particularly interested in living in a place with an emphasis on environmentalism and wellness, a strong urban core with easy access to rural recreational amenities, a stunning physical landscape, an active gay and lesbian community, historic architecture and a strong cultural heritage. While these impressive cultural, economic and natural assets promote a rich quality of life, Northampton is nevertheless confronted with substantial challenges. These include:

- Housing, despite the current economic slump, is on average expensive and beyond the means of most low- and moderate-income households. Housing costs are increasing given higher utility and tax bills as well as more expensive terms and conditions for accessing mortgage financing (20% down payments) or renting a unit (first and last month's rent, security deposit, broker fees).
- There are homeless individuals and families that need safe, decent and affordable housing. Northampton is attractive to homeless youth.
- There are seniors with fixed incomes that have limited housing options in the community.
- While college students add to the vitality of the community, they also put pressure on the local housing market and make finding rental units more challenging for long-term, year-round residents.
- The VA Hospital is an important local medical service provider, but it also draws to the area those with substantial health needs, including substance abuse problems that require additional levels of services.
- The former Northampton State Hospital has provided an opportunity for mixed-use and mixed-income development, including affordable housing. But its initial closing presented significant challenges, some of which the community is still addressing today including housing and care of the mentally ill and the loss of jobs associated with the facility.
- In recent decades, the strong housing market has encouraged owners to convert properties to condominiums, thus eroding the supply of market rate affordable rental units.
- While more than 10% of the City's housing stock is defined as affordable according to the state's Chapter 40B definition, Northampton is likely to lose some of these units in the future due to expiring affordability restrictions.

- Although with a diverse economic base, Northampton is challenged by underemployment and lower than state average wages resulting in a high level of low/mod household incomes.
- Northampton has a limited supply of suitable land for commercial and industrial development. The property that is available comes with high development costs including public infrastructure improvements.

Demographics

Five (5) significant demographic trends have shaped the city over the past half century. These are:

1. Significant decrease in the population living in group quarters, a consequence of the closing of the Northampton State Hospital. The population of those living in group quarters has stabilized and is unlikely to increase significantly in the future.
2. Population stability since the mid-20th Century, decreasing slightly over the past 20 years.
3. Substantial increase in smaller families, more non-family households and more single-person households.
4. Significant increase in the median age and a decrease of those aged 24 to 45.
5. Fewer children, and thus a smaller school-aged population.

The following table highlights the continued decrease in those living in group quarters, from 21% in 1960 to 12% in 2000, with a small estimated increase to 13% in 2007. It also presents the dramatic decrease in the average number of persons per household or housing unit, from 3.25 persons in 1950 to 2.14 in 2000, estimated to remain the same by 2007. *Consequently, Northampton has an increasing need to serve smaller households including single persons.*

Population Changes / 1950 Through 2007

	1950	1960	1970	1980	1990	2000	2007
Population	29,063	30,008	29,664	29,286	29,289	28,978	28,411
Household Population	--	23,692 (79.0%)	24,133 (81.4%)	25,007 (85.4%)	25,442 (86.9%)	25,376 (87.6%)	24,680 (86.9%)
Group Quarters	--	6,316 (21.0%)	5,511 (18.6%)	4,279 (14.6%)	3,867 (13.2%)	3,602 (12.4%)	3,731 (13.1%)
Ave. Household Size	3.25	3.00	2.82	2.86	2.28	2.14	2.14

Sources: US. Decennial census and the Census Bureau's American Community Survey.

Population and Types of Households

Northampton's population has been relatively stable for 60 years and remains so despite recent mild declines, decreasing by 1% since 1980. Slight decreases are projected moving

forward as well demonstrating continued population stability. (Northampton's Office of Planning and Development and the Massachusetts Institute for Social and Economic Research (MISER).

Despite the minor population loss, the number of households increased by 16%. Households numbered 10,277 in 1980 and 11,880 in 2000 while the average household size decreased from 2.45 persons to 2.14 persons. This correlates with the increasing number of typically smaller, non-family households, which grew from 3,980 in 1980 to 6,002 in 2000, comprising 40% to 50% of all households in Northampton. (Includes individuals and unrelated household members)

Key Demographic Characteristics, 1980-2000

	1980		1990		2000	
	#	%	#	%	#	%
Total Population	29,286	100.0	28,289	100.0	28,978	100.0
Total Households	10,227	100.0	11,164	100.0	11,880	100.0
Family Households*	6,247	61.1	6,019	53.9	5,878	49.5
Non-family Households*	3,980	38.9	5,145	46.1	6,002	50.5
Female Headed Families *	1,095	10.7	1,176	10.5	1,200	10.1
Average Household Size	2.45 persons		2.28 persons		2.14 persons	

Source: U.S. Census Bureau, Census 1980, 1990 and 2000 Summary File 1 * Percent of all households

Projections indicate that the number of households will continue to increase somewhat despite some minor fall-off in population with the proportion of families and non-families each remaining about half of all households through 2014. The number of female-headed households with children has remained about the same since 1980 at about 10% of all households. The trend is driven by decreases in family size, the numbers of children and more "traditional" families, and increases in "child-free" and "child-delayed" families, especially increases in empty nesters and senior and frail populations.

Types of Households	2000 Census	2009 Estimate	2014 Projection
Population	28,978	28,299	28,031
Percent Change		-2.34%	-0.95%
Households	11,880	12,012	12,064
Percent Change		1.11%	0.43%
Families	5,878	5,926	5,944

Percent Change		0.82%	0.30%
Non-Family Households	6,002	6,086	6,120
Percent Change		1.40%	0.56%
Housing Units	12,405	12,573	12,625
Percent Change		1.35%	0.41%
Group Quarters Population	3,602	3,445	3,371
Percent Change		-4.36%	-2.15%
Average Household Size	2.14	2.07	2.04
Percent Change		-3.13%	-1.21%

Source: Nielsen Claritas, Inc. 2009

Single-person households comprised a substantial portion of the population in 2000, about 37% of all households and 74% of non-family households. They are projected to continue to increase in number and in proportion to all households.

These numbers take into account the population housed in group quarters including about 2,300 Smith College students as well as about 1,100 institutionalized individuals living in correctional institutions (245), nursing homes (675), and the VA Hospital (112). It is important to note, however, that there are approximately 1,000 more single-person households that rely on the existing housing stock, and while there is an estimated 4,891 such households living in Northampton, there were only 2,630 housing units with three (3) or fewer rooms. *Consequently, Northampton has an increasing need to serve smaller households including single persons.*

Half of all residents over 65 lived alone. Moreover, 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.* There are also substantial numbers of two-person households with unmet housing needs.

Households by Type and Size*	2000		2009		2014	
Non-family Households	6,002		6,086		6,120	
1-person household	4,431	73.8%	4,757	78.2%	4,891	79.9%
2-person household	1,266	21.1%	1,076	17.7%	1,000	16.3%
3-person household	206	3.4%	176	2.9%	160	2.6%
4-person household	78	1.3%	59	0.1%	51	0.8%
5-person household	11	0.2%	10	0.2%	11	0.2%
6-person household	7	0.1%	7	0.1%	6	0.1%

7 or more person household	3	0.05%	1	0.02%	1	0.02%
Family Households	5,878		5,926		5,944	
2-person household	2,709	46.1%	2,853	48.1%	2,904	48.9%
3-person household	1,463	24.9%	1,519	25.6%	1,535	25.8%
4-person household	1,169	19.9%	1,094	18.5%	1,067	18.0%
5-person household	398	6.8%	350	5.9%	337	5.7%
6-person household	105	1.8%	91	1.5%	87	1.5%
7 or more person household	34	0.6%	19	0.32%	14	0.2%

Source: Nielsen Claritas, Inc. 2009.

Race and Immigrant Information

While the number and percentage of minority residents has increased significantly, minority ethnic residents still comprised only 10% of the population in 2000. This is a relatively low level in comparison to other cities in Massachusetts. About half of the minority residents in 2000 described themselves as Latino or Hispanic. Estimates for 2009 and projections for 2014 by the Nielsen Claritas data source indicate a slow but steady growth in the minority population, up to 11.4% of the total population in 2009 and then to 12.1% in 2014. Small growth in all of the minority groups is projected to occur. Additionally, the 2000 census indicates that 1,870 residents or 6.5% of the population were born outside of the United States.

Racial and Immigrant Information, 1980 - 2000

	1980		1990		2000	
	#	%	#	%	#	%
Minority pop.*	950	3.2	2,058	7.0	2,895	10.0
Black	310	1.1	522	1.8	602	2.1
Asian	184	0.6	848	2.9	906	3.1
Latino **	557	1.9	1,201	4.1	1,518	5.2
Foreign Born	1,507	5.1	1,878	6.4	1,870	6.5
Entered US in past 10 years	--	--	823	2.8	742	2.6

Source: U.S. Census Bureau, Census 1980, 1990 and 2000 Summary File 3 * All non-White classifications

Age Distribution

Northampton is experiencing a number of important age related demographic trends. The numbers of children have declined, and while there is a substantial population of young adults age 21 to 34 in Northampton, including Smith College students, their numbers have also been on the decline. Conversely, there were substantial increases in residents age 35 to 54, a decline since 1980 in the numbers of those aged 55 to 64 and relative stability of those aged 65 or older.

	1990 Census	%	2000 Census	%	2009 Estimate	%	2014 Projection	%
Age	28,289		28,978		28,299		28,031	
Age 0 to 4	1,412	5.0%	1,189	4.1%	964	3.4%	930	3.3%
Age 5 to 9	1,467	5.2%	1,353	4.7%	1,058	3.7%	966	3.4%
Age 10 to 14	1,353	4.8%	1,522	5.2%	1,199	4.2%	1,063	3.8%
Age 15 to 17	847	3.0%	853	2.9%	832	2.9%	764	2.7%
<i>Subtotal</i>	<i>5,079</i>	<i>18.0%</i>	<i>4,917</i>	<i>17.0%</i>	<i>4,053</i>	<i>14.3%</i>	<i>3,723</i>	<i>13.3%</i>
Age 18 to 20	2,498	8.8%	2,251	7.8%	2,155	7.6%	2,014	7.2%
Age 21 to 24	2,656	9.4%	2,206	7.6%	1,932	6.8%	1,556	5.6%
Age 25 to 34	5,147	18.2%	4,098	14.1%	4,150	14.7%	4,308	15.4%
<i>Subtotal</i>	<i>10,301</i>	<i>36.4%</i>	<i>8,555</i>	<i>29.5%</i>	<i>8,237</i>	<i>29.1%</i>	<i>7,878</i>	<i>28.1%</i>
Age 35 to 44	4,982	17.6%	4,573	15.8%	3,628	12.8%	3,457	12.3%
Age 45 to 49	1,467	5.2%	1,992	6.9%	2,213	7.8%	1,914	6.8%
<i>Subtotal</i>	<i>6,449</i>	<i>22.8%</i>	<i>7,060</i>	<i>24.4%</i>	<i>5,851</i>	<i>20.7%</i>	<i>5,371</i>	<i>19.2%</i>
Age 50 to 54	1,067	3.8%	2,244	7.7%	2,369	8.4%	2,271	8.1%
Age 55 to 59	1,021	3.6%	1,261	4.4%	2,113	7.5%	2,288	8.2%
Age 60 to 64	1,106	3.9%	948	3.3%	1,523	5.4%	1,859	6.6%
<i>Subtotal</i>	<i>3,194</i>	<i>11.3%</i>	<i>4,453</i>	<i>15.4%</i>	<i>6,005</i>	<i>21.2%</i>	<i>6,418</i>	<i>22.9%</i>
Age 65 to 74	2,192	7.8%	1,716	5.9%	1,845	6.5%	2,368	8.4%
Age 75 to 84	1,449	5.1%	1,595	5.5%	1,415	5.0%	1,314	4.7%
Age 85 and over	625	2.2%	682	2.4%	893	3.2%	959	3.4%
Age 16 and over	23,772	84.0%	24,628	85.0%	24,803	87.6%	24,821	88.6%
Age 18 and over	23,210	82.0%	24,061	83.0%	24,246	85.7%	24,308	86.7%
Age 21 and over	20,712	73.2%	21,810	75.3%	22,091	78.1%	22,294	79.5%
Age 65 and over	4,266	15.1%	3,993	13.8%	4,153	14.7%	4,641	16.6%
Median Age	30-34*		37.37		40.33		41.96	
Average Age	--		38.75		41.08		42.46	

Northampton Community Indicator Final Report prepared by Pioneer Valley Planning Commission in March 2006.

While the population is projected to decrease by only 3.3% between 2000 and 2014, the percentage of those children under the age of 18 is expected to decrease by 24.3%, a substantial decline with ramifications for school enrollments and types of housing units needed for the future.

Northampton and Hampshire County have had a significant proportion of young adults-- those aged 20 to 34--entering the labor force and forming their own households, approximately 24% for both the city and the county versus 21% for the state. However, those young adults between 18 and 34 are also expected to decrease in number and in proportion to the total population, decreasing by about 8% from 2000 to 2010. Similarly the population of those aged 35 to 49 is projected to decrease even more, by 24%.

On the other hand, the population of those 50 years of age and over is expected to increase substantially over the next few years with residents 50 to 64, the baby boomers, increasing by 44%, and those 65 and over increasing by 16% between 2000 and 2014. There has also been a substantial increase in the median age, from 37.3 years in 2000 to a projected 41.96 years in 2014. The 2000 median age was only slightly higher than the state's at 36.5 years and the nation at 35.3 years as the aging of the population at large is a national trend.

Age Distribution Projections for 2010 and 2020

Age Range	2000 Census	%	2010 Projection	%	2020 Projection	%
Less than age 5	1,189	4.1	1,288	4.4	1,212	4.2
Age 5 to 19	5,206	18.0	4,840	16.6	4,821	16.6
Age 20 to 34	7,077	24.4	6,701	23.0	6,493	22.3
Age 35 to 44	4,573	15.8	3,790	13.0	3,230	11.1
Age 45 to 54	4,731	16.3	4,420	15.2	3,671	12.6
Age 55 to 64	2,209	7.6	4,166	14.3	3,916	13.4
Age 65 to 74	1,716	5.9	1,893	6.5	3,679	12.6
Age 75 to 84	1,595	5.5	1,249	4.3	1,420	4.9
Age 85 and over	682	2.4	771	2.6	694	2.4
Total	28,978	100.0	29,118	100.0	29,136	100.0
Less than age 20	6,395	22.1	6,128	21.0	6,033	20.7
Age 65 and over	3,993	13.8	3,913	13.4	5,793	20.0

Source: U.S. Census Bureau 2000, MISER, UMass, 2003.

In conclusion, the data suggests a relative stability of the population in the coming years. The overall numbers of children and adolescents are expected to continue to decrease in number and in proportion to the total population. Also, those young adults and more middle-aged residents are predicted to decrease somewhat through 2020, while residents over age 55 are expected to increase substantially, representing the aging of the baby boomers.

Household Size and Dwelling Type

Variations in household size and number of school-age children by the type of dwelling, suggest that urban areas (whether single-family and multi-family housing) contain the smallest population and fewest number of school-age children per dwelling unit. Suburban single-family homes contain the largest population and largest number of school-age children per dwelling unit. In fact, the Office of Planning and Development has calculated that new suburban-style housing would have to be assessed at \$633,000 for the taxes to cover the basic costs of City services, assuming only one child.¹ Consequently, there is a direct relationship among types of housing built, types of households, and numbers of children.

Average Household Size by Type of Dwelling/2000

Areas of Northampton	Average Household Size	% School-Age Children
Citywide	2.14	10%
Single-family Homes/Single Units	2.47	--
Neighborhoods Near Downtown (primarily single-family homes)	1.86	9%
New Suburban Neighborhoods	3.39	29%
Older Suburban Neighborhoods	2.72	18%
Multi-family Homes	1.69	--
Smaller Affordable Housing Projects not including Public Housing or elderly housing	1.61	5%

Sources: U.S. Census Bureau, Census 2000 Summary File and City Census 2007 Partial Extract & Northampton Office of Planning and Development

Incomes

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%.

Income Distribution by Household, 1979-1999

Income Range	1979		1989		1999	
	#	%	#	%	#	%
Under \$10,000	3,522	34.4	1,815	16.3	1,246	10.5
10,000-24,999	4,457	43.5	2,604	23.4	2,103	17.7

¹ In new suburban house with one (1) school-aged child per house the total average cost = \$11,260
 Less discounting for children at private schools
 Less marginal costs less than average costs
 Estimated municipal cost/new suburban house = \$8,000
 Tax rate of \$12.64 per \$1,000 assessed value
 \$633,000 house pays \$8,000 in taxes

25,000-34,999	1,364	13.3	1,880	16.9	1,526	12.9
35,000-49,999	561	5.5	2,205	19.8	2,000	16.9
50,000-74,999	331	3.2	1,780	16.0	2,517	21.2
75,000-99,999			530	4.8	1,076	9.1
100,000-149,999			258	2.3	910	7.7
150,000 +			79	0.7	485	4.1
Total	10,235	100.0	11,151	100.0	11,863	100.0
Median income	\$14,867		\$31,097		\$41,808	

Source: U.S. Census Bureau, Census 1980, 1990 and 2000 Summary File 3

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.* Also, 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).*

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.

It would be expected that between 2000 and 2009, the proportion of those in the lower income levels would decrease and those in the higher levels would increase with inflation, as reflected in the following table. Those earning less than \$25,000 are estimated to have decreased to 22.8% by 2009 and to 21.2% by 2014. Households earning more than \$75,000 increased significantly from 20.8% in 2000 to 31.4% and then to 36.1% by 2014. Households in the middle-income ranges of \$25,000 to \$50,000 are projected to decrease from almost 30% in 2000 to 25.8% in 2009 and then to 23.0% by 2014.

Income Distribution by Owner and Renter Households / 2000

Income Range	Homeowners		Renters	
	#	%	#	%
Under \$10,000	241	3.8	1,027	18.6
10,000-24,999	731	11.5	1,361	24.6
25,000-34,999	639	10.1	907	16.4
35,000-49,999	1,046	16.5	944	17.1

50,000-74,999	1,581	24.9	912	16.5
75,000-99,999	882	13.9	218	4.0
100,000-149,999	791	12.4	130	2.4
150,000 +	444	7.0	26	0.5
Total	6,355	100.0	5,525	100.0
Median income	\$57,327		\$29,333	

Source: U.S. Census Bureau, Census 2000 Summary File 3

Projected Household Income	2000 #	%	2009 Estimate	%	2014 Projections	%
Households by Household Income	11,863		12,012		12,064	
Less than \$15,000	2,062	17.38%	1,651	13.74%	1,510	12.52%
\$15,000 to \$24,999	1,287	10.85%	1,087	9.05%	1,048	8.69%
\$25,000 to \$34,999	1,526	12.86%	1,182	9.84%	1,053	8.73%
\$35,000 to \$49,999	2,000	16.86%	1,913	15.93%	1,727	14.32%
\$50,000 to \$74,999	2,517	21.22%	2,408	20.05%	2,368	19.63%
\$75,000 to \$99,999	1,076	9.07%	1,567	13.05%	1,628	13.49%
\$100,000 to \$149,999	910	7.67%	1,341	11.16%	1,621	13.44%
\$150,000 to \$249,999	366	3.09%	630	5.24%	808	6.70%
\$250,000 to \$499,999	98	0.83%	176	1.47%	215	1.78%
\$500,000 or more	21	0.18%	57	0.47%	86	0.71%
Average Household Income	\$56,335		\$67,949		\$74,954	
Median Household Income	\$42,924		\$51,796		\$57,327	

Source: Nielsen Claritas, Inc. 2009.

Poverty Levels

Poverty declined between 1979 and 1999, both in the number of individuals and families living in poverty and in proportion to the population at large. The numbers of children living in poverty decreased by 52% between 1989 and 1999.

Poverty Status	1979		1989		1999	
	#	%	#	%	#	%
Individuals Below Poverty *	3,194	10.9	2,925	10.0	2,508	8.7
Families **	489	7.8	418	6.9	338	5.8
Female Headed Families ***	252	23.0	257	21.9	178	14.8
Related Children Under 18 Years	836	14.2	772	15.2	399	8.1

(Under 17 Years for 1980 data)****						
Individuals 65 and Over*****	387	9.4	321	7.5	296	7.4

Source: U.S. Census Bureau, Census 1980, 1990 and 2000 Summary File 3 * Percentage of total population ** Percentage of all families*** Percentage of all female-headed families**** Percentage of all families with related children under 18 years***** Percentage of all individuals age 65+

The level of poverty was somewhat lower than that for the state as a whole, where 9.3% of all individuals were living in poverty in 2000, as opposed to 8.7% in Northampton and 6.7% of all families statewide versus 5.8% for Northampton. *While the decrease in poverty levels between 1979 and 1999 appears to signal that the City's population was doing better economically, it may also be that the most vulnerable residents living in Northampton in 1980 were 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. *However, more 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.

Employment

Northampton has a strong and diverse economic base with an increasing number of workers despite some decreases in the total population. There is 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. This suggests the existence of employment opportunities in the city. It should also be noted that most workers drove alone to work, another 7.1% carpooled and 3.2% (507 workers) used public transportation. The average commuting time was about 20 minutes, suggesting employment opportunities in town or nearby.

The 2000 census indicated that half of Northampton's workers were involved in management or professional occupations and the remainder in the lesser paying retail

and service-oriented jobs. The latter category includes sales and office occupations (21.6%), service occupations (14.8%), production and transportation (8.1%), and construction (5.2%). Almost three-quarters of Northampton's labor force were salaried workers, another 19.2% were government workers and 8.8% were self-employed.

More recent labor and workforce data, from 2007, shows an average employment of 18,374 workers as opposed to a total workforce in 2000 of 16,008, indicative of significant job expansion. The 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. Northampton traditionally has a lower unemployment rate than the State and although not as severe, is subject to economic recession cycles.

Average Employment and Wages By Industry / 2007

Industry	Establishments	Total Wages	Average Employment	Average Weekly Wage
Construction	58	\$28,514,981	592	\$926
Manufacturing	35	69,318,800	1,231	1,083
Utilities	3	5,117,360	60	1,640
Wholesale Trade	35	11,443,676	278	792
Retail Trade	170	53,996,883	2,051	506
Transportation/Ware-housing	15	6,030,494	151	768
Information	24	17,394,491	388	862
Finance/Insurance	42	26,009,152	453	1,104
Real estate/rental/leasing	38	3,574,539	127	541
Professional/technical services	128	25,517,897	534	919
Management of companies/enterprises	6	4,309,916	174	476
Administrative and waste services	37	8,845,977	315	540
Educational services	33	125,464,627	2,693	896
Health care/social assistance	147	233,719,934	5,142	874
Arts/entertainment/recreation	29	5,739,359	350	315
Accommodation/food services	100	31,361,103	1,937	311
Other services	193	20,415,348	873	450
Public Administration	28	57,967,071	1,024	1,089
Total	1,123	\$734,749,553	18,374	\$769

Source: Massachusetts Executive Office of Labor and Workforce Development, 2008

Northampton Unemployment Rate

Fiscal Year	Labor Force	Employment	Unemployment	Rate	MA Rate
1990	16,422	15,634	788	4.8	6.0

1991	15,942	14,815	1,127	7.1	9.1
1992	15,821	14,725	1,096	6.9	8.6
1993	15,398	14,519	879	5.7	8.2
1994	15,498	14,614	884	5.7	7.1
1995	15,419	14,834	585	3.8	5.4
1996	15,412	14,929	483	3.1	4.3
1997	15,758	15,347	411	2.6	4.0
1998	15,765	15,370	395	2.5	3.3
1999	15,734	15,380	354	2.2	3.2
2000	15,212	14,924	288	1.9	2.6
2001	15,394	15,037	357	2.3	3.7
2002	16,363	15,870	493	3	5.3
2003	15,729	15,196	533	3.4	5.4
2004	15,971	15,517	454	2.8	4.1
2005	17,154	16,613	541	3.2	4.5
2006	17,108	16,496	612	3.6	4.9
2007	16,703	16,146	557	3.3	4.4
2008	16,581	15,840	741	4.5	6.9
2009	16,552	15,510	1,042	6.3	8.8

Education

The educational attainment of Northampton residents has improved over the last couple of decades. In 2000, 88.7% of those 25 years and older had a high school diploma or higher, and 46.1 had a Bachelor's degree or higher (compared with 37.9% for the country), up from the 1990 figure of 32.9% with a college degree or higher. Those enrolled in school (nursery through graduate school) in 2000 totaled 8,843 residents or 30.5% of the population (includes Smith College students), and those enrolled in kindergarten through high school totaled 3,915 students, representing 13.5% of the total population. Smith College, whose students are included in the population and enrollment data, represents a substantial presence in the community. Some of these students as well as students from other nearby colleges, the University of Massachusetts in particular, offer competition for available and more affordable housing, but also a continued opportunity for creating town-gown partnerships to promote affordable housing development.

Disability Status

Of the 2000 residents aged between 5 and 20, 539 or 9.1% had some disability. Of those aged 21 to 64, 2,650 residents, or 15% of the persons in the age range, claimed a disability. About 58% of this group was employed, leaving another 42% or 1,100 residents unemployed, likely due to their disability. In regard to the population 65 years

of age or older, 1,227 seniors or 37.9% of those in the age group claimed some type of disability. *These levels of disability represent significant special needs within the Northampton community and suggest that the need to make a concerted effort to integrate special needs housing units that are handicapped accessible and housing with supportive services, into our planning for affordable housing development.*



HOUSING CHARACTERISTICS

General Description

Northampton has a relatively diverse housing stock with units distributed among various types of properties and price ranges. The city also includes a fairly even distribution of rental and ownership housing and a considerable number of units in group quarters, particularly given local institutions and Smith College.

Of the 12,405 total housing units in 2000, Northampton had 12,282 year-round units of which 11,880 or 95.8% were occupied. Of the occupied units, 6,356 or 53.5% were owner-occupied and the remaining 5,524 or 46.5% were renter-occupied. These figures represent a somewhat lower level of owner-occupancy in 2000 than that of Hampshire County as a whole where 65% of the units were owner-occupied.

Changes in housing stock trends:

- **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. From 2000 through July 2009, an additional 450 units have been added to the housing stock, demonstrating a growth rate of 3.6%.
- **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 1990 to 2000 from 1.95 to 1.79 persons for rental units. This decrease reflects local, regional and national trends towards smaller household sizes.

- **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, due 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.
- **Decrease in group quarters:** The small increase in number of households and smaller increase in the household population has not made up for the decrease in population living in group quarters, which declined from 6,316 residents in 1960 to 3,602 in 2000 .
- **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.
- **More visible new development:** New housing has been built in previously undeveloped areas, now typically consuming more land than historical building patterns. Consequently, such development has attracted more attention from residents and some pushback from neighbors.
- **Loss of 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, to teardowns, or conversions of two-family dwellings to single-family homes. 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.

Housing Characteristics	1980		1990		2000	
	#	%	#	%	#	%
Total # Housing Units	10,660	100.0	11,747	100.0	12,405	100.0
Occupied Units *	10,227	95.9	11,164	95.0	11,880	95.8
Occupied Owner Units **	5,387	52.7	5,682	50.9	6,356	53.5
Occupied Rental Units **	4,840	47.3	5,482	49.1	5,524	46.5
Total Vacant Units/Seasonal, Recreational or Occasional Use *	356/39	33/0.4	583/110	5.1/0.9	525/123	4.2/1.0

Average House-Hold Size of Owner-Occupied Unit	2.54 persons	2.59 persons	2.44 persons
Average House-Hold Size of Renter-Occupied Unit	1.66 persons	1.95 persons	1.79 persons

Source: U.S. Census Bureau, Census 1980, 1990 and 2000 Summary File 1

* Percentage of all housing units ** Percentage of occupied housing units

Units by Type of Structure, 1980-2000

Type of Structure	1980		1990		2000	
	#	%	#	%	#	%
1-detached	5,201	49.2	5,257	44.8	5,726	46.2
1-attached			319	2.7	571	4.6
2	1,722	16.3	2,980	25.4	1,529	12.3
3-4	1,196	11.3			1,494	12.0
5-9	1,029	9.7	1,137	9.7	1,243	10.0
10+	1,402	13.3	1,812	15.4	1,816	14.6
Other	21	0.2	242	2.1	26	0.2
Total	10,571	100.0	11,747	100.0	12,405	100.0

Source: U.S. Census Bureau, Census 1980, 1990 and 2000 Summary File 3

Number of Rooms Per Unit / 2000

Number of Rooms Per Unit	#	%
1 Room	310	2.5
2 Rooms	794	6.4
3 Rooms	1,526	12.3
4 Rooms	2,415	19.5
5 Rooms	2,435	19.6
6 Rooms	1,845	14.9
7 Rooms	1,381	11.1
8 Rooms	905	7.3
9 or More Rooms	794	6.4
Total	12,405	100.0
Median (Rooms)	5.0	--

Source: U.S. Census Bureau, Census 2000 Summary File 3

Vacancy Rates by Tenure, 1990 and 2000

	1990	2000	MA 2000	Nation 2000
Rental	3.4%	2.9%	3.5%	5%
Homeowner	1.7%	0.7%	0.7%	3%

Source: U.S. Census Bureau, 1990 and 2000

Single-family homes comprise almost one-half of all units, increasing by 525 such units from 1980 to 2000. The number of units in larger properties also grew between 1980 and 2000, increasing by 25% for three and four-unit structures, by 21% for five to nine-unit structures and by 30% for larger properties.

However, there was a decline in the number of two-family homes, from 1,722 units in 1980 to 1,529 in 2000, due largely to conversions to single-family units. This means that roughly 200 rental units in likely owner-occupied homes were lost. Many of these units were probably more affordable, as private landlords, particularly owner-occupied ones, tend to value good tenants and frequently maintain rents below market to keep their tenants. It also suggests the loss of some affordable homeownership stock as well since owners with rental units benefit from rental income that helps them finance the house. Lenders typically count about 75% of the rental income towards mortgage underwriting calculations thus allowing a lower income homeowner to purchase a home. As a result, small multi-family homes have offered important starter housing in Northampton. Strategies to replace some of this housing will be considered in future planning.

Type of Structure by Tenure, 2000

Type of Structure	Homeowner Units/ Number of Residents		Renter Units/ Number of Residents	
	#	%	#	%
1-detached	5,021/13,203	79.0	564/1,258	10.2
1-attached	364/686	5.7	168/370	3.0
2	530/1,246	8.3	939/1,802	17.0
3-4	136/273	2.1	1,231/2,032	22.3
5-9	113/244	1.8	1,079/1,819	19.5
10+	174/347	2.7	1,535/2,034	27.8
Other	17/42	0.3	9/16	0.2
Total	6,355/16,041	100.0	5,525/9,331	100.0

Source: U.S. Census Bureau, Census 2000 Summary File 3

Year Structure Built /2000

Time Period	#	%
1999 to March 2000	76	0.6
1995 -1998	242	2.0
1990-1994	373	3.0
1980-1989	132	9.1
1970-1979	1,460	11.8
1960-1969	1,244	10.0
1940-1959	2,240	18.1
1939 or earlier	5,638	45.4
Total	12,405	100.0

Source: U.S. Census Bureau, Census 2000 Summary File 3

New Unit Creation

Building permit activity since 2000 through May 27, 2009 indicates that Northampton added 407 total units to its housing stock, representing a total investment of almost \$78.5 million for an average per unit cost of \$192,837. The amount of permit activity varied considerably from year to year with significantly lower activity in early 2000 to a high of 87 permits in 2005. The average per unit investment also ranged substantially from a low of \$86,875 in 2000 to a high of \$349,510 in 2006.

Building Permit Activity - New Dwelling Units / 2000-May 27, 2009

Year	Total Units	Single-family Units	Multi-family Units	Total Value/Value per Unit
2000	12	8	2 duplexes/4 units	\$1,042,500/\$86,875
2001	30	28	2-family house/2 units	\$4,138,928/\$137,964
2002	20	14	2 duplexes/4 units 2-family house/2 units	\$3,070,057/\$153,503
2003	60	37	10 unit building 3 3-families/9 units 2 duplexes/4 units	\$11,118,568/\$185,309
2004	54	52	2-family house/2 units	\$12,222,070/\$226,335
2005	87	43	5 duplexes/10 units 8 duplexes/16 units 3 4-unit bldgs/12 units 3 2-family homes/6 units	\$13,684,954/\$157,298
2006	36	20	2 duplexes/4 units 2 6-unit bldgs/12 units	\$12,582,376/\$349,510
2007	34	15	5-unit bldg 5 units 6-unit bldg/6 units 2 3-unit bldgs/6 units 1 duplex/2 units	\$6,556,465/\$192,837
2008	62	19	3-unit bldg/3 units 4 8- unit bldgs/32 units 5-unit bldg/5 units 3 unit bldg/3 units	\$9,878,297/\$159,327
2009	12	10	1 duplex/2 units	\$4,188,670/\$349,056
Total	407	246	161	\$78,482,885/\$192,833

Source: Northampton Building Department

The table also shows that 60% of the units produced were single-family homes, somewhat higher than what had been produced before 2000 when less than half of the existing housing stock was comprised of single-family dwellings.

There were a total of 39 *accessory apartments* permitted since 2000, ranging in costs from \$1,550, obviously requiring very little alteration in the property, to as high as \$369,250 that even included some meditation space. Most of the higher priced accessory

apartments involved the new construction of an addition to an existing property. The total investment in creating accessory units was \$2,842,582 with an average cost per unit of \$72,887.

Accessory Apartment Values

2001 – 1 unit (\$5,500)

2002 – 2 units (\$132,216 and \$83,990)

2003 – 10 units (\$121,600, \$8,550, \$51,000, (\$94,500, \$13,530, \$11,000, (\$116,250, \$15,000, \$52,500, \$70,000)

2004 – 5 units (\$90,958, \$17,500, \$45,000, (\$65,000, \$21,500)

2005 – 8 units (\$42,500, \$60,000, \$1,550, \$359,250, \$60,000, \$11,000, \$119,205, \$56,500)

2006 – 7 units (\$8,800, \$166,658, \$140,000, \$38,500, \$13,000, \$70,200, \$34,500)

2007 – 3 units (\$54,000, \$80,000, \$84,130)

2008 – 1 unit (\$189,650)

2009 – 2 units (\$250,000, \$17,500)

HOUSING NEEDS ASSESSMENT (91.205)

Based on input from a wide variety of sources (including visioning analysis during the the Sustainable Northampton Comprehensive Plan, Northampton Vision 2020 and the Grow Smart Northampton Plan, the Executive Order 418 certification process, Three County Continuum of Care Goals and Objectives, consultations with service providers, feedback from public forums), and the CHAS tables (found in Appendix B) the following priority housing needs have been identified:

□ Producing and Preserving Affordable Housing

The City needs to focus on increasing the supply of housing at a variety of levels of affordability, including both rental and homeownership options. Many of the existing affordable units are included in the Subsidized Housing Inventory or rented on the private market through rental subsidy programs. There are other existing units that while not subsidized, still should be preserved to the greatest extent possible as they provide a level of affordability and help diversify the housing stock. The City will work with private sector stakeholders to devise strategies that preserve this broader range of affordable housing options.

□ Rental housing for individuals

A priority will be providing housing for those whose incomes do not exceed \$1,000 per month, what the federal government calls living at 100% poverty level. There is a clear need for enhanced SRO units, efficiency or studio apartments, or one-bedroom units for

those with lower-paying jobs who are encountering serious difficulty finding housing they can afford in Northampton. Some of these individuals have disabilities, others do not. Some are younger, looking for opportunities to live in Northampton, while others are older, perhaps divorced with children who moved out on their own. Some are trying to reenter the community after a period of incarceration, others are recent immigrants working in local businesses with limited pay. Some have struggled with homelessness. What they all share is the need for a safe, decent and affordable place to live.

Indications of Need:

- 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.
- Those with Federal Section 8 or State Rental housing vouchers (MRVP) have experienced difficulties in finding suitable housing in the private market because of high rents. In fact, about half of other those who experience evictions have housing subsidies that they have been unable to use.
- About half of all residents over 65 lived alone.
- 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.
- 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.
- There are at least two-year waits for those seniors applying to live in public housing.
- Using the lowest prices advertised in September 2009 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.
- The 2000 rental vacancy rate was 2.9%, representing extremely tight conditions and little turnover in the rental market.

The Northampton Housing Partnership has undertaken a series of interviews with housing providers and those serving the homeless since 2005, including a meeting on June 23, 2009 as important input into the 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, fairly recently the Bay State Hotel in the downtown. 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.

□ *Rental housing for families*

There is also a significant need to house families, particularly those earning within the poverty level and growing numbers of smaller households that increasingly include single parents with children as well as unrelated individuals.

Indications of Need:

- 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.
- The 2009 poverty guidelines are \$10,830 for an individual, \$14,570 for a 2-person household, \$18,310 for 3 persons, \$22,050 for 4 persons, \$25,790 for 5 persons, \$29,530 for 6 persons, \$33,270 for 7 persons, and \$37,010 for 8 persons with an adjustment of \$3,740 for each additional person for families with more than 8 persons.
- 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.
- 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% AML.
- 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.

- There is substantial demand for NHA rental subsidies with waits of about six (6) years to obtain a voucher.
- 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.
- Given a 2.9% vacancy rate, the housing market is very tight and units are hard to find.

□ *Preservation of the existing affordable rental stock*

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 those 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.

Indications of Need:

- 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.
- Little new unsubsidized rental housing has been built with the exception of accessory apartments and market rate units at the former State Hospital site.
- Subsidized rental developments have been relatively small in scale and number with the exception of developments at the former State Hospital.
- There are 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, will 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.

□ *Housing rehabilitation resources*

Many low- and moderate- income homeowners lack sufficient resources to properly maintain their homes or to address substandard housing conditions. Improvements should incorporate modifications to improve handicapped accessibility and eliminate lead-based paint and housing code violations.

Indications of Need:

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.

- Only 31 of the Housing Authority's 618 units are modified to be accessible to the physically handicapped. The wait list is only between three (3) and five (5) applicants but that may be due to the low turnover rate.
- When the issue of accessibility is coupled with affordability, choices become severely diminished for families or individuals looking for such housing. They may become at risk of homelessness.
- The Council on Aging has noted some demand within their home repair program to address accessibility issues in homes occupied by non-elders.

□ *Affordable homeownership for families*

Market conditions have placed the purchase of homes beyond the financial means of low- and moderate-income households. 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.

Indications of Need:

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 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.

- While condo prices are lower, it has become very difficult to obtain financing for condominiums and monthly fees raise housing expenses, limiting how much can be borrowed.
- Almost all of the City's existing subsidized housing units are rentals.
- 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.
- 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.

□ *Moderate Income Household Housing Needs*

Even those with incomes above the median are priced out of most housing that becomes available in Northampton. Increased challenges in accessing financing only exacerbate the affordability problem. Consequently, the City will look for opportunities to provide housing for those earning above 80% of area median income but still priced out of the private housing market.

Indications of Need:

- Northampton has had a significant artist community, which is challenged to find workspace and living quarters on what are typically limited incomes.
- The average household size of 2.14 people per dwelling unit in 2000 is projected to decrease still to 2.04 by 2014, driven by decreases in family size, the numbers of children and more "traditional" families, and increases in "child-free" and "child-delayed" families, especially increases in empty nesters and senior and frail populations.
- There are substantial numbers of two-person households with unmet housing needs as such households are estimated to comprise about one-third of all

households, or about 4,000 households, yet smaller housing units are in short supply.

- Green design and building techniques substantially reduce ongoing property maintenance costs through much lower energy bills, thus ensuring greater long-term sustainability of affordable housing.

□ *Housing for at risk and special needs populations*

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.

Indications of Need:

The relative scarcity of affordable rentals, particularly those with supportive services, was identified as perhaps the foremost housing need in the June 2009 meeting convened by the Northampton Housing Partnership.

- The City and region are pursuing the Housing First model as an alternative to the current emergency shelter system. Permanent housing needs to be built to provide much needed rapid response units.
- Housing and service providers indicate that wait lists for the City's shelters continue to grow.
- The Massachusetts Department of Developmental Services (DDS), formerly the Department of Mental Retardation (DMR) indicates that there are typically six (6) individuals coming out of residential schools for the developmentally disabled every year, looking for appropriate housing and services in Northampton.

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.

Needs of Racial/Ethnic Groups

The two family housing developments owned and managed by the Northampton Housing Authority have significant percentages of Latino households. (from the NHA as of 4/2010 as self-reported by head of household; Florence Heights approximately 50% of 49 units, Hampshire Heights approximately 30% of 79 units). Accessing homeownership opportunities in Northampton as a stepping stone from public housing, has been difficult. Many attend the homeownership workshops offered by Valley CDC, but are rarely able to purchase in Northampton primarily due to purchase price.

Homeless Needs (91.205 c)

As of January 27, 2010 the date of the regional point in time count, there were 51 individuals and 6 families in emergency shelter in Northampton and 11 unsheltered individuals. On that day, 120 of the 241 in emergency shelter and transitional housing programs were considered chronically homeless, according to HUD'S definition. Included in that number, the 11 unsheltered were all considered chronically homeless.

Profile of the local homeless individual population:

- About 10% to 15% of shelter guests are young adults who require more intensive case management given their high level of need, lack of income and inadequate life skills. Northampton also has experienced a relatively high number of transient gay, lesbian and bisexual youth entering the shelter system.
- About 25% of those in the shelter system are women, many of whom have experienced domestic violence and may be lacking employment histories or job skills.
- Typically about 10% of shelter guests are veterans, many of whom are not eligible or are resistant to VA services.
- About 35% of emergency shelter guests are chronically homeless.
- Massachusetts Department of Mental Health (DMH) staff estimate that there are generally between 5 and 15 unsheltered individuals on the street at any time and approximately 30 more doubled-up with friends or family. These numbers swell during the summer, particularly for homeless youth.
- DMH also estimates that on average there are 35 to 50 people with severe mental illness, often with substance abuse problems as well, who are at risk of homelessness annually subsidized housing. The homeless mentally ill make-up 10 to 20% of the sheltered population.

Extent of Homelessness by Racial/Ethnic Group:

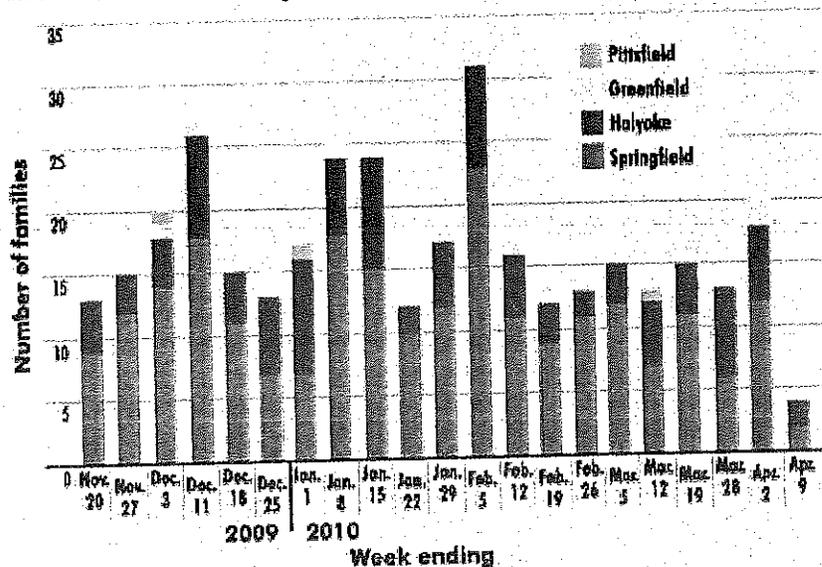
In the 2009-2010 InterFaith Shelter season, 79% of the 141 served (as of April 6, 2010) were male, 11% were Hispanic, 79% were White, 14% Black and 1 was a Native American. This is a typical annual breakdown of those presenting in the program.

50 were chronically homeless, 91 were not. 14.9% were between the ages of 19-24, 10.6% 25-30, 19.9% 31-39, 27% 40-49, 22.7% were 50-59 and 5% were between 60 and 69, none older. 42.6% were alcohol dependent, 26.2% drug dependent, 36% physically disabled, 55% mentally ill, 11% developmentally disabled and .7% infected with HIV. 15.6% were Veterans, 31.2% were victims of domestic violence and 85% were considered disabled.

Family Homelessness

Family homelessness in Northampton tends to be hidden. No families were identified as being unsheltered on January 27th. But due to the exorbitant number of families being housed in area motels, the lack of visible presence of homeless families in Northampton is certainly not an indication of a lack of a problem.

Additional families placed in hotels, by week



Source: State Department of Housing and Community Development

Staff chart

The following is taken from an article in the Springfield Republican newspaper, dated April 18, 2010:

“State statistics show the number of homeless families living in motels across Massachusetts has declined over the past two months, but it is still costing close to \$2 million a month to provide them places to live. State and regional leaders in the efforts to address homelessness say a continuing need for more “affordable housing” to provide these families a new start remains at the root of the problem. And, they caution that the stagnant economy and expectations for state budget reductions threaten to force even more families onto the streets in the months ahead. “I think we are moving the system in a positive direction to provide resources to families and stabilizing housing for them,” Robert I. Pulster, associate director of housing stabilization for the state Department of Housing & Community Development, told the Sunday Republican this week.

Pulster is among those who help oversee the state's Housing First initiative that seeks to keep people out of both shelters and motels and find them homes of their own. The number of homeless families statewide who are being housed in motels dropped to 836 as of April 7, according to figures provided by Pulster's agency. At its peak in November 2009, 1,078 families were in motels across the state.

He said that represents a 22 percent reduction, and the monthly cost to the state has dropped from about \$2.3 million. The state's numbers show that since February, there has been a steady decline in the numbers of homeless families living in motels in Hampden, Hampshire and Franklin counties.

As of April 7, there were 261 families in motel rooms that range in price from \$70 to \$89 a night. On Feb. 9, the number was 312 families and on March 9 the number was 281.

In West Springfield alone, 130 families were in hotels in January. That number is now down to 72, a 45 percent reduction, Pulster said. Since his agency took over emergency assistance for the homeless in July 2009, 1,200 homeless families have left the system, according to Pulster. In addition, 557 families who were on the verge of becoming homeless received help and were kept out of the system, he said.

The goal is to reduce family's stay in hotels or shelters to 120 days across the state, Pulster said. Now, it's an average of eight months, or 240 days, he said. While the state is moving in the right direction, the needs remain greater than the resources to address the issue of homeless families, said Pamela Schwartz, director of the Western Massachusetts Network to End Homelessness.

"The demand still outstrips the supply," Schwartz said. "You have new caseworkers meeting these families. There are only so many families a caseworker can meet in a single day. It's still a challenge to meet every single family all the times when their needs are the greatest."... James Reis, associate executive director at the Springfield-based HAP Housing, said it is critical to keep families in their homes or in temporary situations such as staying with family members. "There is no way we are going to get the hotel numbers down until we almost stop people from coming in the front door," Reis said.

Since February, HAP Housing has placed 45 families in apartments, and there are between 30 and 40 families poised to go into apartments in the next month, Reis said. Last week, only two families came into the homeless system, a sharp drop from the months before, Reis said. Thomas P. Salter, vice president for shelter and housing with the New England Farm Workers' Council, said he believes both the lack of low-income housing and an absence of "jobs that will pay the rent" puts families and those who work with them in a difficult situation.

Rental assistance has been able to keep some families from becoming homeless, but some don't come for help until they are hours away from being evicted, according to Salter. He urges people who are even "at risk" of losing their housing to seek help.

"People need to come in early," he said. "You don't have to go into a shelter to get assistance. That's a change in the system. People thought you had to be in a shelter to get help." Schwartz, who works to coordinate all the efforts of agencies in the Pioneer Valley which work with the homeless, believes progress is being made, but "obviously we still have a distance to go. The bottom line is that the resources are getting to the providers who are able to use them to connect with families in hotels and find them housing," Schwartz said.

The statewide profile is as follows:

- * 52% of people who are homeless in Massachusetts during a year are actually parents and children --much higher than the national average.
- In October 2006, more than 1,400 families were staying in the state's emergency shelter system each night. This included nearly 3,000 children --- half of whom were school age and half of whom were preschoolers.
- Given these numbers the Coalition estimates that more than 3,000 families will be sheltered in state funded shelter during the course of the year.
- Unlike the common myths about homeless families, these are not young or large families.
- The average age for the head of household is 31 years and the average family size consisted of a mom and 2 children.
- 54% of the parents had at least a high school degree/GED or higher.
 - These families were very low income – the average income for all families was only \$573/month
 - Working families fared better, but still were subsisting on only \$1,232/month.

*Information from the Massachusetts Coalition for the Homeless website

State-supported families housed in hotels

Community	Motel	Nightly rate	Families as of			
			Feb. 9	Mar. 9	Mar. 23	Apr. 7
Chicopee	Days Inn	\$79	12	12	11	10
Chicopee	Econo Lodge	\$73	64	66	58	63
Chicopee	Quality Inn	\$77	20	19	19	18
Greenfield	Quality Inn	\$87	2	1	1	3
Holyoke	Holiday Inn	\$80	32	38	36	35
Holyoke	Days Inn	\$80	30	23	21	26
Springfield	Howard Johnsons	\$75	35	34	32	32
West Springfield	Quality Inn	\$70	86	67	64	55
West Springfield	Clarion	\$85	23	15	15	15
West Springfield	Red Roof	\$89	2	2	2	2
Westfield	Econo Lodge	\$70	6	4	3	2
Total families			312	281	262	261

Source: State Department of Housing and Community Development

*The following information taken from the *One Family* website helps explain the current situation:

“Many people assume that families are homeless because of mental illness, substance abuse, or criminal behavior. But the research shows that homeless families are no different from housed poor families in the incidence of such problems. The primary reason so many families are homeless in the Commonwealth today is poverty.

Looking at the real costs of raising a family without subsidy in the Commonwealth shows just how vulnerable our poorest families are. Research by the Massachusetts Family Economic Self-Sufficiency project (MassFESS) has found that, in Boston, a woman with one pre-school and one school-age child, would need to earn more than \$51,000 to pay market rate for an apartment,

child care, health care and other expenses. The average income of a woman living on welfare is \$17,000.

Statewide, approximately one quarter of our families do not earn enough to pay market rate rent, childcare, health care and the other costs of raising a family. The numbers do not work for these families. They are all families at risk of homelessness - so close that a child's medical emergency, a condo conversion, a fire could put them on the street. Those who don't have a safety net of close family, friends, or social service supports are particularly vulnerable. Beginning in the early 1980s, several trends led to a national housing crisis. For Massachusetts's families, these included:

- Widespread conversion of rental units to condominiums during the 1980s and 1990s.
- Declining federal support for subsidized housing. In the late, 1970s, the federal government created 275,000 new affordable housing units annually. By 1989, that figure decreased to 21,800. Current production is 77,000 units.
- Stagnation in wages for working poor families. " Despite the record expansion of the 1990s, in real terms, the typical Massachusetts household makes less money today than it did in 1989...in our region, the income gains in the 1990s went disproportionately to the most affluent households, and the typical household lost ground." Source: "the Story of Household Incomes in the 1990s," Mass INC.
- Battered women began to speak out - and to leave home. In a survey of women in shelter conducted in 1997, more than half said that domestic violence was a cause of their homelessness. Many abused women said they would have left their batterer much earlier if affordable housing had been available."

(Table 1A – Homeless and Special Needs Population / Appendix E)

Non- Homeless Special Needs (91.205 d) (See Table 1B in Appendix E)

Elderly persons: There is a need for housing for elder households with moderate incomes. The Housing Authority offers public housing for those with very low and low incomes. There are several housing options for those with upper middle to higher incomes, but very little for those with moderate incomes.

Persons with disabilities: An inventory is being undertaken to identify the universe of handicap accessible rental units in Northampton. The Housing Authority reports they usually have 3-5 households waiting for units in their inventory, which turn over infrequently. The Stavros Center does not keep data on people looking for units but does report limited availability in Northampton.

Persons with HIV/Aids: Aids Care of Hampshire County and Tapestry Health Systems serve Northampton households affected with HIV/Aids. The Massachusetts Department of Public Health Surveillance Report (most recent is July 1, 2008) indicates that 42 (33.6%) of the 125 persons diagnosed with HIV/Aids in Hampshire County are from Northampton. The highest cause for transmission in the County is "Male Sex with Male", followed by drug use by injection. The predominant age category is 30-39,

followed by 40-49, with 76% being male. The racial breakdown shows 62 % are white, 13% are black and 22% are Hispanic. (Detailed breakdown and comparison to Massachusetts rates, Appendix I)

It is significant that in the same report for 2006 (again, depicting diagnoses, as opposed to infection rates) that no data was indicated. When the number of cases was between 1 and 4 in a locale with a population of <50,000 the data was suppressed. In a rate of cases per 1,000, at that time Northampton reported less than 5. That appears to indicate a significant increase in the number diagnoses, in merely a 2 year period.

Case Management advocates from AidsCare indicate the primary housing challenges are the lack of affordable Fair Market Rent units in Northampton. Out of 10 housing subsidies, there were only 2 tenants able to use their HOPWA vouchers in the city. Both had long term (10 years +) relationships with their landlords who were willing to keep the rents within the required range. Otherwise, subsidy holders were living in Holyoke, Chicopee, Springfield and Turners Falls. Of those, only 2 did not have code violations in their units. Currently, the program has 5-6 households on the waiting list. Turnover is rare, but recently 3 turned over. A large number of the households are not considered homeless, but advocates report they are in dire need of safer, healthier housing.

Serving the clients is difficult when those that have lived locally and pushed out of the market, have to travel from outside the area back for medical appointments and other supportive services. The AidsCare of Hampshire County advocates report the need to spend limited grant resources on monthly bus passes and travel reimbursement for staff. It is problematic that subsidies can't be used in Hampshire County, where patients have their primary care physicians and other critical services.

Persons with Alcohol and/or drug Addictions: Typically, 43 % of the guests sheltered in the emergency shelter system present with drug and alcohol addictions. With no local detox beds and only one halfway house (Hairston House) for individuals in recovery, there is a need for more supportive recovery beds. Also, with the acknowledgement that most of those that are unsheltered and at risk are actively engaged in substance abuse behaviors, a facility that accepts people at such a stage is needed. With the emergency and transitional housing beds requiring sobriety, there is a segment of the population that is unable to meet those requirements.

Victims of Domestic Violence: For 30 years, Safe Passage has provided crisis intervention, support and advocacy services to survivors of domestic violence. Assistance is free, accessible to people with disabilities and available in languages other than English, such as Spanish. The emergency shelter can accommodate 6 families, with bedrooms for one woman and up to four children in each. The facility is entirely handicapped accessible with a wheelchair ramp into the home and a chairlift to the second floor.

Access to the shelter is primarily through a closed referral system via the Department of Children and Families. When a vacancy occurs, staff enters the data into a statewide bed register. They also take calls from other social service agencies and from callers to the hotline. A formal waiting list is not kept. On average, at least one call per day is received by someone looking for shelter. On the day the information was gathered, 6 calls had been received that morning. If people are not able to be accommodated, they are referred to the statewide DV shelter connection hotline, called SafeLink. Very rarely are women placed locally. The Northampton Housing Authority no longer prioritizes domestic violence and most clients need low income units.

One advocate stated that in her 7 years of working at Safe Passage, she has placed 5 families and 1 single woman in Northampton. Most of the clients fill out applications to the Housing Authority, but few get housing locally. More typically, families are placed in Springfield, Holyoke, Westfield and Worcester.

Lead Based Paint (91.205 e)

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.

The local Board of Health records indicate that 195 deleading reports have been filed between 1991 and 2009. That would break down into roughly 10 abatements per year. When Valley CDC was operating the Housing Rehabilitation program, clients were referred to the Mass. Get the Lead Out Program for loans. HAP is the regional administrator for the Statewide Program offered through MassHousing. Neither HAP nor the Department of Public Health, nor MassHousing keep aggregated data of loan activity per community. Therefore, the reports at the local Board of Health appear to be the best tally. (State resources; Appendix H.)

Of the total rental stock of 5,524 occupied units (census 2000), approximately 1,071 are free of lead paint hazards and are occupied by low and moderate income households. These include the units owned and managed by the Northampton Housing Authority (612) and the two Section 235 Housing developments in the City (459 units). It can be assumed that the remaining 4,453 rental units, 80% were constructed prior to 1974 and contain lead paint (3,562). Of this number, it is estimated that a third are occupied by low and moderate income households. This would yield 1,176 rental units. Given an abatement rate of 10 units annually, and the report of 195 abatements since 1991, that would leave 980. The City estimates that there are 100 owner occupied low and moderate income units containing lead paint, for a total estimated number of 1,081.

(This estimate makes no assumption about the presence of children under age seven.)

The Massachusetts Department of Public Health does not consider Northampton a community with lead based paint concerns. It is not ranked within the State's top quintile. The City is not currently operating a housing rehabilitation program. Once sufficient funding becomes available (after the Senior Center debt service has terminated) the City will identify a new administrator for such a program. The City is also in communication with Easthampton with regard to applying for HOME funding as a participating jurisdiction via a regional consortium.

The City is aware of the changing regulations for lead paint abatement and will work to insure that any City activity meets the standards in effect according to new EPA regulations (<http://www.epa.gov/lead/pubs/sbcomplianceguide.pdf>.) in addition to some HUD requirements that remain in effect. Moving forward, COA Home Repair Program Managers and any vendor selected to administer a Housing Rehab Program will be required to take a course on the rule changes. Reduction of units with lead paint will be incorporated into the Strategic Housing Plan and be a major focus in any future Housing Rehab Program. In the meantime, property owners will be referred to HAP and the Get the Lead Out Program through MassHousing, to accomplish abatement activity.

HOUSING MARKET ANALYSIS (91.210)

Homeownership

The census indicated that the 2000 median house value was \$144,600, up only about 8.8% from the median in 1990 of \$132,900, but up about 280% since 1980 when the median was only \$38,200. *There were 555 units valued at less than \$100,000 in 2000, and another 2,217, or 43.6% of the housing stock, valued between \$100,000 and \$150,000, demonstrating that 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, were priced at \$300,000 or more, the high-end of the market at the time.

Housing Values 1980 - 2000

Price Range	1980		1990		2000	
	#	%	#	%	#	%
Less than \$50,000	2,439	55.8	50	1.1	29	0.6
\$50,000 to \$99,999	926	21.2	650	14.8	526	10.4
\$100,000 to \$149,999	45	1.0	2,167	49.5	2,217	43.6
\$150,000 to \$199,999	6	0.1	866	19.8	1,101	21.7
\$200,000 to \$299,999			493	11.3	819	16.1
\$300,000 to \$499,999	3	0.07	153	3.5	369	7.3
\$500,000 or more					21	0.5
Total	4,368	100.0	4,379	100.0	5,082	100.0

Median (dollars)	\$38,200	\$132,900	\$144,600
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Source: U.S. Census Bureau, Census 1980, 1990 (Summary File 1) and 2000 Summary File 3

In 2000, housing prices in Northampton were slightly higher than those for Hampshire County, with a median house value of \$142,400 and somewhat lower than the state's median of \$162,800. Warren Group data (table below) provides information on median sales prices and number of sales from 1988 through July 2009, offering a long-range perspective on sales activity. This data is tracked from Multiple Listing Service information based on actual sales. *The median sales price of a single-family home at the end of 2008 was \$250,000, and despite an economic recession the median has increased to \$295,000 in Northampton. This 2009 value is almost as high as 2005's, the height of the housing market for many communities in the state.*

The lowest point of the market occurred in 1994 when the median single-family home was priced at \$120,000, down slightly from values earlier in the decade, during the last serious economic slump. Since then home values climbed slowly, reaching \$299,000 in 2005, a 149% increase from 1994. The number of single-family home sales increased significantly from less than 170 units in the early 1990s to a high of 245 in 2001, and then back down to less than 170 sales in 2007 and 2008. The volume of sales continues to be slow in 2009. A local realtor indicated that between January and July of 2008 there were 60 sales of single-families, but only 40 such sales during the same timeframe in 2009.

The condo market has experienced significantly more volatility in both values and number of sales. Average prices dropped from 1988 to 1993, from \$107,900 to \$62,500, then the market revived somewhat in 2000 when the median condo price rose to \$125,000. After another small dip in value, the condo market grew increasingly strong until it reached \$202,700 in 2008. During the first part of 2009, the market again took a hit and the median has declined to \$165,300. The sales volume of condos was quite robust through the mid part of this decade, with sales of more than a hundred condos annually, reflective of some new condo construction. Currently, the condo market is very soft throughout the Commonwealth, as financing has become more difficult to obtain and prices in some communities have fallen to all-time lows.

Median Sales Prices and Number of Sales / January 1988 – July 2009

Year	Months	Single-family/#	Condo/#	All Sales	# Sales
2009	Jan – July	\$295,000/81	\$165,300/34	\$239,500	162
2008	Jan – Dec	250,000/164	202,700/84	249,950	352
2007	Jan – Dec	277,125/158	196,500/136	239,500	405
2006	Jan – Dec	275,000/223	195,000/117	253,000	445
2005	Jan – Dec	299,000/227	199,000/154	260,000	530
2004	Jan – Dec	242,500/227	153,950/138	212,250	525
2003	Jan – Dec	224,000/212	122,750/116	188,000	473
2002	Jan – Dec	192,500/221	115,000/65	190,000	386
2001	Jan – Dec	174,500/245	97,000/97	162,000	472
2000	Jan – Dec	180,000/207	125,000/113	155,000	426
1999	Jan – Dec	147,000/241	87,500/107	139,300	453

1998	Jan - Dec	148,000/241	78,750/83	135,000	432
1997	Jan - Dec	130,000/217	87,500/65	124,700	388
1996	Jan - Dec	130,000/199	75,750/68	121,350	352
1995	Jan - Dec	129,000/179	82,000/63	118,250	330
1994	Jan - Dec	120,000/182	79,950/50	119,000	343
1993	Jan - Dec	127,000/167	62,500/95	115,000	346
1992	Jan - Dec	125,000/168	64,625/81	106,500	311
1991	Jan - Dec	122,500/169	76,000/74	112,000	317
1990	Jan - Dec	121,000/171	74,900/114	108,160	359
1989	Jan - Dec	131,750/166	101,771/75	123,000	361
1988	Jan - Dec	133,000/191	107,900/99	125,000	411

Source: The Warren Group, September 1, 2009

Another break down of sales data from the Multiple Listing Service for single-family homes and condominiums follows. It depicts a snap-shot of the range of sales for 2008. There were a total of 230 sales, 144 single-family homes and 86 condos. Units that sold below \$200,000, and were therefore relatively affordable, included 27 single-family homes and 41 condominiums for a total of 68 units. *The average or mean sale price for 2008 was \$302,656 for single-family homes and \$227,228 for condos, although the medians were considerably less at \$260,000 and \$202,400, respectively.*

The 2008 MLS data further indicate that the average marketing period was 98 days for single-family homes, 118 days for condos and 108 days for multi-family units, which given the slowing of the housing market, and the economy in general, is not as long as might be expected. However, days on the market varied considerably among properties.

Single-family House and Condo Sales /January 1, 2008 - December 31, 2008

Price Range	Single-family Homes		Condominiums		Total	
	#	%	#	%	#	%
Less than 100,000	3	2.1	4	4.6	7	3.0
\$100,000-149,999	3	2.1	22	25.6	25	10.9
\$150,000- 199,999	21	14.6	15	17.4	36	15.6
\$200,000-249,999	40	27.8	22	25.6	62	27.0
\$250,000-299,999	23	16.0	7	8.1	30	13.0
\$300,000-349,999	13	9.0	4	4.6	17	7.4
\$350,000-399,999	11	7.6	3	3.5	14	6.1
\$400,000-449,999	10	6.9	0	0.0	10	4.4
\$450,000-499,999	7	4.9	2	2.3	9	3.9
\$500,000-599,999	6	4.2	7	8.1	13	5.6
\$600,000-699,999	5	3.5	0	0.0	5	2.2
\$700,000-799,999	1	0.7	0	0.0	1	0.4
\$800,000-899,999	1	0.7	0	0.0	1	0.4

\$900,000-999,999	0	0.0	0	0.0	0	0.0
Over \$1 million	0	0.0	0	0.0	0	0.0
Total	144	100.0	86	100.0	230	100.0
Average List Price/Average Sale Price	\$315,758/ \$302,656		\$227,711/ \$227,228		--	
Median Price	\$260,000		\$202,400		--	

Source: Multiple Listing Service, Goggins Real Estate, September 10, 2009

Sales in 2009, from January through September 10, show some strengthening in the single-family market with the average sales price increasing to \$327,899 and the median to \$281,500. However, the decline in the condo market is evident from the drop in the average and median sales prices, the median to \$167,000. Also the number of condo sales fell to only 42 sales during the first eight (8) months of the year. Days on the market ranged from 118 days for single-family homes to 165 days for condos, and 104 days for multi-family properties, demonstrating longer marketing periods for single-families and condos than in 2008. Once again there was a huge variation regarding the marketing time among properties.

In regard to current listings as of September 10, 2009, the average list price for a single-family home was \$435,545, based on 82 listings, while the median was \$345,000. Both price levels are substantially higher than the average list price and median sales price in 2008. Prices of current condo listings, with an average list price of \$224,051 and a median of \$209,000, are fairly comparable to the 2008 levels. It appears that in comparison to actual sales to date in 2009, however, both single-families and condos were being listed at substantially higher prices than what the market would actually bear.

Single-family Home (SF) and Condo Sales / January 1, 2009 - September 10, 2009

Price Range	Active Listings		Sales		Total	
	SF	Condos	SF	Condos	#	%
Less than 100,000	0/0.0	5/7.6	1/0.9	4/9.5	10	3.4
\$100,000-149,999	1/1.2	17/25.8	1/0.9	11/26.2	30	10.1
\$150,000-199,999	6/7.3	9/13.6	14/13.1	13/31.0	42	14.1
\$200,000-249,999	20/24.4	15/22.7	26/24.3	9/21.4	70	23.6
\$250,000-299,999	12/14.6	6/9.1	17/15.9	2/4.8	37	12.5
\$300,000-349,999	4/4.9	4/6.1	12/11.2	0/0.0	20	6.7
\$350,000-399,999	7/8.5	4/6.1	10/9.4	2/4.8	23	7.7
\$400,000-449,999	8/9.8	2/3.0	10/9.4	0/0.0	20	6.7
\$450,000-499,999	6/6.1	3/4.6	5/4.7	1/2.4	15	5.0
\$500,000-599,999	5/6.1	1/1.5	5/4.7	0/0.0	11	3.7
\$600,000-699,999	3/3.7	0/0.0	1/0.9	0/0.0	4	1.4
\$700,000-799,999	3/3.7	0/0.0	0/0.0	0/0.0	3	1.0

\$800,000-899,999	3/3.7	0/0.0	3/2.8	0/0.0	6	2.0
\$900,000-999,999	0/0.0	0/0.0	2/1.9	0/0.0	2	0.7
Over \$1 million	4/4.9	0/0.0	0/0.0	0/0.0	4	1.4
Total	82/100.0	66/100.0	107/100	42/100	297	100.0
Average List Price/Average Sale Price	\$435,545/NA	\$224,051/NA	\$339,619/\$327,899	\$195,969/\$186,210	--	--
Median Price	\$345,000	\$209,000	\$281,500	\$167,000	--	--

Source: Multiple Listing Service, Goggins Real Estate, September 10, 2009

There were 26 sales of multi-family structures in 2008 and 20 sales as of September 10 2009. Prices ranged from a \$125,000 two-family to a \$545,000 six-unit property. The median price of a two-family house in both 2008 and 2009 was \$300,000 versus an average sales price of \$316,488.

City Assessor data on the assessed values of residential property in Northampton provides some insights not only into the diversity of the existing housing stock but also the range of values for each dwelling type related to permanent housing. (The information does not include group quarters such as rooming and boarding houses, residence halls or dormitories, and other congregate housing that includes non-transient shared living arrangements).

The next table provides information on the assessed values of single-family homes that includes 5,500 units, fewer than the 5,726 single-family detached units reported in the 2000 U.S. Census. Of these units, 3,443 or about 63% were assessed at less than \$300,000, 760 at less than \$200,000 (i.e. relatively affordable). Another 19.4% or 1,067 units were valued between \$300,000 and \$400,000. The median valued single-family home was \$260,900 based on Assessor's records, somewhat higher than the median price based on sales of approximately \$250,000 in 2008, lower than the 2009 MLS listing of \$281,500 and the Warren Group July 2009 median figure of \$295,000.

Assessed Values of Single-family and Mixed-use Properties

Assessment	Single-family Dwellings		Mixed-Use Properties*		Total	
	#	%	#	%	#	%
0-\$199,999	760	13.8	3	2.2	763	13.5
\$200,000-299,999	2,683	48.8	21	15.7	2,704	48.0
\$300,000-399,999	1,067	19.4	24	17.9	1,091	19.4
\$400,000-499,999	550	10.0	20	14.9	570	10.1
\$500,000-599,999	237	4.3	21	15.7	258	4.6
\$600,000-699,999	108	2.0	11	8.2	119	2.1
\$700,000-799,999	46	0.8	8	6.0	54	1.0

\$800,000-899,999	28	0.5	6	4.5	34	0.6
\$900,000-999,999	7	0.1	6	4.5	13	0.2
Over \$1 million	14	0.3	14	10.4	28	0.5
Total	5,500	100.0	134	100.0	5,634	100.0

Source: Northampton Assessor, fiscal year 2009. * Includes 51 mixed-use properties that are primarily residential and 83 that are primarily commercial.

The table above also provides a count of mixed commercial and residential properties, 51 of which are included in buildings that are predominantly residential and 83 in those that are predominantly commercial. There is considerable variation in the values of such properties, ranging from only three (3) properties valued below \$200,000, to 20 to 24 units in the ranges of \$200,000 to \$600,000, and another 45 properties assessed beyond \$600,000 including 14 million-dollar + properties.

The next table examines the values of condominiums, including 110 units at Laurel Park that have been converted from summer bungalows to condos over a number of years, and 81 co-housing units at two co-housing developments; Pathways Co-Housing and Rocky Hill Co-Housing. Laurel Park is a former campground where units have been individually sold and improved over the years. The co-housing developments are cooperative neighborhoods that include homes clustered around a common house with facilities that are shared by all residents (dining room, kitchen, play rooms, library) and where parking is in lots as opposed to separate driveways. (The co-housing concept originated in Denmark and focuses on knowing one's neighbors and providing a safe and nurturing multi-generational environment for children). The City Assessor maintains data on these developments separately as they involve less traditional housing types. *The total number of traditional condos was 1,204 in fiscal year 2009 records with 92.6% of the units valued below \$300,000, 60.5% or 728 units valued below \$200,000, representing a significant segment of the City's relatively affordable housing stock.* The median condo value was \$180,000, higher than the \$167,000 median in the 2009 MLS data and comparable to the Warren Group median of \$165,300 as of July 2009.

Assessed Values of Condominiums

Assessment	Condominiums		Laurel Park*		Co-Housing Units**		Total	
	#	%	#	%	#	%	#	%
0-\$199,999	728	60.5	94	85.4	9	11.1	831	59.6
\$200,000-299,999	386	32.1	16	14.6	59	72.8	461	33.0
\$300,000-399,999	55	4.6	0	0.0	10	12.4	65	4.7
\$400,000-499,999	24	2.0	0	0.0	3	3.7	27	1.9
\$500,000-599,999	10	0.8	0	0.0	0	0.0	10	0.7
\$600,000-699,999	0	0.0	0	0.0	0	0.0	0	0.0
\$700,000-799,999	1	0.08	0	0.0	0	0.0	1	0.07
\$800,000-899,999	0	0.0	0	0.0	0	0.0	0	0.0

\$900,000-999,999	0	0.0	0	0.0	0	0.0	0	0.0
Over \$1 million	0	0.0	0	0.0	0	0.0	0	0.0
Total	1,204	100.0	110	100.0	81	100.0	1,395	100.0

Source: Northampton Assessor, fiscal year 2009.

* Former campground where units have been purchased and improved as condominiums.

Condominium Conversions

Conversion of rental properties to condominiums has been a concern for many interested in promoting more housing diversity and affordable housing. There has been a considerable amount of such conversion activity going back to the 1970s.

- The McCormack block on South Street was legally converted to condos in the 1970s but most units remain as rentals.
- The Old School Commons property involved the conversion of the Hawley Junior High School to condominiums in the 1980s.
- The River Run Condominium on Damon Road includes 252 condo units many of which are being rented.
- The Clarke School is in the process of selling buildings for conversion to condos.
- Property owners in and near the downtown have converted units to condos, now selling for more than \$300,000 in areas that were considered marginal decades ago.
- Factory housing and row houses close to downtown have been particularly affected by conversions.

Given current market conditions, condo conversions have stopped altogether. It has become, in fact, extremely challenging to secure financing for condos, as lenders are applying much more rigorous lending criteria. Some condo associations are in trouble because, with the economic downturn, owners are failing to pay condo fees or assessments, putting developments in jeopardy. Such is the case at Pines Edge, an early HOP Project with mixed income households. The residents of the affordable units are having difficulty contributing to the upkeep of the common areas.

Assessor's data also indicated that the majority of the multi-unit dwellings that involved two- and three-family properties were assessed between \$200,000 and \$400,000 (Table 3-28). About 60% of the four (4) to eight (8) unit properties were valued between \$300,000 and \$500,000 and about the same level of properties of more than eight (8) units were assessed above \$1 million. Assessor's data indicated that there were 902 two-family homes, 168 three-families, 171 structures of four to eight units and 37 with eight units or more. There were also 56 properties that involved more than one house on the same lot with a wide fluctuation in values.

Assessed Values of Multi-family Properties

Assessment	2/ 3-unit property		4 to 8-unit/8+ property		Multiple houses 1 lot		Total	
	#	%	#	%	#	%	#	%
0-\$199,999	10/1	1.1/0.6	0/0	0.0/0.0	2	3.6	13	1.0
\$200,000-299,999	410/24	45.4/14.3	20/0	11.7/0.0	7	12.5	461	34.6
\$300,000-399,999	349/81	38.7/48.2	61/1	35.7/2.7	10	17.9	502	37.6
\$400,000-499,999	84/34	9.3/20.2	44/0	25.7/0.0	12	21.4	174	13.0
\$500,000-599,999	24/21	2.7/12.5	27/0	15.8/0.0	11	19.6	83	6.2
\$600,000-699,999	8/4	0.9/2.4	9/2	5.3/5.4	3	5.4	26	2.0
\$700,000-799,999	7/2	0.8/1.2	6/4	3.5/10.8	4	7.1	23	1.7
\$800,000-899,999	4/0	0.4/0.0	0/5	0.0/13.5	2	3.6	11	0.8
\$900,000-999,999	4/1	0.4/0.6	2/3	1.2/8.1	2	3.6	12	0.9
Over \$1 million	2/0	0.2/0.0	2/22	1.2/59.5	3	5.4	29	2.2
Total	902/ 168	100.0/ 100.0	171/37	100.0/ 100.0	56	100.0	1,334	100.0

Source: Northampton Assessor, fiscal year 2009.

The next table provides additional data on the values of owner-occupied housing, summarizing data from Nielsen Claritas reports, a proprietary data source. *This database indicates that the 2009 median house value is \$244,256, a bit higher than The Warren Group's median value for all sales of \$239,500. The Nielsen Claritas report suggests that the median value of the owner-occupied housing stock will increase to \$267,035 by 2014, representing fairly stable housing values into the next few years.*

Values of Owner-Occupied Housing Units/2009 Estimates and 2014 Projections

Price Range	2009 Estimate	%	2014 Projection	%
Less than \$20,000	0	0.00%	0	0.00%
\$20,000 to \$39,999	0	0.00%	0	0.00%
\$40,000 to \$59,999	16	0.25%	7	0.11%
\$60,000 to \$79,999	44	0.68%	34	0.52%
\$80,000 to \$99,999	86	1.32%	61	0.93%
\$100,000 to \$149,999	406	6.25%	281	4.29%
\$150,000 to \$199,999	1,534	23.63%	1,072	16.38%
\$200,000 to \$299,999	2,620	40.36%	2,712	41.43%
\$300,000 to \$399,999	895	13.79%	1,140	17.42%
\$400,000 to \$499,999	429	6.61%	567	8.66%
\$500,000 to \$749,999	375	5.78%	494	7.55%
\$750,000 to \$999,999	56	0.86%	137	2.09%
\$1,000,000 or more	30	0.46%	41	0.63%

Price Range	2009 Estimate	%	2014 Projection	%
Total	6,491	100.00%	6,546	100.00%
Median Value	\$244,256		\$267,035	

Rental Costs, 1980-2000

Gross Rent	1980		1990		2000	
	#	%	#	%	#	%
Under \$200	1,460	30.2	685	12.5	480	8.7
\$200-299	2,051	42.5	365	6.6	318	5.8
\$300-499 ***	945	20.0	1,326	24.2	786	14.2
\$500-749 ***	213	4.4	2,221	40.5	1,958	35.5
\$750-999			622	11.3	1,324	24.0
\$1,000-1,499			143	2.6	431	7.9
\$1,500 +					23	0.4
No Cash Rent	161	43.3	127	2.3	198	3.6
Total*	4,830		5,489	100.0	5,518	100.0
Median Rent	\$326		\$530		\$647	

Source: U.S. Census Bureau, Census 1980, 1990 and 2000 Summary File 3

* Number of rental units with data on gross rents/total number of rental units; percentage breakdowns exclude units counted without cash rent/all units counted ** Figures in 1990 census data are listed as \$1,000 or more and do not break numbers into the \$1,500 or more range. *** 1980 data is for costs from \$300 to \$399 and for \$400 or over.

Updated information from Craig's List on rental offerings in Northampton:

One-bedroom Units

- \$850 one-bedroom in an owner-occupied house in Florence Center
- \$880 for a one-bedroom condo near the downtown with hardwood floors and tile
- \$950 one-bedroom unit on the second floor of a newly renovated house with the bedroom in a loft space
- \$1,200 one-bedroom close to downtown

Two-bedroom Units

- \$900 two-bedroom on the second floor of a two-family house in a "cute, quiet neighborhood"
- \$950 for a two-bedroom condo for lease with pool access and other amenities with easy access to Route 91
- \$1,000 five-room two to three-bedroom apartment in the downtown with wood floors
- \$1,095 furnished two-bedroom in the lower half of a two-family house
- \$1,100 two-bedroom across from Smith College with about 1,000 square feet in a Victorian house
- \$1,100 two-bedroom in downtown, newly renovated multi-style loft apartment including a spiral staircase to bedroom space and an open kitchen and living floor plan
- \$1,375 two-bedroom ranch near Look Park

Three-bedroom Units

- \$1,250 three-bedroom duplex unit just off Main Street in the downtown with wood floors
- \$1,285 for a three-bedroom townhouse
- \$1,350 for a six-room, three-bedroom unit only a five-minute walk to the downtown
- \$1,375 for a three-bedroom renovated duplex with office and parking on a bus route
- \$1,950 three-bedroom in a renovated Victorian home near the downtown

Four-bedroom Unit

- \$2,000 for a four-bedroom Cape-style home near Smith College and walking distance to the downtown
- Most of these apartments require first and last month's rent plus a security deposit equivalent to a month's rent. For a \$1,200 apartment, \$3,600 would be required up-front, an amount that many prospective tenants do not have. Some listings include just a half-month's rent up-front, in addition to the first month's rent, as a "finders fee".

Housing Affordability

The following tables estimate what households must earn to afford housing costs based on spending no more than 30% of their income on housing expenses and how different types of housing are more or less affordable to households earning at median income and at 80% of area median income. Also indicated is the amount of down payment which has 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 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.*

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.

However, a household earning the same level of income can acquire a much higher priced home with more cash down. The table 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 \$175,000, under the same financing terms. 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.

The table 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. It also 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.*

Taking median price levels for single-family homes, condos and two-family homes, the following table shows the incomes that would be required to afford these prices, at 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 access 95% financing. If they could afford the 20% down payment, an income of \$68,500 would be required. The median condo price was \$165,300 in July 2009, requiring an income of \$54,800 with 5% down and \$47,500 with the 20% down payment. Once again, because of the income generated in a two-family home, this type of property is significantly more affordable. The federal government has offered \$8,000

in subsidies to first-time homebuyers through the end of June 2010, which has helped promote sales in the lower price ranges and made homeownership more affordable.

**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 Craig's List.

In regard to rentals, using the lowest prices advertised in September 2009 on Craigslist, a one-bedroom unit renting for \$850 would require an income of \$38,000, assuming \$100 per month in utility bills and that housing expenses are no more than 30% of the household's income. A person earning minimum wage of \$8.00 for 40 hours per week every week during the year would only 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 minimum advertised rent. While there are rents that fall below this level, particularly subsidized rents, market rents tend to be beyond the reach of those lower wage earners. This relative scarcity of affordable rentals, particularly those with supportive services, was identified as perhaps the foremost housing need in the June 2009 meeting convened by the Northampton Housing Partnership with representatives of local and regional housing program and service providers.

The Affordability Gap

The affordability gap is defined as the difference between what a median income household can afford and the median priced unit on the market.

- The affordability gap would then be \$20,000 as of July 2009 for single-family homes, the difference between \$275,000 (based on the extrapolated median income figure for a household of two and 80% financing) and the median house price of \$295,000.
- There is currently no affordability gap for condos as the household earning at median income can well afford the median priced condo. However, the high costs associated with obtaining mortgage financing or the up-front cash requirements of renting an apartment effectively widen the affordability gap.

The following table shows that more than half of the single-family homes and more than 80% of the condos are assessed as being affordable to those earning at or below median income. This represents considerable affordability in the housing stock based on a number of assumptions, including 80% financing. Once again, the ability to obtain financing, including issues related to credit history and case requirements, can provide substantial barriers to accessing housing. *It is also important to note that this analysis is based on assessed values of all properties in Northampton, not what is available in the market.*

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.

Cost Burden Analysis

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.

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 reports (**Appendix B**) that identify cost burden by household type and whether they are renters or owners. 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.

Type of Households by Income Category and Cost Burdens /* 2000

Type of Household	Households Earning < 30% MFI/# with cost burdens	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), SOCHS 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 ().

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. In addition, 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 were 19 foreclosures in Northampton. Relative to other towns and cities in the state from July through August 2009, Northampton had more foreclosed properties than 160 towns, the same amount as 24 towns and fewer foreclosed properties than 183 towns.

The Valley CDC has been providing counseling to those living in Hampshire County who are at risk or actually facing foreclosure. Last year the CDC provided counseling to more than a hundred households, many of which were able to refinance their house or modify their existing mortgage.

HOUSING INVENTORY

Public and Assisted Housing (91.210 b) Subsidized Housing Inventory

The state currently lists 1,452 affordable housing units in Northampton's Subsidized Housing Inventory. This represents 11.82% of the total year-round housing stock of 12,282 units. Therefore, *the city has passed the Chapter 40B 10% affordability threshold.* This means that the City is exempt from comprehensive permit projects that would enable developers to override local zoning in exchange for meeting state guidelines.

In 2011, the results of the 2010 census will become available and the number of year-round housing units will increase; thus, the 10% affordability goal will also go up. Based on housing growth since 2000, it is likely that the number of year-round housing units will be closer to 13,000, but Northampton will still remain over the 10% goal by at least 150 units, assuming no fall-off in existing SHI units. Almost all of Northampton's listed 1,452 SHI units are rentals (1,433 units or 98.7%), including 45 special needs units in group homes. Northampton has 25 units managed by the state's Department of Development Services (DMR) and another 20 Department of Mental Health units.

Northampton's Subsidized Housing Inventory

Project Name	# SHI Units	Project Type/ Subsidizing Agency	Use of a Comp Permit	Affordability Expiration Date
Florence Heights*	49	Rental/HUD (for families)	No	Perpetuity
MacDonald House*	60	Rental/HUD (seniors/disabled)	No	Perpetuity
Hampshire Heights*	80	Rental/DHCD (for families)	No	Perpetuity
Cahill Apartments*	64	Rental/DCCD (seniors/disabled)	No	Perpetuity
Forsander Apartments*	72	Rental/DHCD (seniors/disabled)	No	Perpetuity
Salvo House*	192	Rental/DHCD (seniors/disabled)	No	Perpetuity
State Street House*	6	Rental/DHCD (families)	No	Perpetuity
Tobin Manor*	49	Rental/DHCD (seniors/disabled)	No	Perpetuity
Bridge Street House*	7	Rental/DHCD (special needs)	No	Perpetuity
Scattered Site*	8	Rental/DHCD, MHP (families)	Yes	Perpetuity
Millbank * NHA-owned units in existing condo	4	Rental/DHCD, HUD (families)	No	Perpetuity
Earle Street/Smith College - HAP/HER, Inc.	15	Rental (ESRO + a 2-bedroom)/ DHCD	No	2037
Florence Inn/Services Thru ServiceNet	14	Rental/ FHLBB	No	2025
Hampshire Inn/Valley	8	Rental (SRO's)/DHCD	No	Perpetuity

CDC -				
Hampton Court	77	Rental/DHCD	No	2025
Hathaway Farms	207	Rental/DHCD+MassHousing	No	2014
Leeds Village Apts.	19	Rental/MassHousing	No	2018
Meadowbrook Apts. POAH refinanced expiring use project	252	Rental/MassHousing	No	2034
Millbank - Michelman/ Valley CDC	24	Rental/HUD, MassHousing + DHCD	No	2032
Pine's Edge	8	Ownership/DHCD	Yes	2031
Michael's House	86	Rental/MassHousing/ secured	No	2012/ new loan
The Lorraine/HAP	20	Rental/DHCD	No	2030
Go West SRO/Valley CDC	17	Rental (Enhanced SRO's)/ DHCD	No	2035
Village at Hospital Hill Phase I - Hilltop Apts/ The Com. Builders(TCB)	33	Rental/DHCD	No	2034
Ice Pond Drive/TCB	8	Mix/DHCD and HUD	No	2103
Valley Homes Project/ Valley CDC	4	Mix/DHCD and HUD	No	2016
New South Street Apts./ Valley CDC	18	Rental/DHCD and HUD	No	2027
Westhampton Road/ Habitat	6	Ownership/HUD	No	2057
DMR Group Homes	25	Special Needs Rental/DMR	No	NA
DMH Group Homes	20	Special Needs Rental/DMH	No	NA
SUBTOTAL (units on SHI)	1,452/ 1,245**	1,428 rentals 45 group homes 14 ownership 10 mix of ownership/rental	Only 16 units used the cor permit	591 units (40.7%) with restrictions in perpetuity

Source: Massachusetts Department of Housing and Community Development, June 1, 2009

* Northampton Housing Authority units ** Unit count without Hathaway Farms, or
Verona /Garfield Habitat project.

The table below lists a number of additional developments that should be added to the Subsidized Housing Inventory that will bring the total to 1,543 units or 12.6% of the city's year-round housing units (10.9% without Hathaway Farms). *However, there are a couple of projects where the affordability restrictions are due to expire that might lead to some loss of SHI units in the future. Efforts will be made to monitor the units slated to expire in the near future and the City will intervene when necessary to maintain affordability.*

Smith replacement units Bedford Terrace	26	Rental can't count (no lottery conducted)	No	Perpetuity
Village at Hospital Hill Hillside Place/TCB	36	Rental	No	Perpetuity

School Street/ Valley CDC	8	Rental/DHCD	Yes	Perpetuity
Yvonne's House	6	Rental/chronic homeless	No	Perpetuity
Paradise Pond/HAP	12	Aff. Family/ 4 homeless	No	Perpetuity
Mary McColgan Apts.*	6	Special Needs Rental	No	Perpetuity
SUBTOTAL (units to be added to SHI)	93	All rentals		
TOTAL	1,543/ 1,336**			

Expiring Use Properties

Expiring affordability restrictions are likely to eliminate some units from the SHI. For example, 207 units at Hathaway Farms are due to be eliminated from the SHI in 2014. Recently completed projects (Paradise Pond with 12 rental units, 8 units at the CDC's School Street project, Hillside Place with 40 units, etc.) should help offset this loss but Northampton will likely be very close to the 10% level when the 2010 census results are released.

Northampton Housing Authority Inventory

The Northampton Housing Authority (NHA) manages a total of 618 units (42.6% of the SHI units), 26 of which are not included in the SHI including 20 units at Grace House Shelter and six (6) units of special needs housing at Mary McColgan apartments. *The NHA does not anticipate any units coming off line, in fact, 2 more will be added to the State Street development, in addition to the 10 new DMR units on Burts Pit Road.*

Northampton Housing Authority Units

Development Name and Number*	# Units	Bedroom Size				Approved Off Line	Of Total HP Modified
		1	2	3	4		
Hampshire Heights (200-1)	80	0	41	36	2	1	2
Florence Heights (26-1)	50	0	23	22	4	1	1
McDonald House (26-2)	60	54	6	0	0	0	9
Cahill Apartments (667-1A)	64	64	0	0	0	0	0
Forsander Apts. (667-1B)	72	72	0	0	0	0	0
Salvo House (667-2A)	192	189	2	0	0	1	5
State St. House (167-1 and 705-3)	6	5	0	0	1	0	2
Tobin Manor (667-3)	49	47	0	0	2	0	3
Scattered Site (705-1)	8	0	0	8	0	0	1
Millbank Apts. (705-2)	4	0	4	0	0	0	4

Bridge St. House (689-1)	7	3	4	0	0	0	2
Grace House Shelter (689-2)	20	20	0	0	0	0	0
Mary McColgan Apts. (689-3)	6	6	0	0	0	0	2
Total	618	462	78	66	9	3	31

Source: Northampton Housing Authority, as of July 2009.



Mary McColgan Apartments/Housing Authority

The following table provides a breakdown of NHA units by the size of elderly or family housing (number of bedrooms). It also indicates the numbers of applicants on the wait list whose eligibility has finally been approved and are ready to be housed and others who have been determined eligible on a more preliminary basis (income, family composition) but have not completed the full application process (landlord references, CORI, etc.). The family that has been waiting longest for a unit applied over two (2) years ago.

Northampton Housing Authority Housing Unit Wait Lists

Program	Units	Bedroom	Final Eligibility	Initial Eligibility/Pending
Federal Elderly	60	1	34	42
State Elderly	379	1	14	49
State Family	45	2	8	22
State Family	42	3	3	21
State Family	2	4	2	12
Federal Family	50	All	4	55
Total	578	--	65	201

Source: Northampton Housing Authority, as of July 1, 2009.

In 2008, NHA had a tenancy turnover in about 100 units, most of them for the elderly/disabled. There is no accurate measure of the average time on the wait list. Applicants 62 or older go to the top of the state elderly waiting list, above younger applicants with disabilities age 55 to 62, and above those younger than that as well. If you are a victim of domestic violence or homeless due to no fault of your own, you

would jump to the top of the appropriate list. The applicant that has been on any of the elderly wait lists the longest applied more than two (2) years ago.

More than half of the tenants in elderly housing have a disability. This includes a substantial number of veterans with substance abuse problems and a large number of Department of Mental Health (DMH) clients. NHA has been particularly challenged by youth who "age-out" of the state's Department of Social Services facilities, qualify as disabled and need to find new and affordable places to live, as they are frequently disruptive and destructive. Although there is an allowable state cap of 13% younger disabled in elderly housing, the NHA typically houses between 30 and 40%.

Of the actual senior population living in NHA housing, approximately 80% are White, almost 20% are Hispanic the remaining few are Black or African-American. In regard to family housing, about 50% of the tenants are Hispanic, 40% White and about 10% Black or Asian. As indicated earlier, Northampton has historically had a very small minority population, Black or African-Americans in particular.

NHA also administers leased housing programs that offer rental subsidies to qualifying households renting units in the private housing market, filling the gap between an established market rent – the Fair Market Rent (FMR) – and a portion of the household's income. The number of rental subsidies by program is summarized in the next table.

Number of Rental Subsidies by Program

Rental Subsidy Program	Number of Units/Vouchers
Section 8 Program	153
Hathaway Farms – Section 8 Preservation	95
MRVP	25
AHVP	9
Florence Inn – Section 8 Moderate Rehab	14
The Maples – Section 8 Moderate Rehab/ For Homeless	11
Total	307

Source: Northampton Housing Authority, as of July 2009.

There is substantial demand for NHA rental subsidies. The last time the NHA opened its wait list was in October 2006, when they had 700 applicants. In 2008, NHA purged this list, eliminating a majority of applicants, but the last person offered a voucher was in October 2006. NHA still has 140 applicants on the wait list, 31 with a preference, meaning that they live or work in the NHA jurisdiction that includes Northampton, Belchertown, Easthampton, Williamsburg, Goshen, Cummington, Huntington, Westhampton, Middlefield and Chesterfield.

The Authority believes that it will work through its existing waitlist by 2012 and will not likely open it again until the summer of 2011. Therefore, it will probably have taken the

last person left on the current waitlist about six (6) years to receive a voucher. Northampton uses 110% of HUD's FMR as its payment standard. The residency preference is the only priority.

The NHA reports that fully 50% of the 450 "elderly" apartments they rent are occupied by members of the younger disabled population. In view of this and the increasing numbers at the area homeless shelters, the NHA supports the City's efforts to preserve and create transitional housing with support services for single individuals with mental health and/or substance abuse issues.

Results of Northampton Housing Authority 504 Needs Assessment:

All of the Northampton Housing Authority owned 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 or 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.

Housing Authority Unit Condition:

The Northampton Housing Authority rates the general condition of its inventory as good. An independent firm was hired in 2006 to conduct a comprehensive analysis of the physical plant requirements of all units in the NHA inventory. Each year progress is made according to the priorities stated in the analysis. Between 2005 and 2009, the following expenditures were made on their Federal complexes:

Florence Heights

• Replaced shingles	\$207,360
• Replaced boiler room hatchways	12,960
• New stringers, stairs handrails in boiler rooms	24,000
• Replaced mail kiosk	3,000
• New refrigerators	25,000
• Replaced park benches	5,000
• Exterior Painting	70,000

McDonald House

• New Roadway, expanded parking, site drainage	\$115,000
• Re-pointed Brick work	12,000
• Removed remaining VAT	23,000
• Installed high efficiency boiler	98,000

Other Non-Profit Affordable Housing Developers & Projects

- **Valley CDC**

Another important partner in housing development is the Valley CDC with 85 units in five (5) separate projects and another recently completed project at 46-48 School Street that should be added to the SHI. This development includes eight (8) rental units and used the Chapter 40B comprehensive permit process, a relative rarity in Northampton. It involved a combination of rehab and new construction and multiple sources of financing including HOME funds, state Housing Stabilization Funds, CDBG, Commercial Area Transit Neighborhood Improvement Program (CAT-NIP), and the Smith College Affordable Housing Fund. The organization also provides a wide range of other housing and economic development programs and services. Projects in process:

- **16 North Maple Street (The Maples)**

The Valley CDC is renovating this 11-unit SRO which currently has Project-based Section 8 subsidies via federal McKinney funding. A commitment of \$250,000 from CPA was received in January 2009, and \$950,000 from DHCD in January 2010. The project will provide housing for both men and women exiting from homelessness.

- **98 King Street**

The Valley CDC acquired this property with the assistance of a CEDAC acquisition loan to develop ten (10) enhanced SRO units. Valley has a commitment of \$225,000 from CPA. The Smith College Affordable Housing Fund is providing \$550,000 in funding to support the project. The CDC was awarded \$650,000 in state funds and \$500,000 in federal HOME funds.

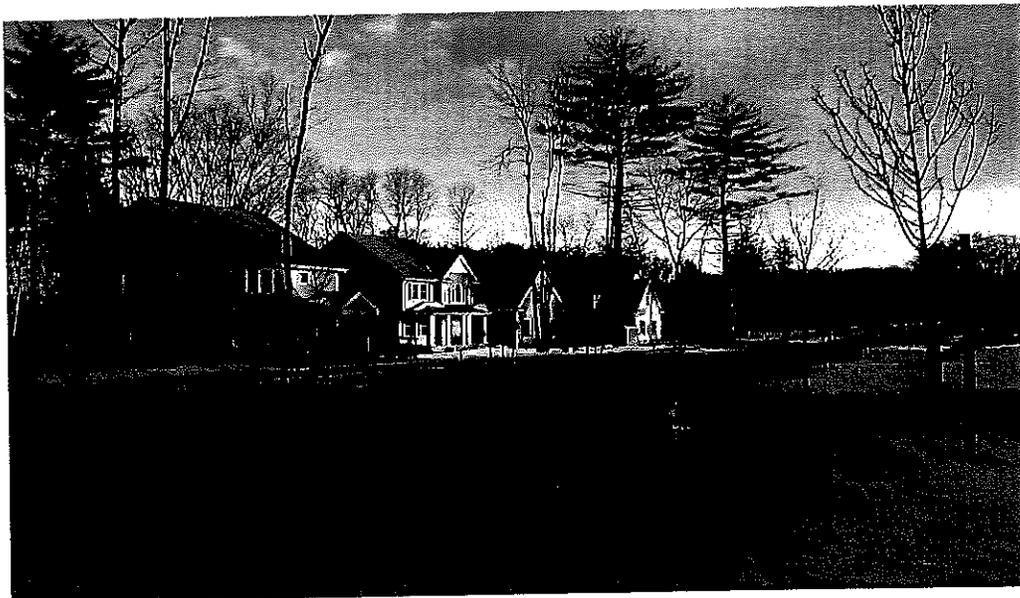
- **HAPHousing** (formerly known as HAP, Inc.)

The regional non-profit housing organization has also been involved in property development and management in Northampton. The organization developed The Lorraine, a 28-unit rental project which it continues to manage (20 of the units are eligible for counting in the SHI, the rest being unsubsidized but with fairly low rents), as well as the Paradise Pond Apartments that provides one (1) transitional unit as well as 11-units of permanent family rental housing, 3 of which are reserved for formerly homeless. This project on former State Hospital land was conveyed to the Housing Authority and developed by HAP, Inc. The adjacent Grace House provides support services. The City earmarked \$112,500 in CDBG towards the project, which has been completed.

- **The Community Builders (TCB)**

TCB is the low-income residential developer of the Village Hill project involving the redevelopment of the former Northampton State Hospital. The first phase of Village Hill was Ice Pond Drive, a 26-lot subdivision. The project contains six (6) affordable homes and two (2) accessory apartments. The remaining lots were developed as market rate

housing and serves as a model for mixed-income development. TCB also developed 33 units of rental housing through the Hilltop Apartments development as well as another 40-unit rental development at Hillside Place.



Ice Pond Lane

- **MassDevelopment**

MassDevelopment is the lead developer for Village Hill. The Village Hill project involved a Smart Growth Overlay District that was approved as part of the state's Chapter 40R regulations. A Master Plan change for the next stage of the Development (**Appendix D**) was approved including a total of 327 housing units. Approximately 25 new bungalow units will be built with a mix of market and workforce units with prices ranging from \$250,000 to \$350,000. Reasonable efforts must be made to include a mix of low, affordable and market rate housing and to ensure that 15% of the units are made available to clients of the Department of Mental Health (DMH).

Considerable work has already occurred at the former Northampton State Hospital site, beyond The Village Hill development. Four (4) parcels were deeded directly to NHA, the West Street parcel behind the former Jessie's House was developed as the Paradise Pond Apartments by HAP, the Grove Street parcel was developed for Department of Mental Health (DMH) clients, the Burts Pit Road parcel is slated for use by the Department of Developmental Services (DMR), and the Laurel Street parcel is planned for a homeownership development.

- **Pioneer Valley Habitat for Humanity**

Habitat has completed or is in the process of developing three (3) projects on sites the City acquired for limited development, involving open space preservation as well. These projects include:

- Six (6) new homes on Westhampton Road that provides a neighborhood housing buffer from a planned landfill expansion as well as a tot-lot and walking trails. Another market rate lot was sold to help defray project costs. (completed)
- Two (2) condo units on Ryan Road. (completed)
- Five (5) single-family homes are being built on Garfield Avenue. (in process)

Additionally, the organization has completed two (2) condos on Pine Brook Curve, one (1) single-family home on Cahillane Terrace, and another two condos at Vernon Street and Forbes Avenue, which are not included in the SHI.

Other affordable housing units under current or future development

- **Bedford Terrace**

This project was developed by Smith College as replacement housing through the Smith College Affordable Housing Fund. Smith College agreed to create a fund to develop replacement housing for the market rate affordable housing that would be demolished to accommodate campus expansion. This commitment was codified in a development agreement, crafted by the City, the College, and area housing advocates. Smith owned 66 units in the West Street neighborhood, and 26 units were eliminated in the first phase of construction but replaced at Bedford Terrace. The project, now completed, included the renovation of an existing building and new construction, for a total of 26 units, 24 of which are affordable but cannot be counted in the SHI because a lottery was not conducted.

- **The Oaks**

This privately-developed subdivision received waivers from the Northampton Planning Board, and as a condition of approval, the Planning Board required that of the 70 total homeownership units, eight (8) to ten (10) be developed as affordable. This project is currently on hold given market conditions. The owner is Doug Kohl of Kohl Construction.

- **Laurel Street**

This Housing Authority project will include six (6) duplexes for a total of 12 units on a former Northampton State Hospital parcel. State legislative approval is required to change the use stipulated in the Disposition Agreement from rental to ownership.

- **Leeds Veteran Village**

Soldier On is in the conceptual stages of developing a limited equity housing project to create permanent affordable housing for formerly homeless veterans on the VA campus in Leeds.

- **Garfield Avenue Habitat Project**

The Pioneer Valley Habitat for Humanity is in the process of developing five (5) single-family homes on Garfield Avenue in Florence. Construction has begun on this limited development project initiated by the city. A market rate lot will be retained and sold by the City to seed future projects.

Homeless Facilities and Services Inventory (91.210 c)

While not eligible for counting as part of the City's Subsidized Housing Inventory because they are not permanent units but temporary housing, the City has two (2) year-round emergency shelters for individuals:

Grove Street Inn - Originally a farmhouse that was part of the Northampton State Hospital, the building is now owned by the City of Northampton and operated by ServiceNet, Inc. It has capacity for 20 to 24 beds for both men and women and is always full, with an average of 40 to 50 people on the wait list. The program was created in 1991.



Grove Street Inn Emergency Shelter

Soldier On in Leeds - This 193-bed facility is located at the Veterans Administration Campus in Leeds and is administered by Soldier On. The shelter and transitional housing programs serve veterans throughout the New England area. There are 15 emergency shelter beds, 165 transitional and 13 reserved for permanent housing.

Housing and support services are offered at all housing types. A limited equity homeownership development has been created in Pittsfield, MA. Soldier On plans to develop an assisted living facility on the VA Campus in 3-5 years. This will complete the holistic, comprehensive continuum of care crafted by Soldier On for homeless Veterans at all their housing need stages.

Interfaith Shelter (seasonal) - ServiceNet, Inc. acquired a site at 43 Center Street for use as a winter overflow emergency shelter and drop-in program for homeless individuals. ServiceNet utilized a City CDBG allocation of \$300,000 in 2001 to purchase the condominium unit. After having the shelter rotate locations nightly from 1994 to 2001, it is advantageous to have a stable home base for the program.

The Interfaith shelter, (Hampshire County Interfaith Shelter for Individuals/ formerly known as the Cot Program) functions from 5:00 p.m. to 7:00 a.m. every evening from November 1st to April 30th. It is administered by ServiceNet and a cadre of 400+ volunteers from many organizations and surrounding communities.



Interfaith Shelter and Drop-In Center, 43 Center Street (ground floor rear)

The shelter operation is overseen through a three way partnership with the City, ServiceNet and the volunteers. All entities are represented on a Management Committee that meets monthly. During the day, the space is used for a Drop-In Center that functions as "command central" for outreach, engagement and intake services. A noon meal is also provided. Friends of the Homeless paid for the creation of a medical office at the site, utilized by Health Care for the Homeless nurses. FOH also pays for boot and shoe purchases from a local vendor, has negotiated discounted dental care and pays the condominium fee and other expenses for the operation of the site.

Safe Passage - Northampton also has an emergency shelter for families administered by Safe Passage. The shelter accommodates six (6) families who have been victims of domestic violence. Services include a hotline, legal advocacy and support services.

Jesse's House - Jessie's House is the only other emergency family shelter in Hampshire County. Their congregate site in Amherst can accommodate up to eight (8) families, although 90 requests to live there are received monthly. Approximately 42 families are served annually at that program site. The administering agency, the Center for Human Development based in W. Springfield also operates many scattered site emergency units in S. Hadley, Holyoke, Chicopee and Springfield.

Local Homeless Services Continuum for Individuals

The Street Outreach Clinician (State Department of Mental Health Path Program contract through Elliot Mental Health Services/Framingham) refers people from outside camps or on the street to the Drop-In Center. There, people are linked with resources and case management by ServiceNet, Inc. (local mental health and sheltering agency) staff. In the early days, no formal case management occurred at the Interfaith shelter. The program was designed to simply keep people from freezing on the street, and provide a meal. The plan was that when guests moved up to the Grove Street Inn, they would receive case management there. As time went on, it was determined that not all guests were here long enough to make that transition. This was due to the transient nature of some of the population and due to the lack of vacancies at Grove for long periods. It made sense to institute the case management functions at the Drop-In Center.

Additionally, funding reductions over the years have resulted in Grove Street being open only for nights and weekends and closed during the day. Guests are encouraged to come downtown, go to the Drop-In Center, and make and keep appointments during the day to secure education, employment and health services. There are meals programs offered at various sites in the community through the week.

With the increase in the number of homeless, three years ago the City and the Friends approached a church in Easthampton to set up a satellite program. Each evening the Northampton Interfaith shelter is at capacity, approved overflow guests are transported by Soldier On to a church in Easthampton. There, guests receive an evening meal, a night's stay and are transported back to Northampton by Soldier On in the morning. The intake, screening and follow up work is based at the Interfaith shelter.

Northampton has always strived to address the needs of the homeless on a regional basis. The City, working with advocates, successfully established the Grove Street Inn (1991) which served Hampshire County and then set up an overflow program by creating the Interfaith shelter (1995). When the numbers continued to grow, an overflow site was established in Easthampton (2006). When the numbers continued to increase it

became necessary to look to another regional partner to address the growing need. This winter, Amherst opened "The Warming Place". The church site was made available mid-winter as a non-sleeping location, but converted to overnight shelter status in April.

All these Hampshire County sites in the emergency shelter system for individuals were filled to capacity during colder weather this year (2010). When all 3 seasonal programs close at the end of April, the numbers of encampments along the Connecticut River and in surrounding woods, will increase. The Outreach Clinician will continue to check in with people and provide service referrals to those willing to be engaged. He and the local Police are aware of the locations and monitor them regularly for safety.

Those looking for housing in Northampton either access the Northampton Housing Authority public housing units or some of the more affordable public and private SRO locations. Yvonne's House was created last year and houses 6 formerly homeless. Yvonne Freccero, creator and fundraiser for the house is hoping to create a second one in Northampton. ServiceNet also administers 18 units of transitional and permanent McKinney funded units, accessed through the Continuum of Care for Hampshire and Franklin counties.

Hampshire County will be looking to create additional supported permanent housing units to address the need in the next 1-5 years. Creation of new, or conversion of existing housing, in conjunction with the development of life skills will address this need. In addition to another Yvonne's House in Northampton, Amherst is embarking on a process to secure funding and a site for a similar project there.

Homeless Service Coordination

There are several monthly meetings occurring with local providers. For the chronically homeless, providers involved with the REACH Program (regional Housing First pilot) meet monthly to discuss clients, housing readiness and housing availability. These sessions are sponsored by the Department of Mental Health. Coordinated case management also occurs around clients utilizing the resources provided through the Regional Network (through the State's Inter-Agency Council on Housing and Homelessness/ ICHH). One year awards for pilot programs serving chronically homeless individuals and families are currently being implemented.

Service providers, property owners and managers meet regularly to insure housing stability for tenants at-risk of homelessness. The coordination was initiated by the City. In addition, monthly meetings of all local providers serving the homeless and formerly homeless are facilitated by the CDBG Administrator/Housing and Community Development Planner (Next Step Collaborative). This meeting, held regularly since 1994, insures coordination and timely identification and resolution of service delivery system gaps.

The Street Outreach Clinician has 3 morning meetings a week to provide additional support for the homeless. The Clinician also does one on one therapy with homeless and formerly homeless as part of a third party billing arrangement.

Homeless Services for Veterans

The Veteran's Administration Medical Center in Leeds has a homeless assistance program that has grown from one half time staff person five years ago, to a full-time staff of 9. The program provides case management, housing search, transportation, rental vouchers and follow up. Soldier On, a non-profit organization not affiliated with the VA, operates 15 emergency shelter beds, 165 transitional beds and 13 permanent housing units, on the campus through lease agreements with the VA. The VA program works primarily with the Vets in the Soldier On program but will also take community referrals. The VA has 3 full time staff people assigned to administer the HUD VASH program, in conjunction with the Northampton Housing Authority. The NHA has received 105 VASH vouchers to date and another 35 are expected. The VA has also created a housing program for female Vets, operated on the campus. The Leeds facility draws Veteran's from the New England region.

Soldier On (formerly known as United Veteran's of America) has developed a housing continuum of care serving Vets from emergency shelter, to transitional housing with support services, to limited equity home ownership, to assisted living. They have expanded beyond the VA campus to Berkshire and Hampden counties. Meetings are held periodically with local service providers to get updates on the VA and Soldier On programming and resources.

Other Housing Programs

Cooley Dickinson, the local regional hospital runs (until May of 2010, then a new vendor will be in place) a sober recovery house for men on Graves Avenue. A second, more independent living setting for men and women in recovery is located on Summer Street.

The VA administers a half-way home for Veterans on Cherry Street. Case management and services are provided in a supported setting.

The Grove Street Inn homeless shelter sets aside 4 beds for transitional housing. This allows guests in need of additional time to develop their discharge plans. Normally the length of stay permitted is 60-90 days.

Permanent supported housing resources include ServiceNet's McKinney funded units (9 for Franklin and Hampshire county), Vets Village (13 units administered by Soldier On), 22 Shelter + Care Units administered by MHA (the Mental Health Association based in Springfield) in Hampshire and Franklin Counties , Yvonne's House (6 units administered by ServiceNet, Inc.) and a9 units at the Go West SRO (Valley CDC).

Of the 190 transitional housing beds for individuals, none are specifically earmarked for the **chronically homeless**. Of the 44 permanent supported housing units, 27 are earmarked for chronically homeless.

Family Homelessness

Family homelessness in the State has reached epic numbers. The regional Point in Time counts for January 27, 2010 showed over 600 family members being housed in motels in Chicopee, Holyoke, W. Springfield and Westfield. The Center for Human Development is providing outreach services to those families. Locally, Paradise Pond Apartments has three of the twelve apartments set aside for formerly homeless families, through the McKinney Program.

Jessie's House, the only generic emergency shelter for families is located in Amherst. The Center for Human Development administers the program, as well as Grace House. Grace House used to be located in Amherst and Jessie's House was located in Northampton. Due to space requirements, the programs switched locations three years ago. Grace House is a program for women in recovery and their children. It is considered a transitional housing program and can serve 12 families at a time (up to 28 beds). Grace House staff provides support services to the families living at the Paradise Pond Apartments (located just behind Grace House). There have not been any hotel placements from the Dept. of Housing and Community Development in Northampton.

Transitional Housing Options

The city also has several transitional programs that provide housing and support services for a period of up to two (2) years. The need for next step housing beyond shelter has been long-standing in Northampton. Homeless people get stuck in the emergency shelter system as there are few options to transition into. Fortunately there is a Housing First Model being embraced in the region that will begin to transform this lack of permanent housing with supportive services. The current transitional housing options include the following:

- Grace House, serving nine (9) families in recovery;
- Hairston House, a sober house for up to 17 adult men, staying for an average of three (3) to six (6) months;
- Soldier On Transitional Housing for 165 veterans;
- The Valley Inn had been operated by ServiceNet Inc. for homeless people with mental illness (has 12 rooms and served approximately 25 annually) and was recently closed; (the clients were divided into 2 properties, owned by ServiceNet, Inc.)
- The YWCA Transitional Living Program for formerly battered young mothers with children with a capacity of five families at any time;
- The Florence Inn, owned and operated by ServiceNet, for formerly homeless men and women with 14 rooms; and
- Paradise Pond, developed by HAP, Inc. will include 11 units of family rental housing

and 1 transitional unit. Grace House will provide supportive services.

Special Needs Facilities and Services (91.210 d)

The Subsidized Housing Inventory indicates the existence of 25 units for clients of the Department of Developmental Services (formerly the Department of Mental Retardation) and 20 units of scattered site housing for clients of the Department of Mental Health. The locations of these 45 units are undisclosed.

Additionally, the Northampton Housing Authority has a Chapter 667 property on State Street (1975; 6 units), a Chapter 689 project located on Bridge Street (1985; 7 units) and the recently completed property on Grove Street, which contains 6 units. The Mary McColgan house is a direct referral program from the Department of Mental Health and serves younger clients. DMH provides case management.

The building containing Grace House, the recovery program for women and children, is also a State Chapter 689 special needs housing project. It was originally used for Jessie's House, an emergency shelter for families created in 1989. It became Grace House (swapping locations with Amherst) about 4 years ago. Case managers are on site.

The new project currently underway on the 3rd parcel deeded directly to the Housing Authority will serve 10 clients of the Department of Developmental Services (formerly the Dept. of Mental Retardation). This congregate project will have community space and transportation provided. Construction should begin in the summer of 2010.

As a condition of the redevelopment of the Northampton State hospital, 15% of the total number of units shall be reserved (either on-site or off-site) for clients of the Department of Mental Health. There are 16 DMH clients currently residing at Village Hill (former State Hospital) and with 5 units at the River Run condominium complex, the housing requirement has been met. DMH provides case management.

AidsCare of Hampshire County has 10 McKinney vouchers for use in the area by households affected by HIV/Aids. Most households are unable to use them in Northampton, however, due to the low FMR rates.

Services for non-homeless people in need of supportive housing are provided by the various care systems. The reduction in the State budget for the Department of Mental Health has eliminated a number of case managers. The local and regional DMH vendors are taking on increased responsibilities for client support.

Barriers To Affordable Housing (91.210 e)

The primary barrier to affordable housing in Northampton is the high cost of housing in relation to incomes. The City has actively worked to eliminate policies, regulations, and fees that act as a disincentive and the Housing Partnership in collaboration with the Sustainable Northampton Rezoning Committee is identifying further measures that can be taken. Northampton has taken several steps to create affordable units:

Affordable Housing Trust Fund - September 3, 1998 the Northampton City Council voted to amend the City's Code of Ordinances to add Sections 2-620 to 2-625 for the purpose of establishing the Northampton Affordable Housing Trust. The purpose of the trust was to create a permanent Affordable Housing Fund to acquire, renovate, or construct residential housing for low and moderate income individuals and families, and to provide funds for rental subsidies and other activities that may threaten the affordability of housing.

Waive fees: The Planning Department can waive subdivision fees for affordable housing projects.

Accessible Information: Online permit applications, the application process, previously issued permits, assessors maps, studies and plans can be accessed on the Planning Department's web site: <http://www.northamptonma.gov/opd/Regulations/>. Housing and Community and Economic Development information is on the Community and Economic Development Office's website: <http://www.northamptonma.gov/cedo/>

Technical Review Session: The Planning Department conducts sessions that allow applicants to meet informally with all pertinent City bodies prior to formal permit application submissions. Participants include Public Works, Building Inspector, Fire, Police, Planning, Zoning, Conservation Commission and the Housing Partnership. At that time, members review incentives that may be available to the developer to facilitate the creation of affordable units.

Streamlined Permitting and Inspection process: Applicants proposing projects in need of multiple permits by more than one board are encouraged to make a joint presentation to all pertinent entities in the same evening. This saves costs for professionals and enhances efficient and coordinated decision making. The Building Inspection Department has procured permit tracking software and a portable computer to expedite inspection services.

Zoning Ordinance Revisions: The City's Zoning Ordinance has been reviewed and revised often during the past 15 years to encourage the creation of affordable housing. Currently, a Zoning Revisions Sub-Committee is launching a public process to craft

revision recommendations geared towards implementation of the Sustainable Northampton plan. Some of the earlier revisions are charted below.

Zoning Provisions	Adopted	Increased Density
Residential Incentive Overlay (5.2 & 11.10) density bonus for affordable housing	7/7/88 & 10/6/94	0 to 500%
Cluster Development (5.2 & 11.4) density bonus for cluster with open space and small lots	10/12/91, 12/18/92 & 10/6/94	0 to 100%
Cluster Development (5.2 & 11.4) density bonus for cluster affordable housing	10/6/94	10 to 15%
Planned Unit Development (5.2 & 11.4) density bonus for PUD's	12/17/92, 6/16/93, 10/6/94, & 3/26/96	0 to 100%
Planned Village Overlay (5.2 & 11.4 & 18.0) density bonus for village center	10/6/94	0 to 100%
Increased Density in URA Zone (6.2)	6/18/01	
Decreased size required for PUD and cluster development (11.4 and 11.5)	6/18/01	
Removed maximum building coverage/ increasing density (5.2)	6/18/01	
Increased size of accessory apartments (11.9)	6/18/01	

Zoning Provision	Adopted
Two family by-right in two residential districts (5.2)	2/18/92
Three family by-right in one residential district (5.2)	2/18/92
Accessory Apartments by-right all residential and neighborhood business districts (5.2)	2/18/92 & 3/20/97
Allow Detached accessory apts. by special permit	6/18/01
Co-housing allowed in any cluster/requires special permit	10/6/94

More recently, the Office of Planning and Development with City Council approval has decreased the minimum lot size in denser neighborhoods (URC, URB) created zero lot line zoning, expanded the URC districts (more residential uses), expanded live/work areas in the downtown and specified that subdivision waivers are generally only granted for the creation of affordable housing.

The draft Strategic Housing Plan being created by the Housing Partnership lists several additional areas where zoning could be adjusted to increase opportunities for affordable housing. They are:

- ❖ Adopt inclusionary zoning
- ❖ Revise Transfer of Development Rights section
- ❖ Ease restrictions on conversions to small multi-family units

- ❖ Increase the promotion of live/work spaces
- ❖ Ease restrictions on infill housing outside of downtown
- ❖ Explore form based zoning for use in some districts
- ❖ Wave parking fees as an affordability bonus
- ❖ Expand the Urban Residential district
- ❖ Establish a mixed use innovations zone

Fair Housing Activities

The City has contracted with the Housing Discrimination Project to undertake fair housing activities since 1990. Every year the scope of services consists of a combination of complaint intake and processing and community education. The organization, now known as the Massachusetts Fair Housing Center conducts workshops for tenants, landlords, realtors and first time homebuyers in a variety of community locations. It also assists the City with the update and analysis of the Impediments to Fair Housing Analysis. The City's Housing Partnership functions as the Fair Housing Committee and plans to hold more meetings in conjunction with the Human Rights Committee to establish a broader City awareness of issues of discrimination and human rights. CEDO staff review the quarterly reports from the organization and assess the numbers and nature of complaints and the success (or failure) of the outreach efforts. Each year a specific area of focus is identified such as predatory lending, outreach to SRO property owners, tenant screening practices for landlords or issues of accommodation for private property owners.

Recent consultations with the Mass. Fair Housing Center, the Massachusetts Justice Project and Western Mass. Legal Services identified the following issues:

- Increased foreclosure rates
- Insufficient staff resources for meeting client needs for legal assistance.
(WMLS overall budget cut 30%)
- Unemployment /income maintenance cases have doubled since last year
- Consumer issues; debt, bankruptcies increasing/ impacting housing
- Limited court involved advocacy due to funding cuts/ courts are overwhelmed
- Inability to afford rents, can't use Section 8's, lack of living wage
- Evictions increasing for working poor
- Need for program to support court involved families with payment plans
- See emotionally disabled families in need of case management

STRATEGIC PLAN

General Priority Needs Analysis and Strategies (91.215a)

(Table 2A in Appendix E)

The Sustainable Northampton Comprehensive Plan envisions Northampton as an inclusive, diverse, equitable, economically and culturally vibrant community that is sustainable for future generations acting collaboratively with local and regional partners. These principles are carried forward into the Consolidated Plan and form the underlying basis for the strategies and resource allocations identified in the Consolidated Strategic Plan and Tables. This community vision and the desired quality of life requires the integration of housing, services, infrastructure, education, and employment. Priority needs and strategies were identified through the community participation process in the plan preparation and the analysis of the housing market.

The Housing Partnership will be making a presentation to the Community Preservation Committee on May 19th to summarize the housing needs and strategy developed through the Consolidated Planning process. This will insure that not only CDBG dollars, but local dollars will be prioritized for identified needs. For example, CPA dollars were used to create Yvonne's House, a housing model type that had been identified to be a service gap in our local continuum.

Priority Community and Economic Development Needs and Strategic Plan Process and Basis for Identifying and Assigning Priority Needs/Objectives

(91.215f)

Community and economic development needs, goals, and strategies were identified in a two-step process. In January 2008, the City completed a two-year comprehensive master planning process with extensive community outreach and participation resulting in the 20-Year Sustainable Northampton Comprehensive Plan. This Plan forms the underlying basis for the Consolidated Plan. As part of the Consolidated Plan public participation process, the City conducted two public hearings, several focus groups, along with written/verbal comments to staff from City Departments and community organizations to further identify and discuss community and economic development needs/priorities/strategies to supplement the Sustainable Northampton Plan and to update the continuing unmet needs identified in the current Consolidated Plan. The complete Sustainable Northampton Plan can be viewed on the City's website at: http://www.northamptonma.gov/aboutNorthampton/Sustainability_Plan/

The priority rankings reflected in priority strategy tables and listed in Table 2A (Appendix F) are based on information obtained from the above mentioned plans and the public participation process. (See Appendix K for Citizen Participation Plan and consultation summaries.)

Urgent Community Development Needs

At this time, there are no urgent community development needs identified. However, pursuant to HUD regulation 570.208 (c) "Criteria for National Objectives", CDBG resources may be used to address community development needs having a particular urgency to alleviate conditions that directly pose a serious and immediate threat to the health, safety and welfare of a community where the City is unable to otherwise finance the activity and other resources are not available to carry out the activity.

The City, based on the applicable CDBG regulation, may complete a determination for CDBG funds to be used to address a particular urgent community development need. The CDBG Administrator shall complete the determination. The completed determination shall be approved by the Mayor and Director of Community and Economic Development, prior to the expenditure of CDBG funds.

Geographic Areas Where Activities Will Occur

Census tracts with more than 25% minority population are defined as areas of minority concentration. Presently, there are no such areas in the city. The two public housing family developments and two subsidized private housing developments contain the majority of the minority populations in the City.

Northampton defines census tracts with percentages of low income households that exceed the city average of 39% to be areas of low income concentration. Those tracts consist primarily of the more densely populated areas in and around the Central business district downtown. These tracts are: 8216.01, 8219.02, 8220 and 8221.

CDBG Target Areas by Census Tract / Block Group

Pursuant to program regulations the following census tracts/block groups are targeted for CDBG funds based on income; more than 51% of the households in these areas have incomes below 80% of median income based on family size. (Census Tract Map Appendix G)

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

All area benefit activities funded by the City are located within CDBG eligible census tracts. Direct benefit activities are funded throughout the City at locations, which meet direct benefit criteria. The following outlines the City's rationale for the geographic distribution of activities in relation to specific program areas.

Neighborhood Revitalization Strategy Areas (91.215 g)

The City of Northampton has not made any such designations.

Infrastructure Locations

CDBG funded public infrastructure projects are generally located within CDBG eligible census tracts and are based on the recommendations of the Department of Public Works and priorities developed by the Community and Economic Development Office consistent with the Sustainable Northampton Plan. In some cases income surveys may be used to determine the eligibility of area benefit activities. The City has also funded curb cuts throughout the city to provide handicap access based on the recommendation of the Northampton Disabilities Committee. In all cases the low / moderate income "service area test" is also applied to these projects. Other municipal departments and boards are consulted where appropriate including but not limited to: The Capital Improvements Committee, Planning Board, Conservation Commission, City Council Housing, Economic Development and Land Use Committee, Transportation Committee.

Public Facilities Locations

Public facility improvements, such as parks and playgrounds, are undertaken within CDBG eligible census tracts. In some cases income surveys may be used to determine eligibility of an area for recreation facilities. Other public facility activities are carried out with service providers at specific locations that provide direct services to low and moderate-income persons, such as Senior Center by the Council on Aging. Other municipal departments and boards are consulted where appropriate including but not limited to: The Capital Improvements Committee, Planning Board, Conservation Commission, City Council Housing, Economic Development and Land Use Committee, Transportation Committee.

Priority Housing Needs and Strategies (91,215 b)

(See Table 2A in Appendix E)

Priorities for activities are based on an analysis of all information gathered. The demographic and housing characteristics were examined to identify housing inventory gaps. The housing market analysis yielded the following, with regard to the use of funds:

Rental Assistance: no CDBG funds are allocated for direct rental assistance for households, however, due to the difficulty utilizing vouchers in the City, efforts will be made to form a task force to investigate reformulating the SMSA.

Production of new units: Focus will be on enhanced SRO's and units for smaller households, based on the demographic trends and dearth of units in the inventory.

Rehab of old units: Due to the age of the housing stock and the difficulty lower income households are having with property upkeep and paying mortgages, a rehab program will be reinstated, and the Home Repair Program for elders will be continued.

Acquisition of existing units: This will be the preferred strategy over new construction.

In addition to the housing needs already stated, the Sustainable Northampton Comprehensive Plan suggests that the City look beyond more traditional models of housing development, including affordable housing, to promote alternative living options to meet a variety of local needs. This would allow the City to better match priority needs with affordable living options. Such models might include, but are not limited, to the following:

- Housing that allows occupants to both live and work in their units, which is particularly responsive to the needs of Northampton's artists.
- Mixed-income developments that incorporate two (2) or more income tiers to accommodate different affordability levels. For instance, workforce units that serve those earning between 80% and 120% of area median income and market units to help cross-subsidize the affordable ones should be developed.
- Options for detached housing, such as cottage housing developments, to increase density in designated locations and serve the community's increasing smaller households.
- Green, sustainable design alternatives, and energy efficient homes.
- Examine and modify zoning to make regulations supportive of innovative ways to meet housing needs.

Priority Housing Needs/Objectives: Sustainability of Decent Housing, Suitable Living Environment

Need/Priority Level	Strategy/Program	Objective	Outcome	Number to be served
Homelessness Prevention. High Priority	Create a family outreach and support program for court involved households	Assisting persons at-risk of becoming homeless	Sustainability of Decent Housing	50 EL 50 LI
	Advocate for continued funding for the Tenancy Preservation Program	Assisting persons at-risk of becoming homeless	Sustainability of Decent Housing	60 EL 20 LI
	Continue to support the SRO Outreach Program	Assisting persons at-risk of becoming homeless	Sustainability of Decent Housing	200 EL 50 LI
	Collaborate with Highland Valley Elder Services to identify frail elders living alone	Assisting persons at-risk of becoming homeless	Sustainability of Decent Housing	15 EL 10 LI

	Support self-sufficiency, life skills attainment programs	Assisting persons at-risk of becoming homeless	Sustainability of Decent Housing	200 EL 75 LI
Provision of Emergency Shelter. High Priority	Continue to support staff capacity for emergency shelter system	Assisting homeless persons obtain affordable housing	Availability/Affordability	250 EL
	Improve the physical environment and energy efficiency at the Grove Street Inn	Assisting homeless persons obtain affordable housing	Availability/Affordability	100 EL
Provide rapid re-housing services. High Priority	Facilitate coordinated case management to re-house those who lose their housing	Assisting homeless persons obtain affordable housing	Availability/Affordability	35 EL 15 LI
	Identify housing resources to use for rapid re-housing efforts	Assisting homeless persons obtain affordable housing	Availability/Affordability	35 EL 15 LI
	Support self-sufficiency, life skills attainment programs	Assisting homeless persons obtain affordable housing	Availability/Affordability	
Preservation of Affordable Housing. High Priority	Capitalize the Affordable Housing Trust	Retention of the affordable housing stock	Sustainability of decent, affordable housing	\$125,000
	Monitor and intervene as needed to maintain Subsidized Housing Inventory units	Retention of the affordable housing stock	Sustainability of decent, affordable housing	50 units
	Re-establish a Housing	Retention of the affordable	Sustainability of decent, affordable housing	25 units

	Rehabilitation Program	housing stock, energy efficiency, housing quality		
	Sustain and improve existing Single Room Occupancy Units	Retention of the affordable housing stock	Sustainability of decent, affordable housing	30 units
	Support landlords who are providing market rate affordable units	Retention of the affordable housing stock	Sustainability of decent, affordable housing	-
Impact Affordability of Rental Housing. High Priority	Support Northampton Housing Authority (local) and HAP Housing (regional) rental assistance programs	Increase utilization of Section 8 rental subsidies in Northampton	Improved availability/affordability	120 New VASH vouchers; 25 New non-elderly disabled vouchers
	Establish Task Force to increase exceptions rents and reconfigure the regional Standard Metropolitan Statistical Area (Federal Congressional action required)	Increase utilization of Section 8 rental subsidies in Northampton	Improved availability/affordability	Est. new SMSA for Northampton
	Advocate for increased funding for the Massachusetts Rental Voucher Program	Increase availability of rental subsidies	Improved availability/affordability	30 new vouchers for EL
	Facilitate complete utilization of HPRP, ICHH funds for housing placement activities (first, last	Increase opportunities for accessing/obtaining affordable housing	Improved availability/affordability	25 EL households

	month's and security deposits			
Production of Rental Housing for Individuals. High Priority	Identify suitable municipal land and make available for housing	Increase availability of affordable permanent housing	New availability/ a suitable living environment	1-3 new projects/ 2-4 units per project
	Pursue tax title property for affordable housing	Increase availability of affordable permanent housing	New availability/ a suitable living environment	1-3 units for LM
	Convert existing housing to affordable housing	Increase availability of affordable permanent housing	New availability/ a suitable living environment/ sustainability	10-15 units for EL and LI
	Promote Infill development	Increasing the availability of affordable permanent housing	New availability/ a suitable living environment/ sustainability	10-15 new units for LI and EL
	Identify and implement Housing First, Safe Haven projects	Increasing the availability of affordable permanent housing	New availability/ a suitable living environment	One new of each type 3-5 units each for EL
	Examine adaptive reuse and mixed use possibilities for affordable housing	Increasing the availability of affordable permanent housing	New availability/ a suitable living environment	One new project 4-6 LM units
	Examine, identify and implement enhanced SRO projects	Increasing the availability of affordable permanent housing	New availability/ a suitable living environment	One new project 6-8 units for EL
Production of Rental Housing for Families High Priority	Examine locations and designs to accommodate smaller households/ cottage style, accessory apartments	Increasing the availability of suitably sized affordable housing	New availability/ a suitable living environment	25 new LI units
	Convert existing	Utilize existing	New availability/ a	One

	housing to affordable housing	stock	suitable living environment	project 3-6 units LM
	Promote Infill development for smaller households	Protect undeveloped areas	New availability/ a suitable living environment	One project 3-6 LM units
	Identify suitable municipal parcels for development	Keep developer costs down	New availability/ a suitable living environment	One parcel/one new LM project
Affordable Homeownership Opportunities Medium Priority	Continue to fund and support the First Time Homebuyer Program	Increasing the availability of affordable housing for ownership	A suitable living environment and economic opportunity/	225 LM households served
	Support area foreclosure prevention programs/efforts	Increasing the availability of affordable housing for ownership	A suitable living environment and economic opportunity/ neighborhood and economic stabilization	25 LI households served
	Support post-purchase counseling; budgeting and financial literacy programs	Increasing the availability of affordable housing for ownership	A suitable living environment and economic opportunity/ neighborhood and economic stabilization	100 LI households served
	Continue to fund and support Fair Lending and anti-discrimination practices and programs	Increasing the availability of affordable housing for ownership	A suitable living environment and economic opportunity/ neighborhood and economic stabilization	100 EL and LI households served
Maintain and Provide Housing for At-Risk Populations. High Priority	Identify ways to continue the programming instituted through the State ICHH funds and the Federal stimulus allocations	Increase the supply of supportive housing to enable homeless and special needs populations to live independently.	Increase accessibility and availability/ a suitable living environment.	50 EL households served
	Continue to assess the needs of the seriously mentally	Increase the supply of supportive	Increase accessibility and availability/ a suitable living	20 EL units created

	ill after the completion of the units at the former Northampton State hospital	housing to enable homeless and special needs populations to live independently.	environment.	
	Continue to assess the needs of the developmentally disabled after the completion of the Northampton Housing Authority project on Burt's Pit Road	Increase the supply of supportive housing to enable homeless and special needs populations to live independently.	Increase accessibility and availability/ a suitable living environment.	10 EL units created
	Identify funding and locations for a second Yvonne's House and a Safe Havens Program	Increase the supply of supportive housing to enable homeless and special needs populations to live independently.	Increase accessibility and availability/ a suitable living environment.	4-6 new EL units created

EL = extremely low income, LM= low to moderate income households

Obstacles to Meeting Housing Needs:

- No incentive is available for private property owners to accept rental subsidies when market rate rents provide a higher return rate
- Regulatory changes to the Section 8 certificate program to address FMR issues in Northampton is unlikely
- Lack of federal support for new housing vouchers to address demand
- Large scale rehabilitation is costly, CDBG funding for large scale rehabilitation projects must leverage other funds
- Sites available for development are limited; land costs are high
- Infill development, reuse and partnerships with non-profit organizations offer the best options for increasing the number of units; however siting issues are often problematic (NIMBY)

- Development costs are high; CDBG funds available to the jurisdiction are limited
- Market conditions have placed the purchase of homes beyond the financial means of low and moderate-income households
- Substantial and moderate building rehabilitation activities are costly
- Operating budgets provide minimal funding for major upgrades and other physical improvements

Public Housing Strategy (91.215 c)

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). The Massachusetts Department of Housing and Community Development (DHCD) has rated the NHA as outstanding in its latest management review.

The City of Northampton has an established working relationship with the Northampton Housing Authority (NHA). CDBG funds have been committed to the NHA by the City for various public housing improvements over the past five years. The most recent commitments included funds for a feasibility study to evaluate proposed improvements to the kitchen area at Salvo House. Previously CDBG funds were used to improve the exterior common area at Salvo House as part of developing the City's senior center.

NHA is governed by its board of commissioners. The Mayor of Northampton appoints four of the five NHA commissioners and the Governor of Massachusetts appoints the fifth. The NHA provides the City with copies of its annual audit report and has been involved in the consultation process undertaken for development of the both the 2005 Consolidated Plan and the year 27 CDBG Action Plan.

In the 5 year and annual plan currently being formulated by the Northampton Housing Authority, (April 2010), the following goals and objectives are stated:

1. Expand assisted Housing Opportunities – (a) Continue progress on expansion of the VASH program, including full utilization of those vouchers, the implementation of project basing of vouchers, and (b) continued utilization of Exception Payment Standard to allow voucher holders greater flexibility in the use of their vouchers;
2. Improve Quality of Assisted Housing – Utilize the Capital Fund and ARRA grants for upgrades according to the Physical Needs Assessment.
3. Collaborate with larger area PHA's to offer Section 8 for Homeownership programming.
4. Improve Cost Efficiency and Resident Satisfaction – (a) Produce Lease orientation video, and a Housing Quality Standards video, (b) Reduce energy

and utility costs for agency and residents by utilizing energy efficient appliances and fixtures, and upgrading heating plant with high-efficiency boilers, (c) Reduce lease-up time for public housing units, (d) Continue the innovative Resident Benefit Counseling Program to ensure all PHA residents are receiving benefits for which they are entitled.

5. Improve the Quality of Life - (a) Continue to utilize CORI and Ill to better screen applicants.

The NHA 5 year plan also states that:

“Northampton cannot provide adequate, affordable housing for all its residents. As a result, the NHA determined in 2000 that an affordable housing emergency exists in Northampton. This emergency is verified by multiple data sources, and the threat caused by the emergency take several forms including: the use by HUD of an inaccurate and unreliable FMR for the NHA’s jurisdiction which is weighted by low-rent apartments in the larger urban core of the Springfield MSA, regional data which shows that despite a relatively strong economy in terms of unemployment statistics, the poverty rate in the region has increased 40% between 1989 and 2005, creating a growing gap between the haves and the have-nots which is only exacerbated by escalating rents; data showing that despite the recession home prices in Northampton are holding steady, national data indicating that the growth in new multi-family housing utilizing FHA mortgage insurance programs was non-existent since calendar year 2000. “ As a result, the NHA plans to seek to increase the Fair Market Rents above their current level, while continuing to work with other similarly affected communities to be re-classified from the Springfield SMSA. The NHA will continue to use exception rents at 110% of the FMR and if justified, seek a 120% standard.

In addition to the 20 units already constructed on parcels deeded to the NHA from the disposition of the former State Hospital, and the 10 planned for clients of the Department of Developmental Services (DMR), plans are underway for 8-12 homeownership units on the Laurel Street parcel. Also, the NHA plans to create two barrier free family units to be built at their State aided family property, Hampshire Heights. According to the Physical Needs Assessment, the NHA is appropriately addressing housing modernization needs and overall, the properties are in good condition.

The capital improvement plan depicting the projects scheduled to be undertaken can be found in Appendix C.

Homeless Needs and Strategies (See Table 1A in Appendix E)

Choice of priority needs and allocation priorities were arrived at concluding the citizen participation process, the Housing Needs Assessment by Karen Sunnarborg for the

Housing Partnership, the goals and objectives of the Pioneer Valley 10 Year Plan to End Homelessness and the goals and objectives of the Three County Continuum of Care. The format follows that of the Continuum's McKinney application.

In addition to the more generic goals found in the Priority Needs Table on page 78, the following chart provides more specific actions:

Objective	Action	Responsible Party	Time Frame
Create new permanent housing beds for chronically homeless	Bring new REACH units on line via ICHH pilot funds	Area housing providers DMH/MHA/ServiceNet, Inc./Friends of the Homeless	One new project 1-3 years
Encourage new units regionally	Support creation of project in Amherst	Amherst CD Dept./Homelessness Committee	1-3 years
	Encourage local collaborations	Valley CDC/ HAPHousing and NHA	
Encourage creation of support services For housing stability	Implement new SAMHSA grant for chronic homeless	ServiceNet, Inc. in conjunction with area providers	1-5 years 40 new units regionally/ some in City
Increase % of homeless staying in Permanent Housing > 6 months	Emphasize participant focus on obtaining and sustaining housing/train staff on goal	Area shelter and transitional housing providers to increase life skills of participants to insure success in permanent housing	Achieve or exceed HUD thresholds of 77% in 1-2 years and increase
Increase % of homeless moving from transitional to permanent housing	Promote flexible subsidies; develop relationships w/landlords	Area providers and social service agencies that develop life skills, budgeting, income access	Achieve and exceed HUD minimum of 65% in 1-2 yrs. and increase
Increase % of persons employed at program exit	Collaborate with employment, training and educational networks	Shelter and TH program case managers/ participants	Achieve and exceed HUD minimum of 20% in 1-2 years and increase
	Identify local businesses willing to hire	Housing search workers, SMOC, area Case managers	
Decrease # of homeless households w/children	Institute better tracking through coord. Data collection	City of Northampton HMIS system, connecting to Regional Network/State	Achieve and exceed HUD standards/ to zero in 5 years

	Utilization of HPRP and ICHH resources	Housing providers and social service agency case managers/ DHCD, DTA, HAP, CHD	Fully expend funds and secure new sources
	Build rolling stock capacity	Area housing providers/Housing Authority/private landlords	Identify 3-5 local units annually
	Sufficient resources for flexible long term supports	Regional Network, local towns, housing advocates	Secure and maintain 1-5 years

Homelessness Prevention

There is documented evidence that it is far less costly to preserve tenancies than to provide shelter and services to those who have lost their housing. The "Pioneer Valley All Roads Lead Home" 10 Year Plan to End Homelessness indicates that Massachusetts pays an average of \$2,940 per month to maintain a family in a homeless shelter, not including case management and services, which typically costs about \$50,000 per family given stays of 15 months on average.

(See <http://www.endhomelessness.org/content/article/detail/2297>),

Strategy	Action Step	Time Frame
Coordinate prevention and diversion efforts locally and through Regional Network	Solidify local care continuum and establish regional network	Year One
	Adopt uniform screening tool and intake standards	Year One
	Coordinate intake and referral protocols for prevention assistance	Year One and on-going
Increase and improve prevention and diversion efforts	Require providers to enter data into HMIS	Year Two and on-going
	Identify and seek financial resources for prevention	Year One and on-going
	Identify and seek commitments for housing	Year One and on-going through regional meetings
	Expand Tenancy Preservation Program	On-going
Leverage prevention resources through coordination	Make financial education and counseling available	Year One and on-going
	Screen recipients for eligibility for all income and in-kind assistance	Year One and on-going

	Combine financial assistance with financial education	Year Two and on-going
Increase housing stability resources with tenant and land communities	Create and distribute tenant and landlord materials widely	Year Two and on-going
	Develop early warning systems to identify at risk households	Year One and on-going
	Provide training for tenants and landlords	Year Two and on-going
	Work with Housing Court to protect existing tenancies when possible	Year One and on-going
	Create programming for "hard to house" households with barriers (CORI, credit)	Year 2 and on-going

From All Roads Lead Home February 2008

Shelters and Rapid Re-housing Efforts

For those who become homeless, Northampton does have an emergency shelter system. The facilities that exist serve victims of domestic violence, men and women Veteran's, and those suffering from mental health and substance abuse issues. The emergency shelter system has reflected a crisis management response to helping the homeless. Even though local and regional efforts are now moving towards a Housing First Model, this model will not work for every client. There will probably still be a need in the longer term for some type of emergency shelter. The goal is now to move people out of shelter quickly, as opposed to having them languish there. There is a need for a facility to serve those actively using alcohol and drugs, as the current programs exclude that population segment. This has led to 4-10 individuals being unsheltered at any point in time.

All Roads Lead Home Plan indicates that there is a regular ongoing movement of homeless people from one shelter to another up and down the I-91 corridor, either in search of additional services or a different shelter. This movement can extend the period of homelessness as caseworkers start over at each new location, the homeless lose ties to family and friends who may provide support, address changes mean lost mail, and health care and mental health services are disrupted. Remediating this is a primary objective of the newly funded Western Mass. Regional Network to End Homelessness, in which the City of Northampton participates.

There is outstanding demand for "next step" housing serving the more generic population beyond those for veterans or with mental health or substance abuse problems towards which most of these units are targeted. New development will focus on creating "housing first" programs of providing permanent housing for homeless individuals and families with supportive services.

Housing First

As stated above, the region (and nation) is embracing a Housing First model that provides wrap-around services as a better solution than an emergency shelter admission. The model is based on the premise that vulnerable and at-risk homeless families and individuals are more responsive to interventions and social service support after they are in their own housing, rather than in shelter. With In this model, chronically unstable individuals and families are provided with a deeply subsidized housing unit and supportive services, which may include case management, health and mental health care, drug and alcohol counseling, job counseling and placement, life skills classes, financial literacy training, parenting classes, children's programs and support groups, etc. Studies have demonstrated that more than 80% of households served by a Housing First program achieve and maintain housing stability.

This program is in the early stages of development in the Pioneer Valley, to be coordinated by the Western Massachusetts Network to End Homelessness (WMNEH) of which the City of Northampton serves on the Steering Committee and Leadership Council. This organization is one of ten (10) regional entities that have been on Housing and Homelessness (ICHH). Progress has in fact already been made in Northampton with the development of six (6) such units at Yvonne's House made possible by Community Preservation Act funding and private fundraising.

In conclusion, the City's strategy is to preserve and maintain the emergency shelter system while simultaneously moving to permanent supported housing programs. It will engage the surrounding communities to develop Housing First programs in order to better serve residents regionally and de-concentrate all programs from being located in Northampton. In recognition of the fact that housing without support services is a recipe for participant failure, in many cases, the City will apply its CDBG funding to social service agencies that provide these services. It will continue to support the SRO Outreach and Tenancy Preservation programs to assist with homelessness prevention for individuals and support case management functions at the InterFaith and Grove Street shelters to assist people with obtaining next step housing.

On the family side, the City will support Grace House and Safe Passage with advocacy and outreach efforts, and consider funding requests if made. Continued funding for operating the Paradise Pond apartments will be included in the annual McKinney application. An effort will be made to create a Family Outreach project similar to the one operating in Amherst to work with families that have been identified to be in danger of losing their housing.

Chronic Homelessness

The City will utilize the services of the PATH Clinician from Elliot Services to identify unsheltered chronically homeless. The Clinician will encourage them to access the services at the ServiceNet Drop-In Center. When Yvonne's House was developed, 6 guests who returned to the emergency shelter system regularly were selected for residency at the House. This relieved the shelter system of high need recidivist participants. If Friends of the Homeless are able to develop a second program, this will help house more chronically homeless individuals. ServiceNet's SAMHSA Award will provide additional capacity to serve and house the chronically homeless. There is also an expansion underway to identify housing units for REACH participants. This is a pilot program that began in Springfield, targeting the chronic homeless, utilizing a Housing First model. Activity in Hampshire County is increasing and these efforts will be supported. Monthly meetings are held in each region, including Northampton to identify participants and housing units. Meeting attendees are shelter providers, housing providers and representatives of State agencies. The meetings are facilitated by the Department of Mental Health. This effort is focused solely on housing the chronically homeless.

Institutional Structure

Local efforts will be carried out by the City through the CEDO office, CDBG public service sub-recipients and other local social service agencies. Outreach is carried out to engage local business and educational institutions. Smith College students are actively involved volunteering at the InterFaith shelter and the Chamber of Commerce supports fundraising activities.

The City will participate with regional partners to implement the goals and objectives of the All Roads Lead Home; Pioneer Valley's 10 Year Plan to End Homelessness (February 2008) and collaborate with the City of Springfield in the implementation of Homes Within Reach (January 2007) and Berkshire County in the implementation of Getting Home, their 10 Year Plan to End Homelessness (July 2008).

Discharge Policies

Many people who are vulnerable interact with public systems of care, such as correctional facilities, mental health and substance abuse programs, and the foster care system. The time of discharge from these systems is a time when homelessness is likely to occur, so careful discharge planning and creation of appropriate housing models is critical for stabilization of these individuals. These public systems must play a strategic role to ensure housing stability for persons in their care.

The City will support the Three County Continuum of Care protocols to prevent people from being discharged from public and private institutions directly into homelessness. Additionally, the Massachusetts Operational Services Division has developed discharge planning specification language in its human services RFPs to ensure consistency in

discharge planning for state funded agencies in order to establish an effective discharge policy in the service system statewide. The language aims to ensure consistency in discharge planning among vendors. Massachusetts has an on-going practice of evaluating its policies to prevent discharge from institutions and health care facilities that result in homelessness.

Public System Policies

Foster Care: The Department of Children and Families (DCF) Standards for Independent Living Services requires a written 'Notice of Intent to Discharge' be prepared for DSS foster care clients with a Permanency Planning Goal of Independent Living. The notice must be prepared within 90 days of discharge from substitute care and/or DSS case closing, and sent to the youth and any substitute care provider. It includes an Independent Living Discharge/Case Closing Plan that describes the discharge resources for the youth, specifies the steps to meet needs and targeted goals, and indicates the person responsible to assist. It must also detail the appropriate housing arrangements, which can include: apartments, boarding homes, room and board, and housing with family, friends, and former foster parents. It may not include the street, shelter, hotel/motels, or dwellings that fail to meet health and building codes. Youth are routinely discharged to reunify with their families (or to another housing option, if the youths age permits or reunification is not possible). If appropriate housing is not available, then to the extent that the State may retain custody, the youth must not be discharged from the States system of care. This protocol must be adhered to by all publicly funded foster care providers in the CoC. It is understood and agreed to by the CoC whose representatives work with State agencies, through the Interagency Council and related groups, to enhance implementation.

Health Care: The Executive Office of Health & Human Services (EOHHS) has established Discharge Planning Standards included in all Requests for Proposal (RFP). Monitoring includes: site visits, annual reports, review of Bureau of Substance Abuse Services (BSAS) data on discharges and admissions, analysis of billing data and Risk Management. These data must be submitted by BSAS-funded programs on all clients, not just those funded by BSAS. The RFP Template states: Transition/Discharge: The Commonwealth has determined that the discharging of consumers into homeless shelters is not an appropriate discharge plan. It is the Commonwealths goal, through the implementation of aggressive and comprehensive discharge planning efforts, to reduce the number of inmates/clients who go into shelters after having been in residential programs. Bidders in their response to this RFP will be required to provide a plan of action which will become a contract performance goal that will enable the Commonwealth to achieve this goal. DPH-funded detoxification programs routinely discharge clients from their programs to State-funded residential recovery programs or to State-funded transitional support services. The State's protocol must be adhered to by all providers of EOHHS-funded services in the CoC. It is understood and agreed to by the CoC whose representatives work with State agencies, through the Interagency Council and related groups, to enhance implementation.

Mental Health: Regulation 104 CMR 27.09 requires that all mental health facilities arrange for the necessary post-discharge support and clinical services needed to facilitate a smooth reentry to the community. Such measures must be documented in the client's medical record. All mental health facilities are required to make every effort to avoid discharge to the streets or shelters. All

facilities are required to take steps to identify and offer alternative options to patients and must document such measures, including all competent refusals of alternative options by a patient, in the medical record. In the case of such a discharge the mental health facility must arrange for or, in the case of a competent refusal, identify post-discharge support and clinical services. The facility shall keep a record of all discharges to a shelter or the street in the approved form and submit such information to the Department of Mental Health on a quarterly basis. The Department of Mental Health funds and routinely discharges clients to their State-funded system of group homes. The State's protocol must be adhered to by all providers of DMH-funded services in the CoC. It is understood and agreed to by the CoC whose representatives work with State agencies, through the Interagency Council and related groups, to enhance implementation.

Corrections: Department of Corrections policy relative to release preparation of inmates includes: 1. An individualized risk reduction plan, including applications for specialized housing, if there are recidivism risks (sex offender, drug or alcohol abuse, etc.) 2. Inmates participation in at least five transition workshops prior to release, to develop comprehensive treatment and transition plans that address housing, employment, substance abuse and mental health, and basic life skills. The plans implementation is monitored by the DOC Re-Entry Units Transition Planning Coordinator, through monthly meetings, in coordination with relevant parties (Parole Officer, the Dept. of Mental Health Forensic Transition Team, Mental Health Team Leader, and others). 3. The transition plan to promote continuity with community services, in which the inmates specify their housing reentry plan. The DOC has targeted resources for specialized housing with services to prevent inmates from reentering the corrections system and/or becoming homeless again. The DOC routinely discharges inmates to traditional residential placements, including family reunification, rental housing, or State-funded halfway houses. The State's protocol must be adhered to by all DOC correctional service providers in the CoC. It is understood and agreed to by the CoC whose representatives work with State agencies, through the Interagency Council and related groups, to enhance implementation.

Locally, housing providers are encouraged to gather information in their intake documents relative to where participants have been discharged from, if leaving another service delivery system. Information is reviewed at the local and regional level to insure inappropriate discharges are not occurring. If they are, the entity is contacted and a meeting held, in order to improve discharge protocols and communication among community partners.

Other Housing Strategies

Removal of Barriers to Affordable Housing Strategy (91.215 h)

The City will make all efforts to remove or ameliorate negative impacts of public policies that may serve as barriers to affordable housing. Efforts are underway, through a Zoning Revisions Sub-Committee to examine the current zoning ordinance. This effort, with input from the Housing Partnership will make recommendations on needed zoning changes to encourage the preservation and creation of new affordable housing. Efforts will be made to capitalize the Housing Trust Fund. All eligible applicants proposing community housing projects will be encouraged to apply to the Community

Preservation Committee for CPA funding awards. The Northampton Housing Partnership will continue to serve as the City's Fair Housing Committee and will oversee the update and implementation of an Impediments to Fair Housing Analysis.

HOPWA Strategy

The City does not receive an entitlement allocation of HOPWA funds, however, the City of Springfield administers a regional grant. The HOPWA funds are used for the Tenant Based Rental Assistance subsidies, short term rent, mortgage and utility assistance, housing information, advocacy and legal services and support services. Funding awards have been made through a competitive RFP process on a two year cycle. In FY11, Springfield will issue an RFP for three years of funding.

Four organizations will receive funding for 2010-11. AidsCare of Hampshire County receives an allocation from the City of Springfield. For FY10, the agency received \$128,253. In Northampton and surrounding Hampshire county communities, the HOPWA funds are used to provide tenant based rental assistance and support services.

Regionally, the highest rates of HIV/Aids are in Hampden County. There, the issue for those affected is not availability of housing, but affordability. So, the majority of the grant awards are used for rental assistance. There are no plans regionally to create a facility in Hampden County, but that desire has been expressed by Hampshire county case workers. This would allow less travel time, and consolidation of support services. Because affordability is an issue in Northampton, all households on AidsCare case loads are located across the region, making travel costs and accessibility to services an issue. Outreach will be made to AidsCare of Hampshire County during this year. If there is a strong desire to pursue the creation of a congregate facility, Community Preservation and McKinney Program funding will be investigated.

(See Appendix I for a discussion of outputs and obstacles.)

Lead Based Paint Strategy (91.215 i)

CEDO will continue to consult with the local Board of Health agent to encourage appropriate abatement activity in the City. All eligible applicants identified through the Board of Health, the Council on Aging Home Repair program and a newly instituted Housing Rehabilitation Program will be encouraged to access the State's Get the Lead Out Program. Lead paint poisonings will be monitored through the Department of Public Health and the local Health Agent.

Anti-Poverty Strategy (91.215 j)

The City of Northampton is the county seat for Hampshire County Massachusetts and is the service delivery point for many low and moderate-income persons and families. The

CDBG program is the City's primary resource for assisting low and moderate-income households in Northampton and is leveraged with other federal and state resources within the jurisdiction. The City will undertake its CDBG program in consultation with the following local agencies and organizations that serve the low and moderate-income population of the City of Northampton and Hampshire County.

- Community Action of the Franklin, Hampshire and N. Quabbin Regions
- Valley Community Development Corporation Inc.
- United Way of Hampshire County Inc.
- Northampton Housing Authority
- Pioneer Valley Habitat for Humanity Inc.
- ServiceNet, Inc.
- Programs of the Center for Human Development Inc.
- Department of Transitional Assistance
- Regional Employment Board/Career Center
- Northampton Chamber of Commerce

Hampshire Community Action Commission (HCAC) had served as the CAP agency for the County until May of 2005 when the organization ceased operations. The Hampshire County catchment area has been incorporated into the Franklin County CAP agency. An office and many program components are present in Northampton. Community Action staff are actively involved in the Regional Network to End Homelessness, the Three County Continuum of Care, COSA (Hampshire County Council of Social Agencies) and are Northampton CDBG sub-grantees.

The City will work with the Housing Authority on establishing and maintaining family self-sufficiency programs, Community Action on the Head Start programs, the Department of Transitional Assistance on Welfare to Work programs and the Hampshire Career Center on Workforce Development Initiatives. The Western Mass. Regional DTA Director is an active participant on the Steering Committee of the Regional Network to End Homelessness.

By insuring coordination, providing direct funding through CDBG and the Community Preservation Program and by supporting requests to other funding sources, the City will strive to reduce the numbers of households at or below the poverty level.

The strategy to reduce poverty in the City will be approached from multiple angles providing an overlapping service and opportunity net that includes affordable housing, social and supportive services, alternative educational/career development pathways, and job creation.

Non-Housing Community Development Strategies

Public Services Priority Needs/Objectives: Suitable Living Environment, Economic Opportunity, Decent Housing

Need/Priority Level	Strategy/Program	Objective	Outcome
Basic Needs High Priority	Support of funding applications targeted to assist households with basic needs: Emergency fuel assistance Emergency food assistance Access to health care	Insure minimums of quality of life are met for health and safety.	Sustainability of decent housing; Suitable Living Environment and economic opportunity
Youth Programs High Priority	Support of funding applications targeted to assist youth <ul style="list-style-type: none"> ▪ After school tutoring ▪ Adult and peer mentoring; mediation skills ▪ Recreational programming 	Enhance life skills for successful adulthood; secure education and job training for homelessness prevention and viable independent living	Sustainability of decent housing; Suitable Living Environment and economic opportunity
Housing Support Services High Priority	Support of funding applications that provide support services	Provide housing and case management support services for successful tenancies.	Sustainability of decent housing; Suitable Living Environment and economic opportunity
Services for Special Needs Populations High Priority	Support for Services for special needs populations including services to the following: Persons with drug / alcohol addictions; Homeless youth; homeless families with severe barriers to self sufficiency	Provision of not only housing, but support services for acquisition of healthy life skills; homelessness prevention	Sustainability of decent housing; Suitable Living Environment and economic opportunity
Skills Development, Training, Education & Counseling Medium Priority	Support applications including but not limited to the development of: Language and literacy	Enhancing life skills to insure successful education and employment and self-sufficiency;	Economic opportunity, Suitable living environment

	skills, transitional education/workforce development, computer skills, employment and training skills, life skills, health/nutrition, energy conservation	homelessness prevention	
Transportation services Medium Priority	Support of applications for improved transportation for end users/ from areas of low/mod households to work centers	Improve linkages for low/mod HH's between housing and employment	Economic opportunity, access to health care, jobs, education
Handicap services Medium Priority	Support efforts of local Committees and apply funds for entrances, curb cuts, interior public building access and flow	Improve accessibility of disabled to the downtown, jobs, public buildings and services	Economic opportunity; a suitable living environment; improved accessibility
Childcare services Medium Priority	Support preservation /creation of child care subsidies	Improved ability of heads of households to pursue education and employment opportunities	Economic Opportunity

Senior Center High Priority/ financing	Debt service paid by CDBG /approximately \$300,000 per year for the next 5 years .	Successful close out of major public facilities project	Improved availability of services for elders/improved quality of life
Removal of Architectural Barriers High Priority	Survey public buildings, commercial buildings, public infrastructure and park facilities Installation of sidewalk curb cuts	Eliminate/lessen hardship to persons with physical disabilities.	Suitable living environment
	Work with Committee on Disabilities and Human Rights Commission	Eliminate/lessen hardship to persons with physical disabilities.	Suitable living environment
Park & Recreation Facilities Medium Priority	Construction of new recreation facilities and improvements to existing park and recreation facilities in		Enhance living environment/ sustainability of decent housing

	CDBG target areas and public housing sites.		
Public Safety Medium Priority	Support public safety efforts including but not limited to DARE, crime prevention targeting LMI residents and neighborhoods	Address community safety concerns and lessen crime in targeted areas.	Suitable living environment

Obstacles to Meeting Public Services Needs:

- Inadequate funding for programming and staff
- Soaring numbers of households seeking emergency food supplies
- Economic recession / job loss, inability to cover heating and health care costs
- Lack of detox beds in immediate area
- Long waiting lists for post-detox residential facilities
- Career Centers are not sufficiently geared towards serving pre-job ready applicants

Economic Development Priority Needs/Objectives: Economic Opportunity, Suitable Living Environment

Need/Priority Level	Strategy/Program	Outcome
Increase business development and job retention/creation targeting low/mod residents. High Priority	Micro-business/small business assistance technical assistance/entrepreneurial training to low/mod income residents and qualified businesses.	Access, Sustainability
	Literacy, adult basic education, English as a second language, soft skill/workforce readiness to low/mod income residents, youth, un/underemployed, under-educated, non-English speaking residents.	Access, Sustainability
	Small business loan program	Access, Affordability, Sustainability
	Preserve and develop affordable housing, studio, rehearsal, and office space for artists and cultural enterprises and integrate L/MI/Special Need populations into community cultural events.	Access, Affordability, Sustainability
	Economic development projects/revitalization to targeted business development areas and targeted business	Access, Sustainability

	clusters including but not limited to business incubators, clearance, new construction/expansion/ rehabilitation, brownfields redevelopment, predevelopment/project planning activities, job training, energy efficiency/conservation, growing local markets, CBDO assistance, and activities that improve access to services and opportunity by L/MI residents (such as use of electronic benefit Transfer (EBT) cards at local farmers markets to improve access to fresh fruits/vegetables).	
Infrastructure to support business development and job retention/creation. Medium Priority	Infrastructure improvements to targeted business development areas and targeted business clusters including but not limited to sewer, water, drainage, roadways, sidewalk/traffic calming, parking, transit, telecommunications.	Access, Sustainability
Rehabilitation of deteriorated commercial or industrial property. Medium Priority	Targeted financial assistance for rehabilitation/renovation to address accessibility, deteriorated buildings, code violations, and energy efficiency.	Access, Affordability, Sustainability
	Outreach/assistance/education to property owners for housing rehabilitation for L/MI restaurant and immigrant workers including but not limited to renovations, education on rehabilitation programs, services/resources for tenants/property owners.	Access, Sustainability

Obstacles to Meeting Needs:

- Cost of commercial/industrial development is high
- Limited commercial/industrial sites suitable for development
- Significant public infrastructure improvements required for development to go forward
- Job training, alternative education, and youth advancement programs and have been seriously scaled back or eliminated

Public Infrastructure Priority Needs/Objectives: Suitable Living Environment, Economic Opportunity, Decent Housing

Need/Strategies/Priority Level	Strategy/Program	Outcome
Construction of public infrastructure to support neighborhood and economic revitalization. High/Medium Priority.	Infrastructure design and construction in targeted income eligible neighborhoods or associated with eligible private or non-profit neighborhood, housing, or economic development projects. Highest priority is for drainage, sidewalks, accessibility, and telecommunications improvements because of limited alternative sources of funds. Sewer, water, roadway, traffic calming, parking and other improvements have medium priority due to alternative available but limited funding sources to support the need.	Access, Sustainability
Streetscape improvements to support neighborhood and economic revitalization. Medium Priority.	Streetscape design, construction, installation in income eligible neighborhoods or associated with eligible private or non-profit projects including but not limited to sidewalks, crosswalks/pedestrian signals and other traffic calming/pedestrian safety measures, accessible ramps/fixtures, street trees/tree wells, street furniture, bike racks, lighting, waste receptacles.	Access, Sustainability
Public Parks/Recreation Areas to support neighborhood and economic revitalization. Medium Priority	Park, playground, recreation construction/improvement in income eligible neighborhoods or associated with eligible projects or to enhance handicap accessibility.	Access, Sustainability

Obstacles to Meeting Economic Development Needs/Objectives:

- Cost of infrastructure improvements is high
- Infrastructure needing improvement is high due to the age and condition of existing facilities
- Limited funds available to address the need

Public Facilities: Suitable Living Environment, Economic Opportunity

Need/Strategies/Priority Level	Strategy/Program	Outcome
Improve and provide public facilities where services are provided to income eligible populations of the community. High Priority	Design and removal of architectural barriers from public buildings, public infrastructure, park facilities, commercial buildings, non-profit public facilities particularly those servicing special need populations.	Access, Sustainability
	Predevelopment, new construction, renovation, energy efficiency improvements on targeted public facilities not including buildings for the general conduct of government.	Access, Sustainability
	Design, construction, rehabilitation, energy efficiency improvements to community center spaces associated with public or non-profit facilities serving LMI households.	Access, Sustainability

Obstacles to Meeting Public Facility Needs/Objectives:

- Cost of facility improvements in some cases is high stretching limited funds
- Economic status puts strains on bonding, financing ability for municipal projects

Identified Community and Economic Development Projects FY2011-2015 (In no particular order)

Economic Development	Infrastructure	Public Facilities
Fairgrounds redevelopment including public roadway and drainage improvements	Conz St. roadway, sidewalk reconstruction	Senior Center – annual debt payments
Commercial centers (Downtown, Florence, Leeds) Infill/redevelopment- Roundhouse lot,	North St. (eligible areas only) roadway, sidewalk reconstruction	Police Station – new facility
Northampton State Hospital Redevelopment-Village Hill infrastructure, incubator, affordable live/work	Gateway roads/intersections- Hatfield St./North King safety improvements, King St. streetscape and parking improvements, Pleasant St. streetscape improvements,	James House Learning Center renovations

	Pleasant/Conz St. intersection safety improvements	
Rt. 10 Business Park development	Meadows/Williams St. Brook Drainage	Housing Authority or other non-profit L/M housing community centers
Atwood Drive commercial development	Milton St., Hinckley St., Ryan Rd. if determined area eligible or serving eligible housing project.	Downtown multi-modal transportation facility
Industrial mill buildings- WireWorks, Nonotuck Mill, Arts & Industry Building	Sidewalks citywide in income eligible areas or serving eligible projects with highest priority in Safe Routes to School areas.	
Institutional surplus property redevelopment- Smith College, Clarke School, Catholic Church	Design/construction of downtown sidewalk reconstruction, streetscape, pedestrian safety improvements, parking	
Community Cultural Center	Tree planting in income eligible areas.	
	Traffic calming/pedestrian/bicycle safety in income eligible areas.	
	Accessibility improvements citywide	
	Pulaski Park design reconstruction	

Blighted Designation Area Basis Three County Fairground

The non-profit Hampshire, Franklin, and Hampden Agricultural Society and the Three County Fairground were established in 1818. The historic mission of the Agricultural Society, to promote the attainment and diffusion of scientific and practical knowledge of agriculture in the region, has evolved over recent years to promote both the agricultural and cultural heritage of the region and their importance in our contemporary community identity and economy. The activities of the Society and the facility include the hosting of shows and exhibitions that will enhance commerce and agriculture throughout the region.

While the 51 acre Three County Fairgrounds has served Northampton and the surrounding region in its mission for over a century, most of the buildings are not winterized, are aging, and in a severely deteriorated condition with substandard electrical/mechanical systems. In addition, the property experiences severe site drainage

and flooding problems. Fairground revenues have decreased as changing market and program conditions resulted in a decline in the traditional revenue generators for the Fairgrounds facility specifically horse racing. At the same time, facility limitations significantly inhibit growing the use of the facility for revenue generating exhibitions and shows. Insufficient revenue generation has resulted in curtailed capital investment and maintenance of the facility. Interviews with current users of the Fairground facility indicate that if no improvements are made within the next few years, the primary revenue generating shows currently using the fairground could be lost with significant impact to the viability of the Fairgrounds and significant economic impact to Northampton.

Based on the deteriorated condition of the facility and the surrounding public infrastructure, the City of Northampton designates the Three County Fairground and the surrounding public infrastructure as a blighted and decadent area meeting the definition of a blighted, deteriorated, and decadent area under State law (MGL Chapter 121B). (See the attached Blight and Decadent Determination in **Appendix M**). CDBG assistance will be limited to addressing the conditions that contribute to the area's deterioration including demolition and clearance, rehabilitation, construction/reconstruction, and public improvements. Annual action plans will specify eligible activities for use of CDBG funds in the area.

INSTITUTIONAL STRUCTURE & COORDINATION, (91.215 k)

The City will work collaboratively within its municipal departments as well as with community partners to further the housing, homeless, community, and economic development goals depicted in this plan. The Community and Economic Development Office will actively seek input from municipal departments and boards to identify needs and work towards securing funding for their resolution and to coordinate project management. Departments and Boards include but are not limited to: the Mayor's Office, Office of Planning and Development, the Building Commissioner, the Department of Public Works, Recreation Department, Veterans Affairs, City Council, Planning Board, Conservation Commission, Recreation Commission, Board of Public Works, Parking and Transportation Commission, and the Northampton Redevelopment Authority.

Through the CEDO, monthly meetings will continue to be held with local housing and homeless service providers through the Next Step Collaborative, and regional providers through the Three County Continuum of Care. The Department Director will continue to meet regularly with the Northampton Community Education Consortium, the Northampton Chamber of Commerce and its Economic Development Committee, the Fairgrounds Redevelopment Board, the City Council Social Services and Veteran's Affairs Committee, the City Council Economic Development, Housing and Land Use

Committee, the Northampton Redevelopment Authority and the Northampton State Hospital Citizen's Advisory Committee.

Regionally, the CEDO will continue to interact with the Western Mass. Economic Development Partners and Economic Development Council, the Pioneer Valley Plan for Progress (on the Regional Comprehensive Economic Development Strategy), the Franklin/Hampshire Regional Employment Board, the Western MA Economic Development Council, the Knowledge Corridor Passenger Rail Advisory Committee, the Pioneer Valley Regional Planning Commission and the Western Massachusetts Regional Network to End Homelessness.

With regard to addressing chronic homelessness, the City will continue to facilitate the Next Step Collaborative, support CPA and CDBG funding requests to create beds and services, administer the McKinney Program and participate in the Regional Network.

The City and its sub-grantees will leverage other local, private, state, and federal funding resources to implement the strategies in this plan.

MONITORING AND PLAN CHANGES

Monitoring

The City will monitor and measure success against the outcomes identified in the Consolidated Plan Strategic Plan Objectives and against the metrics identified in the Sustainable Northampton Comprehensive Plan. Progress on the ConPlan needs and strategies will be evaluated on an annual basis to determine if changes are required to plan priorities and strategies. CEDO will conduct on-site monitoring visits to sub-recipients on a regular rotating basis. In addition all sub-recipients will provide quarterly and annual reports which will be reviewed and entered into the IDIS reporting system. Any problems identified by sub-recipients or by CEDO staff will be address on a quarterly basis.

CEDO will utilize Monitoring Tools issued by HUD to review sub-recipients and City administration practices. Grantees will be regularly reviewed for timeliness of expenditures, completeness of reports, adequacy of annual performance reports and for quality of program operation. A review of outcomes will occur prior to issuance of any new funds.

CEDO will be in communication with the City's Health and Building Departments relative to their inspection schedules. Any unit where the tenant is utilizing a Federal Rental Assistance voucher will be inspected according to HUD Housing Quality Standards by the issuing agency. All inspections will be done by the Building Department. CEDO staff will monitor progress on Home Repair Loan recipients.

Consolidated Plan Amendments

The City acknowledges that circumstances affecting CDBG priorities over the next five (5) years may change. Local economic conditions as well as other local and regional factors, which affect the housing market and the stock of affordable rental units are subject to change. CDBG priorities included within the Consolidated Plan will be evaluated on an annual basis as part of developing the City's annual CDBG Action Plan. If the City determines that a change of priorities is appropriate or that the high, medium or low ranking of a priority need listed within the Consolidated Plan requires adjustment, a substantial amendment of the plan will be undertaken. This process will include public notice of the change, a 30-day public comment period and at least one public hearing.

ANNUAL ACTION PLAN

Executive Summary

The Annual Action plan is derived from the Sustainable Northampton Comprehensive Plan, the prior HUD Consolidated Plan, All Roads Lead Home, the Pioneer Valley 10 Year Plan to End Homelessness, Northampton Vision 2020, the Northampton Community Indicators Report, the recently completed Housing Needs Assessment and Draft Strategic Plan and the citizen participation process.

Generally the primary goals are as follows:

- ❖ Create new housing for a range of income levels
- ❖ Preserve and sustain existing affordable housing
- ❖ Work to end homelessness
- ❖ Encourage self-sufficiency and empowerment of people with low incomes
- ❖ Facilitate economic opportunity to obtain self-sufficiency and financial independence

Objective Addressed	Action
Assisting homeless persons obtain affordable housing	CDBG support for the InterFaith Cot Shelter, the Grove Street Inn
Assisting persons at risk of homelessness	CDBG support for SRO Outreach, Manna Soup Kitchen, First Call for Help, Survival Center, Mass. Fair Housing Center
Retaining the affordable housing stock	CDBG support for COA Home Repair Program, Meadowbrook Apartments
Increasing availability of affordable permanent housing	CPA support for King Street SRO
Increasing supply of supportive housing	CPA support for King Street SRO/ 10 new units and 2new NHA units (state funding)
Providing affordable housing accessible to job opportunities	CPA support for King Street SRO, Maples Renovation, CDBG for Meadowbrook Apts.
Improving the safety and livability of neighborhoods	CDBG support for sidewalk repair on Conz Street
Eliminating blighting influences and deterioration of properties and facilities	CDBG support for Home Repair Program, Fairgrounds projects
Increasing access to quality public and private facilities	CDBG support for Forbes Library and Tobin Manor handicap access
Reducing isolation of income groups through housing deconcentration	CPA support/ King St. and Maples in different neighborhoods

Restoring and preserving special properties	CPA support for renovation of the Grove Street Inn; Fairgrounds redevelopment
Conserving energy resources	CDBG new door installations at Forbes Library and Tobin Manor
Creating and retaining jobs	CDBG support for Valley CDC Micro-Business Assistance Program
Expanding micro businesses	CDBG support for Valley CDC Micro-Business Assistance Program
Provision of public services concerned with employment	CDBG support for Literacy Project, Center for New Americans, James House Learning Center, Valley CDC Business Assistance Program, Grove Street Inn, Casa Latina
Provision of jobs living in areas where other activities are taking place	
Availability of mortgage financing using non-discriminatory lending practices	CDBG support for Mass. Fair Housing Center & Valley CDC Homeownership Center
Access to capital and credit for economic development and asset building	CDBG support for Valley CDC Business Assistance Center, Homeownership Center, Literacy Project, Center for New Americans

Evaluation of Past Performance

ACTIVITY TYPE/ Project	Proposed Outcome	STATUS
Infrastructure		
Streetscapes	20 Bike racks installed	12 High School, 4 Bridge Street School/ 12 remain
Public Facilities/Access	Forbes Library Handicapped Accessible Entrance	Architectural drawings prepared; will be approved June 2010 (Trustees Mtng.)
Sidewalks	7 Sidewalk improvements	Unexpended will be assigned to Conz Street
Housing		
Home Repair Program	3 loans, 3-4 grants	6 loans/ 1 grant
Homeownership Assistance	45 households	47 to date
Hairston House	Rehab of facility/ Structural repairs	Project terminated (ownership change)
Public Facilities		
	James House renovations	Handicap ramp 75% complete/ Architect

		selected for future phases/ Construction July 1, 2010
Economic Development		
Micro Business Assistance	20 individuals/ businesses 3 jobs created, 3 retained	11 individual/businesses 3 jobs created, 3 retained
Public Services		
	13 programs funded	Tallies done 6/30/10
	Various Outcomes	All on track for CAPER
Activities Carried Over		
	Senior Center Debt Service \$361,061	Year 3 payment 20 year debt/ paid
	Pulaski Park Infrastructure	Project completed
	Salvo House Kitchen Northampton Housing Authority \$20,000	Project terminated/ changed to Tobin Manor/ awaiting bids
	Municipal Access \$10,000	Forbes Library/ contract June 2010 and Fairgrounds pending
	Economic Development and Predevelopment Program \$20,084 Loans for micro-businesses	Pending re-assignment
	Construction of local coop/traffic mitigation & Job Creation \$50,000	Market created/ traffic mitigation pending 7 jobs 1 st quarter this year

Citizen Participation and Consultation

The Community and Economic Development Office conducted a comprehensive and expanded public participation and consultation process to gather input on the Consolidated Plan and the FY11 Annual Action Plan. Input was gathered from the general public, municipal departments and boards, community and social service organizations, economic development organizations, regional partners, and surrounding communities through informal public meetings, formal public hearings, focus groups, one-on-one consultations, and written comments. A complete description of the Citizen Participation and Consultation Process is documented in Appendix K.

RESOURCES (91.220 c1 and c2)

The jurisdiction anticipates the following federal, state, local and private resources to be available in the next year to address local needs. The majority of funds referenced benefit low mod income households within the City of Northampton.

HUD Economic Development Initiative-Special Project (EDI-SP) Grants - The City has received two EDI grants for work to be done as part of the Northampton State Hospital Redevelopment project. The first grant was used in the Spring 2007 for demolition of structurally deficient buildings. The second grant was awarded in December 2008 for road and infrastructure improvements.

Northampton Housing Trust Fund - The City established the Northampton Housing Trust Fund in 2001 in order to maintain affordability at Hampton Gardens, an expiring use multi unit family housing development. The Trust Fund provides rental subsidies to low / mod income households at Hathaway Farms. There will be an effort to recapitalize the fund, now exhausted.

Community Preservation Act (CPA) - The CPA was passed by the voters in Northampton in November 2005 and allows the City to enact a CPA tax assessment that is matched by the state and used exclusively for open space/ recreation, historic preservation and community housing activities. The forecast for available CPA funds for 2010 - 2011 is roughly \$969,000, of which a substantial portion may be allocated for housing activities.

USDA and State Travel and Tourism Grant - Two grants (federal and state) awarded to the Three County Fairgrounds for the design of improvements to the facilities including the exhibition hall, upgraded camper facilities; additional horse rings and upgraded sound and electrical systems will be implemented this year.

Federal Home Loan AHP Funds- Pioneer Valley Habitat for Humanity anticipates the award of AHP funds for the Garfield Avenue project in the amount of \$30,000 per unit for the six-unit development.

Veterans Affairs Supportive Housing Program- In 2009-2010 the Northampton Housing Authority has funds in the amount of \$324,929 from HUD to make Federal Section 8 rental vouchers available for the City's homeless veterans. An additional allocation of 35 units is expected to be made this year.

Economic Development Grants - The City has received and plans to use state and federal economic development funding programs including but not limited to: 1. Community Development Action Grant (CDAG); 2. Public Works Economic

Development (MA-PWED); 3. Economic Development Administration (EDA), USDA, and Cultural Facilities. Applications are expected to be submitted in 2010. Maximum grant amount for each program is one million dollars.

Other anticipated resources include: (updated as of May 5, 2010)

<u>Agency</u>	<u>Assistance</u>	<u>State / Federal</u>	<u>Amount</u>
<i>City of Northampton</i>	HUD – EDI, EDA Grants	Federal	TBD
	MA Grants- CDAG, PWED	State	TBD
<i>Three County Fair</i>	Project Development-USDA	Federal	TBD
	Cultural Facilities	State	TBD
	EDA	Federal	TBD
<i>Survival Center</i>	City of Easthampton	Local	\$ 4,750
	Northampton CDBG	Federal	15,000
	Project Bread	Private	8,000
	United Way	Private	48,000
	Misc. Grants	Private	\$ 30,000
	EFSP Grant	Federal/Local	6,000
	Goshen Grant Income	Local	20,000
	Direct Mail	Private	58,000
	Fundraising	Private	70,000
	Civic/ Business	Private	26,000
	Schools	Private	2,000
	Religious	Private	10,000
	Open House/Events	Private	12,000
	Individual Donations	Private	70,200
	<i>MANNA Soup Kitchen</i>	Shelter Sunday	Private
Northampton CDBG		Federal	2,500
Project Bread		Private	2,000
Donations		Private	3,000
Religious Organizations		Private	6,700
<i>Valley CDC</i>	EFSP	Federal	1,000
	United Way	Private	\$ 15,000
	Florence Savings	Private	15,000
	TD Bank North	Private (projected)	5,000
	Citizens Bank	Private (projected)	5,000
	Workshop Fees	Private	10,000
	CDBG Northampton	Federal	40,000
	CDBG Easthampton	Federal	41,150
	SBTA	State	34,000
	BOA	Private (projected)	10,000
	Easthampton Savings Bank	Private (projected)	2,000
	Peoples Bank	Private (projected)	2,000
City CPA Funds	City/State	425,000	
			(awarded \$250,000 for King Street; drew down \$25,000 in FY09)
			(awarded \$225,000 for N. Maple Street; drew down \$25,000 in FY09)

	Foreclosure Assistance Grant	Private	5,000	
<i>Big Brothers Big Sisters</i>	Northampton CDBG	Federal	\$ 5,000	
	MA Service Alliance	State (projected)	2,500	
	United Way	Private (projected)	12,000	
	Misc. Grants	Private (projected)	5,000	
	Fundraising	Private (projected)	30,000	
	Donations	Private (projected)	7,500	
<i>Community Action</i>	Community Services	Federal	\$ 34,906	
	Block Grant			
	DPH Safe Spaces	State	30,000	
	United Way	Private	10,500	
<i>The Literacy Project</i>	Foundations	Private	18,560	
	Northampton CDBG	Federal	\$ 10,862	
	MA Department of Education	State	123,245	
	Donations/Fundraising	Private	10,000	
<i>ServiceNet, Inc.</i>	DTA Grove St. / Interfaith	State	\$190,631	
	VOCA Clinical Services	State	40,807	
	MA Shelter Alliance	Private	30,171	
	FEMA	Federal	16,000	
	Hampshire UW	Private	30,625	
	Project Bread	Private	3,000	
	Town of Amherst	Local	4,900	
	CDBG Deferred Loan	Federal	10,000	
	Florence Inn Section 8	Federal	43,800	
	Northampton CDBG Grove	Federal	17,000	
	Northampton CDBG Interfaith	Federal	15,355	
	HUD TH & Mobile Outreach	Federal	242,300	
	HUD Permanent Housing	Federal	100,000	
	SAMSHA	Federal	190,000	
	City CPA Funds	Local / State	\$ 35,000	
	<i>Northampton Housing Partnership</i>	United Way Hampshire County	Private	\$ 23,000
		Hap Inc.	Non Profit	3,500
Valley CDC		Non Profit	5,000	
<i>SRO Outreach</i>	Donations	Private (projected)	9,200	
	Northampton CDBG	Federal	18,000	
	Highland Valley Elder Services	Private	7,000	
	Public Housing Subsidies	Federal	387,696	
	Capital Fund	Federal	144,198	
	ARRA / Capital Projects	Federal	182,526	
	Section 8	Federal	3,480,932	
<i>Northampton Housing Authority</i>	Section 8 Mod Rehab	Federal	163,683	
	Public Housing Subsidies	State	362,931	
	Mass Rental Vouchers	State	34,000	
	Mix Population Grant	State	31,200	
	Modernization Program	State	132,400	
	Veterans Supportive	Federal Section 8	324,929	

<i>Meadowbrook Apartments Affordability</i>	Housing Program 222 units	Rental Vouchers Low Income Housing Tax Credits \$6.5 Million Equity – 40-Year Federal CDBG	16,000
<i>Community Builders Village at Hospital Hill</i>	8 Units	Federal Section 8 LIHTC	
<i>Village of Hospital Hill Rental Phase I</i>	47 Units	Federal Low Income Housing Tax Credits State HOME funds Local CDBG 2006	\$ 504,000 \$ 750,000
<u>Agency</u>	<u>Assistance/Units</u>	<u>State / Federal</u>	<u>Amount</u>
<i>Valley CDC</i>	16 N. Maple 11 existing/renovation 96-98 King Street 10 new SRO units	State Bond State Bond HOME Community Action (ARRA funds) Smith College/private Federal AHP Private (Lions Club) Local / State CPA Major Donor In-kind land donation W.M. Com. Foundation State	\$920,000 \$650,000 500,000 24,463 500,000 \$60,000 20,000 120,000 25,000 125,000 20,000 \$2,000,000
<i>Pioneer Valley Habitat for Humanity</i>	Garfield Ave. 5 Units		
Massachusetts DMR Burt's Pit Road	10 New Units		
Go West SRO Main St. Florence	17 Units	State / Federal McKinney	
St. Michael's House State St.	86 Units	Mass Housing	New Loan
The Lorraine SRO 96 Pleasant St.	20 Units /Rental subsidies	State Private	
Earl Street SRO McKinney Funding	14 Units Rental Subsidies Hampshire County Programs	State / Federal Sec 8 Federal	\$342,253/yr.

Potential Housing Market Influence on Use of Funds

- The State has been unable to syndicate Low Income Tax credits so many housing projects across the State have been frozen. No incentive for new projects at this time.

- ❑ The State budget is so dire that the Mass. Rental Voucher Program is in jeopardy of receiving less than level funding.
- ❑ The State is consolidating the regions for the Department of Mental Health from 6 into 3. The Western Mass. area is merging with Worcester; there will be a loss of local control and proactive leadership
- ❑ Tightening of bank regulations for lending (recession reaction) requires down payments and mortgage terms that are unaffordable to many local residents.
- ❑ Accessing rental housing is difficult as landlords require first month, last month and security deposit amounts.
- ❑ Lack of agency to administer the City's Housing Rehabilitation Program
- ❑ Difficult for City or non-profit agency to act quickly to acquire land or buildings when they become available in a competitive real estate market

Summary of Specific Annual Objectives and Program Activities

(91.220 c 3)

The FY11 Year 27 objectives address a range of housing, infrastructure, public facilities, economic development, elimination of blighted and decadent areas, and public service needs identified in the Consolidated Plan and the annual project solicitation and community outreach process. (See following pages.)

On or about July 1, 2010 the City of Northampton will receive Community Development Block Grant (CDBG) funds estimated to be in the amount of \$821,633 from the United States Department of Housing & Urban Development (HUD).

Pursuant to HUD regulations, activities must meet one of the following CDBG national objectives: (1) activities benefiting persons of low and moderate income; (2) activities aiding in the elimination of slums and blight; and (3) activities that address an urgent community need. Each activity to be funded will address one or more of those objectives. The **housing** activities are designed to address health, safety, and building code issues and to stabilize the City's housing stock, ensuring decent, safe and affordable housing for the City's low and moderate income elder residents. The Valley CDC will assist low and moderate-income households through a housing assistance program that provides direct referrals to HOME assisted units in Northampton and surrounding communities.

The program will provide **public infrastructure** improvements within CDBG eligible areas with the goal of providing a suitable living environment for low / moderate income households.

Year 27 - FY11 Non-Public Service Action Plan Project Chart

AGENCY	PROGRAM NAME	PROGRAM DESCRIPTION	YEAR 27 AWARD	PRIORITY NEED	PROPOSED OUTCOME
HOUSING					
POAH	Meadowbrook Apts	Replacement of one sewer line; replacement of building mounted light fixtures	16,000.00	High	Replacement of sewer line and exterior lighting will provide 252 households in Meadowbrook Apartments a more suitable living environment
Valley CDC	Homeownership Center	Provision of consumer education, referrals and advocacy to low/mod renters; counseling and referrals for HOME funded homeownership opportunities	20,000.00	High	45 household will have access to resources to obtain sustainable homeownership
Northampton Council on Aging	Home Repair Program	Grants and deferred payment loans to income eligible homeowners age 60 and older. Funds will be used for salaries and recordings	14,000.00	High	5-6 households will receive a low-interest loan up to \$8,000; two to three households will receive a up to \$1,500 for repairs addressing health, safety and code violations
Total Housing:			50,000.00		
INFRASTRUCTURE					
Northampton DPW	Conz Street Improvements	Construction of new sidewalks	92,000.00	High	Reconstruct linear feet of deteriorated sidewalk in a low/mod area
Total Infrastructure:			92,000.00		

PUBLIC FACILITIES

Northampton Community Education Consortium	James House Learning Center	Rehabilitation of the James House, a municipally owned building being converted into a community learning center	15,720.00	High	Low and moderate income residents will have access to a one-stop facility accessible providing job training, ABE/ESOL, college readiness and family literacy assisting them to ultimately obtain the tools necessary to maintain economic independence
City of Northampton	Senior Center	Fourth payment for debt service obligations for the construction of a full service senior center	336,341.00	High	Creation of the senior center allows for expanded programs targeted to seniors enhancing ability to socialize and their quality of life
Total Public Facilities:			352,061.00		

ECONOMIC DEVELOPMENT

Valley CDC	Small Business Development	Technical assistance to low/mod residents to start their own business and to microenterprises with 5 or fewer employees	20,000.00	High	30 individuals / businesses will receive technical assistance which will provide increased economic opportunities
Total Economic Development:			20,000.00		

BLIGHTED AND DECADENT AREAS

City of Northampton	Fairgrounds Pre-Development	Demolition and replacement of horse barns	\$20,000.00	Medium	Redevelopment of the Fairgrounds will eliminate deteriorated buildings and public infrastructure and increase economic opportunity at the facility
Total Blighted and Decadent Areas:			\$20,000.00		

ADMINISTRATION

City of Northampton

Planning and
Administration

Professional planning expertise
including neighborhood planning,
community and economic
development, affordable housing
and homeless activities and
administration of the Community
Development Block Grant

\$164,326.00

High

Administer the Block Grant program
and conduct community and
economic development planning
to address community needs and to
maximize community benefit.

Total Administration:

\$164,326.00

AGENCY	PROGRAM NAME	PROGRAM DESCRIPTION	YEAR 27 AWARD	PRIORITY NEED	PROPOSED OUTCOME
Casa Latina	"Puentes" Bridges for Latinos	Information, referral and outreach for low/mod Latino residents	16,435.00	High	350 Latino residents will receive referral, case management and outreach allowing them to successfully integrate into the community
Center for New Americans	Skills and Jobs for Northampton Newcomers and Their Families	Support for low-income immigrants and their families integrating into the N'ton community. Employment assistance, coaching and family literacy programming	10,093.00	High	55 immigrants and refugees will receive resources to learn English, obtain jobs and become involved members of their communities
CHD / Big Brothers Big Sisters	Big Brothers Big Sisters Mentoring Program	In partnership with the N'ton Public Schools low/mod at-risk youth are referred and matched one-to-one with volunteers who spend 3-5 hrs/wk for at least a yr developing relationships	5,000.00	Medium	35 at-risk youth will be matched with mentors with the goal of increasing self-confidence and develop more positive attitude and connections within the community
CHD / SRO Outreach	Single Room Occupancy Program	Case management, referrals, advocacy, food pantry, transportation and community linkages to SRO residents	18,000.00	High	185 SRO residents will have access to case management and basic services reducing their use of emergency services and improving their sense of community and housing stability
Community Action	First Call for Help	Referral and/or advocacy connecting people to local resources for food, utility/heat, housing and other emergency assistance	3,000.00	Medium	400 callers will obtain information allowing them to gain access to resources to address basic needs
Community Action	Generation Q	Weekly support and education groups for GLBTQQ youth and their allies. Drop in tutoring and homework	5,000.00	Medium	20 at-risk GLBTQQ youth will have access to activities, referrals and support groups to develop

social networks improving their sense of community

help also available

The Literacy Project	Passport to Success Transitions Program	Training and counseling for past/current/potential Adult Basic Education students in making the transition to post GED jobs and higher education	10,862.00	High	45 low and moderate income residents will have access to adult basic education services allowing them to pursue job and college goals
MANNA Soup Kitchen	Manna Soup Kitchen	Free meals year round to homeless and low/mod residents. Special Thanksgiving and Christmas meals also provided	2,500.00	High	400 low income residents will receive three free meals a week lowering their food costs and/or preventing hunger
Mass Fair Housing Center	Northampton Fair Housing Program	Fair Housing / fair lending education materials, advocacy and/or legal assistance to housing providers and home seekers	2,500.00	High	700 housing providers and residents will receive fair housing education and/or advocacy with the goal of preventing discrimination
Service Net, Inc.	Grove Street Inn	17 year round emergency and transitional shelter beds for adult men and women. Housing search and case management provided	17,000.00	High	130 homeless individuals will be provided short-term shelter and assistance securing transitional and permanent housing providing the stability needed to move forward with their lives
Service Net, Inc.	Interfaith Shelter	Collaborative program of Service Net, the Friends of the Hampshire County Homeless and the City providing food and emergency overnight shelter from November through April	15,355.00	High	205 homeless individuals will receive emergency overnight shelter allowing them to be indoors during the coldest months of the year
Survival Center	Emergency Food Pantry	Emergency food pantry for low/mod residents Kids' Summer Food Program addresses the summer nutrition gap by providing food for children	15,000.00	High	2,100 individuals and families will have access to monthly food allotments preventing hunger and lowering their food bills

who rely on school meal programs

Western Mass Training Consortium	Northampton Wellness Project	Collaborative effort with the Freedom Center to increase availability of peer supports and wellness oriented groups. Expansion of peer supports for individuals transitioning out of the hospital or respite	2,500.00	Medium	400 individuals will receive information about resources prior to leaving the hospital or respite to increase connections and reduce hospitalization
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123,245.00

The program will develop and improve **public facilities** within CDBG eligible areas to insure citizens will have access to and use of adequate public facilities. The program will also undertake access improvements ensuring persons with physical disabilities have adequate access to public facilities and services.

Year 27 will provide funding to 13 **public service** programs targeted to the City's low and moderate income population through community based non-profit agencies and organizations. Public services include food and meals programs, housing support programs, literacy and mentoring programs as well as assistance for Latinos, immigrant and mentally ill populations.

Economic development activities will promote job creation and retention within Northampton and promote the development of micro-business enterprises, principally targeted to benefit the City's low and moderate-income residents.

The program will provide assistance in **eliminating blighted and decadent conditions** at the Three County Fairgrounds public facility and deteriorated conditions of surrounding public infrastructure.

Planning and administration resources will be utilized to support the CEDO in its mission to provide professional planning expertise for the City including neighborhood planning, the development and preservation of affordable housing, economic development activities geared towards business support, job creation and retention efforts within the City and administration of the Community Development Block Grant Program.

FY11 CDBG Budget Allocations:

Planning & Administration (20%)	\$164,327
Public Services (15%)	\$123,245
Housing	\$ 50,000
Infrastructure	\$ 92,000
Public Facilities	\$352,061
Economic Development	<u>\$ 20,000</u>
<u>Elimination of Blight and Decadence</u>	<u>\$ 20,000</u>
Total CDBG Award	\$821,633

FY11 Other Program Funds:

- 1.) Program income to be expended during the program year:
 - Projected program income from loan repayments in FY11 is anticipated to be approximately \$11,000

- No revolving loan funds
 - No float-funded activities
- 2.) Program income for year 2009/year 26 in the amount of \$25,525 and any additional accumulated prior to June 30, 2010 has been allocated to the James House Learning Center public facility rehabilitation project.
 - 3.) No Section 108 Loan guarantees
 - 4.) No surplus funds from urban renewal settlements
 - 5.) No grant funds returned to a line of credit.
 - 6.) No income from float-funded activities
 - 7.) No expenditures anticipated for urgent need activities
 - 8.) Estimated amount of CDBG funds to be utilized for activities that benefit low and moderate income persons:

Low/Mod Benefit Expenditure Levels: 97% (91.220(l)(1)(iv))

Total Expenditures	821,633
Planning and Administration	<u>164,326</u>
Subtotal to determine denominator	657,307
LMI Expenditures	
Public Services @15%	123,245
Housing-\$50,000 less \$1440 non LMI housing expenditures	48,560
Infrastructure - Area Benefit	92,000
Public Facilities - James House, Senior Center	352,061
Economic Development	<u>20,000</u>
Subtotal to determine numerator	635,866
LMI Benefit %	0.967380539
Non-LMI Expenditures	
Slums & Blight	20,000
Housing (Meadowbrook 91% LMI units - 252 total/230 affordable/22 market)	<u>1440</u>
Subtotal non-LMI expenditures	21,440

Allocation Priorities and Geographic Areas

Allocation priorities were chosen consistent with the goals and objectives in the Consolidated Plan and in response to the needs identified in the annual solicitation and community outreach process.

Geographic Areas Where Activities Will Occur

Census tracts with more than 25% minority population are defined as areas of minority concentration. Presently, there are no such areas in the city. The two public housing

family developments and two subsidized private housing developments contain the majority of the minority populations in the City. An expenditure for infrastructure will be made at the Meadowbrook Apartments, one of the two private housing developments.

Northampton defines census tracts with percentages of low income households that exceed the city average of 39% to be areas of low income concentration. Those tracts consist primarily of the more densely populated areas in and around the Central business district downtown. These tracts are: 8216.01, 8219.02, 8220 and 8221.

CDBG Target Areas by Census Tract / Block Group

Pursuant to program regulations the following census tracts/block groups are targeted for CDBG funds based on income; more than 51% of the households in these areas have incomes below 80% of median income based on family size. (Census Tract Map Appendix G)

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

All area benefit activities funded by the City are located within CDBG eligible census tracts. Direct benefit activities are funded throughout the City at locations, which meet direct benefit criteria. The following outlines the City's rationale for the geographic distribution of activities in relation to specific program areas.

Urgent Community Development Needs

Pursuant to HUD regulation 570.208 (c) "Criteria for National Objectives", CDBG resources may be used to address community development needs having a particular urgency. In utilizing this national objective criterion, the jurisdiction must certify that a particular activity is designed to alleviate existing conditions that directly pose a serious and immediate threat to the health, safety and welfare of a community. The existing conditions to trigger an urgent community development need must be recent, or have recently reached a level of urgency within the past eighteen months. The following occurrences and/or conditions may require the determination outlined above:

- natural disasters (flood, hurricane, tornado, wildfire)
- structural fires of a particularly devastating nature

The City, depending on required activity, may complete a determination for CDBG funds to be used to address a particular urgent community development need. The

Housing and Community Development Planner/CDBG Administrator shall complete the determination. Concurrence with the completed determination shall be required from the Mayor and Director of CEDO prior to the expenditure of CDBG funds. Examples of activities that typically meet an urgent community need are infrastructure improvements, interim assistance, and rehab of a community facility.

Action Plan Amendments

During the course of CDBG program year 27, funded activities may require budget adjustments based on project related cost overruns or cost savings. Such adjustments will be made only to activities included within an approved annual Action Plan. At such times the City requires flexibility in adjusting budgets accordingly. A budget adjustment will be considered a substantial amendment to the Action Plan if it meets the criteria established in the Citizen Participation Plan.

Annual Affordable Housing Goals (91.220 g)

See Table 3B in Appendix E.

The Valley CDC will be undertaking the renovation of the Maples, an 11 unit SRO in Florence. Valley already owns and manages the building. The building is in need of renovation, but no additional units will be created. Valley's project on King Street will add new SRO units to the inventory. The building formerly housed 2 apartments and first floor commercial space. The new project will include 10 enhanced SRO units, five specifically for formerly homeless.

The Northampton Housing Authority will break ground on 10 new units for the clients of the Department of Mental Retardation, now the Department of Developmental Services. The NHA is also adding 2 units at an existing Chapter 689 Special Needs Housing development. The upcoming new construction at the former State Hospital will be a section of bungalow housing in the 80-120% of area median income range.

Annual Public Housing Goals (91.220 h)

As stated in the recently completed PHA 5-Year and Annual Plan, the Northampton Housing Authority's mission statement is as follows:

" The Northampton Housing Authority is committed to ensuring decent, safe and affordable housing, and housing opportunity for the citizens of Northampton and the region in an effort to maintain the economic diversity of the community. To this end the NHA shall strive to create and maintain clean and secure housing developments, offer a variety of housing opportunities for the community's citizens, assure fiscal integrity by all program participants, and work to support initiatives to provide opportunities for residents who wish to gain self-sufficiency and economic independence. The effectiveness of these endeavors is measured, in part, by the dedication of an innovative and caring staff to efficient program management, and collaboration with residents, community service providers and Northampton's government and community leaders".

In order to assist the Housing Authority with carrying out that mission, the CEDO will be in regular communication during Program Year 27. The NHA will be invited to provide (additional) input to the Strategic Housing Plan being finalized by the Northampton Housing Partnership. The Director will be invited to attend a regular Housing Partnership meeting to update members on NHA activities. Additionally, a CDBG allocation to install electronic door openers at Tobin Manor will establish a contractual relationship as well. The City will also support NHA efforts to develop the 4th parcel deeded to them at the Former State Hospital, for homeownership. The Housing and CD Planner will take an active role in establishing a Task Force to examine the FMR and SMSA issues negatively impacting utilization of Section 8 vouchers, this year. The NHA will break ground on its 10 unit development for clients of the Department of Developmental Services as well as the addition of 2 units to its property on State Street.

Representatives of the Housing Authority are invited to all meetings facilitated by the CEDO office relative to affordable housing, coordinated service delivery and case management. NHA Rental Assistance program managers are actively involved in the administration of subsidies for the HUD VASH Program, The Florence Inn, Go West, Hathaway Farms, the Maples and with assisting homeless and formerly homeless residents with housing search activities.

Annual Homeless and Special Needs Goals (91.220 i)

Chronic homeless activities: During Year 27, the City will actively support with CDBG funding, the Interfaith Shelter, the Grove Street Inn and the SRO Outreach Project. City staff will work closely with the Outreach Clinician from Elliott Services to monitor the number and nature of unsheltered residents in the community. The City will support local efforts of Friends of the Homeless to investigate a second Yvonne's House and assist with a site search. The City will create a Continuum Homeless Management Information System through the McKinney funding, to better track the numbers, needs and housing placements of the chronically homeless. The City will continue to facilitate the Next Step meetings, and the Department of Mental Health sponsored REACH meetings where service and housing resources for the chronically homeless are identified, pursued and secured. Staff will participate in the Regional Coordinating Networks' Steering Committee and Leadership Council to implement Housing First Pilot projects for the chronically homeless.

At this time, several funding sources directed at housing the chronically homeless are flowing in the region. Sources from the State (ICHH), sources from the Federal level (HPRP) and ARRA funds to the community action agencies are all targeted at the chronically homeless. CEDO staff will stay abreast of funding availability and actively advocate for maximum and timely utilization.

Homelessness Prevention: During Year 27, the City will actively support with CDBG funding, the SRO Outreach Program, First Call for Help, the Literacy Project, the Manna Soup Kitchen, the Survival Center Food Pantry, the Valley CDC Homeownership Program, the Council on Aging Home Repair Program and the Mass. Fair Housing Center's Fair Housing Program. These public services directly or indirectly preserve existing housing. Regionally, the City will participate in efforts to secure funding to maintain and/or expand the Tenancy Preservation Program, the tenant/landlord mediation services provided through the Housing Court, and seek additional financial sources for rental and utility arrearages for households at risk of homelessness. Efforts will be made to identify funding and an administrator to create a program similar to the Family Outreach Program operating in Amherst. Consultations indicated a strong need to provide supports to keep at-risk families housed.

As the region moves to a homelessness prevention, housing first and rapid re-housing system model, the City will engage in efforts to promote and create those programs. The City will also be cognizant of the need to transition to this new system slowly, rather than dismantling the emergency shelter system prior to the other components being in place. For example, the CEDO has successfully applied for Community Preservation Act funding to partially renovate the Grove Street Inn homeless shelter for individuals. Because it is a City owned facility, it made sense to make physical improvements to provide a better quality of life for current guests. In the future, if the facility is converted to permanent supported housing, the investment will still have made sense.

Activities to Overcome Barriers to Affordable Housing (91.220 j)

During Year 27, the Housing Partnership will work closely with the Zoning Revisions Sub-Committee to develop recommendations on zoning changes that will facilitate the creation of affordable housing units. The Housing Partnership will also finish the Housing Needs Assessment/Strategic Housing Plan and circulate it widely. One of the reasons the Community Preservation Committee awarded the funding to the Partnership to create the plan, is so they themselves can use it to guide CPA funding decisions. A document that clearly articulates housing needs in the community will guide both CDBG and CPA expenditures moving forward.

The City will work closely with the Northampton Housing Authority to improve customer service. The introduction of bi-lingual staffing capacity, as well as documents being available in other languages, are examples. Assistance from the Mass. Fair Housing Center will be requested to update the Impediments to Fair Housing Analysis. On-going consultation will occur with housing and homeless service providers through the Next Step Collaborative to address any barriers that may be identified throughout the year.

Annual HIV/AIDS Housing and HOPWA Goals (91.220(1)(3))

During Program Year 27, AidsCare of Hampshire County will continue providing 10 rental subsidies to households affected with HIV/Aids. Case management services, including housing search, homelessness prevention, life skills training and advocacy will be provided to those households and others to the extent possible.

Discharge Policy (91.225(c)(10))

The City will support the Three County Continuum of Care protocols to prevent people from being discharged from public and private institutions directly into homelessness. Additionally, the Massachusetts Operational Services Division has developed discharge planning specification language in its human services RFPs to ensure consistency in discharge planning for state funded agencies in order to establish an effective discharge policy in the service system statewide. The language aims to ensure consistency in discharge planning among vendors. Massachusetts has an on-going practice of evaluating its policies to prevent discharge from institutions and health care facilities that result in homelessness.

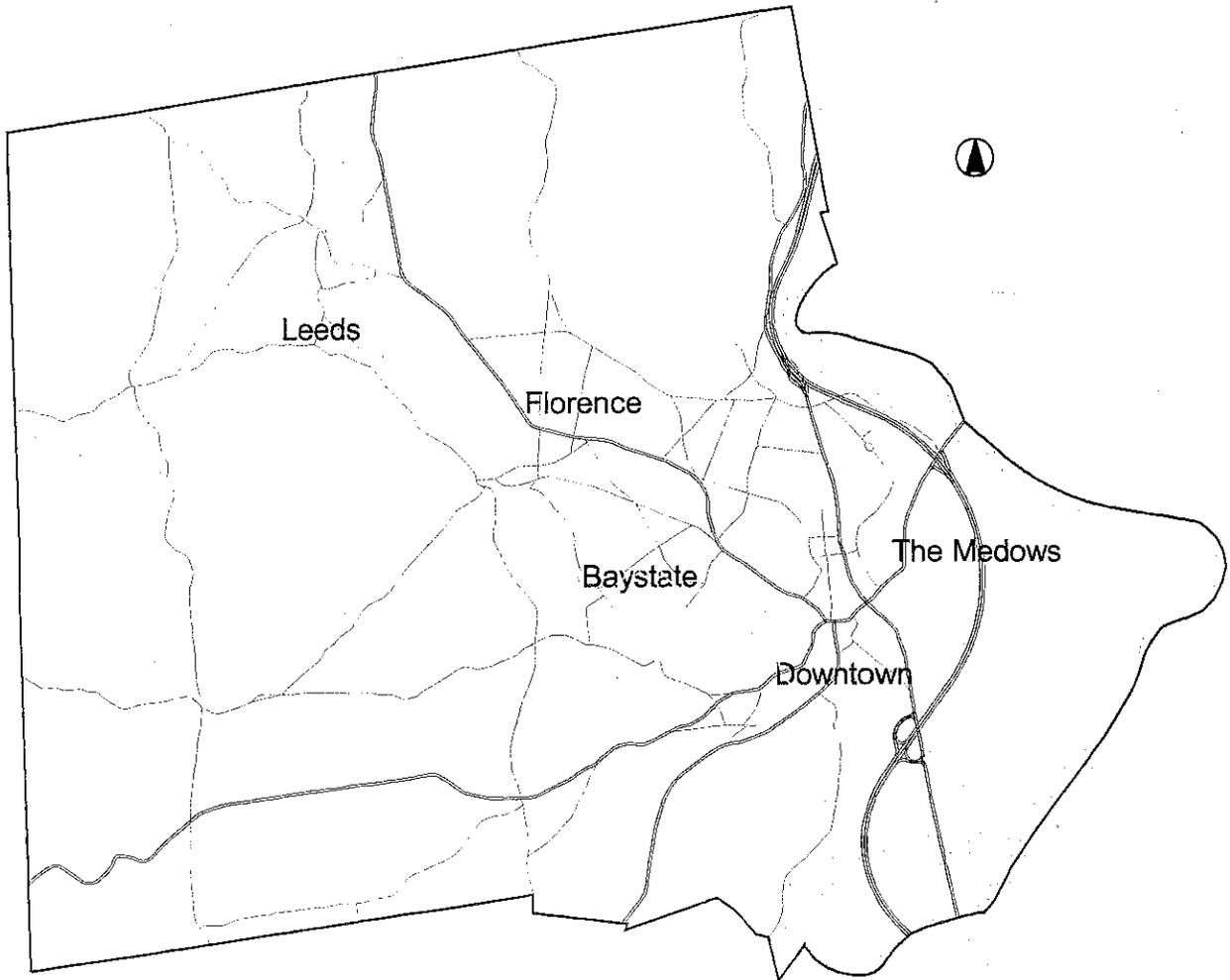
Monitoring (91.230)

The Community and Economic Development Office (CEDO) will monitor and measure the success of annual activities against the goals identified in the Consolidated Plan and against the metrics identified in the Sustainable Northampton Comprehensive Plan. Progress on the ConPlan needs and strategies will be evaluated on an annual basis to determine if changes are required to plan priorities and strategies.

Performance of annual activities will be evaluated against the target outcomes identified in the sub-recipient agreements. CEDO will conduct on-site monitoring visits to sub-recipients on a regular rotating basis. In addition all sub-recipients will provide quarterly and annual reports which will be reviewed and entered into the IDIS reporting system. Any problems identified by sub-recipients or by CEDO staff will be addressed immediately. Expenditures will be monitored and evaluated quarterly. If timeliness of expenditures is an issue, specific language will be included in the award letter. All procedures for drawing funds, reporting requirements and meeting outcomes, are included in the City contract with the sub-recipients.

APPENDIX A

City Map



Quick Facts;

Date Incorporated: 1883
Form of Government: Mayor/City Counsel
2005 Population: 29200
Land Area: 34.46 sq. miles

Date: 07-Apr-2000
Author: J
Revisor: 1
File: C:\Data-GIS\Av\Projects\J\amsh
El_C08\Gvd\bg\c2bg_projects.apr

CITY OF NORTHAMPTON
HAMPSHIRE COUNTY, MASSACHUSETTS



APPENDIX B

Chas Tables

- Housing Problems Output for All Households
- Affordability Mismatch Output for All Households
- Housing Problems Output for Non-Hispanic Households
- Housing Problems Output for Hispanic Households
- Housing Problems Output for Mobility and Self Care Limitations

SOCDS CHAS Data: Housing Problems Output for All Households

Household by Type, Income, & Housing Problem	Name of Jurisdiction: Northampton city, Massachusetts		Source of Data: CHAS Data Book				Data Current as of: 2000				
	Renters		Owners								
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
1. Household Income <= 50% MFI	505	344	20	1,079	1,948	435	182	8	128	753	2,701
2. Household Income <=30% MFI	263	199	4	749	1,215	142	63	4	64	273	1,488
3. % with any housing problems	37.3	74.9	100.0	61.3	58.4	83.1	93.7	100.0	93.8	88.3	63.9
4. % Cost Burden >30%	37.3	72.9	100.0	61.3	58.1	83.1	93.7	100.0	93.8	88.3	63.6
5. % Cost Burden >50%	18.6	55.3	0.0	54.1	46.4	45.1	87.3	100.0	93.8	67.0	50.2
6. Household Income >30 to <=50% MFI	242	145	16	330	733	293	119	4	64	480	1,213
7. % with any housing problems	50.8	44.8	50.0	86.4	65.6	52.6	58.8	100.0	84.4	58.8	62.9
8. % Cost Burden >30%	49.2	44.8	25.0	86.4	64.5	52.6	58.8	100.0	84.4	58.8	62.2
9. % Cost Burden >50%	18.6	6.9	0.0	40.9	25.9	18.8	58.8	100.0	39.1	32.1	28.4
10. Household Income >50 to <=80% MFI	149	279	27	665	1,120	283	280	58	135	756	1,876
11. % with any housing problems	32.9	31.9	85.2	45.1	41.2	17.0	71.4	39.7	66.7	47.8	43.8
12. % Cost Burden >30%	26.2	30.5	14.8	41.4	36.0	17.0	71.4	32.8	66.7	47.2	40.5
13. % Cost Burden >50%	0.0	0.0	0.0	3.8	2.2	4.9	28.6	0.0	18.5	15.7	7.7
14. Household Income >80% MFI	164	580	45	1,624	2,413	940	2,690	364	799	4,793	7,206
15. % with any housing problems	2.4	6.0	33.3	2.1	3.6	6.4	10.0	14.8	23.7	12.0	9.2
16. % Cost Burden >30%	2.4	6.0	0.0	1.8	2.9	5.3	8.9	10.7	23.7	10.8	8.1

17. % Cost Burden >50%	0.0	0.0	0.0	0.0	0.0	0.0	0.4	1.1	8.1	2.1	1.4
18. Total Households	818	1,203	92	3,368	5,481	1,658	3,152	430	1,062	6,302	11,783
19. % with any housing problems	33.5	28.1	54.3	32.0	31.7	22.9	19.0	19.8	37.0	23.1	27.1
20. % Cost Burden >30	31.8	27.4	13.0	31.1	30.1	22.3	18.1	15.3	37.0	22.2	25.9
21. % Cost Burden >50	11.5	10.0	0.0	16.8	14.2	9.2	6.8	2.8	16.5	8.8	11.3

Definitions:

Any housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Other housing problems: overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.

Elderly households: 1 or 2 person household, either person 62 years old or older.

Renter: Data do not include renters living on boats, RVs or vans. This excludes approximately 25,000 households nationwide.

Cost Burden: Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Source: Tables F5A, F5B, F5C, F5D

SOCDS CHAS Data: Affordability Mismatch Output for All Households

Name of Jurisdiction: Northampton(CDBG), Massachusetts	Source of Data: CHAS Data Book				Data Current as of: 2000			
	Renters Units by # of bedrooms				Owned or for sale units by # of bedrooms			
Housing Units by Affordability	0-1 (A)	2 (B)	3+ (C)	Total (D)	0-1 (E)	2 (F)	3+ (G)	Total (H)
1. Rent <=30%					Value <=30%			
# occupied units	663	237	237	1,137	N/A	N/A	N/A	N/A
% occupants <=30%	70.9	41.8	14.8	53.1	N/A	N/A	N/A	N/A
% built before 1970	48.1	60.3	80.6	57.4	N/A	N/A	N/A	N/A
% some problem	22.6	8.4	12.7	17.6	N/A	N/A	N/A	N/A
# vacant for rent	4	14	4	22	# vacant for sale			
2. Rent >30% to <=50%					Value <=50%			
# occupied units	486	316	120	922	22	112	72	206
% occupants <=50%	58.0	42.1	18.3	47.4	18.2	33.0	25.0	28.6
% built before 1970	81.5	83.9	85.0	82.8	63.6	51.8	104.2	71.4
% some problem	50.4	42.4	18.3	43.5	0.0	0.0	5.6	1.9
# vacant for rent	29	14	15	58	# vacant for sale			
3. Rent >50% to <=80%					Value >50% to <=80%			
# occupied units	1,144	1,352	456	2,952	59	201	1,356	1,616
% occupants <=80%	51.1	37.9	30.3	41.8	59.3	32.3	29.6	31.0
% built before 1970	85.1	72.4	88.8	79.9	83.1	50.7	81.9	78.0
% some problem	36.3	29.1	28.5	31.8	0.0	7.0	5.5	5.5
# vacant for rent	68	35	4	107	# vacant for sale			
4. Rent >80%					Value >80%			
# occupied units	150	212	110	472	121	1,073	3,149	4,343
# vacant for rent	0	10	0	10	# vacant for sale			

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Note: When using Internet Explorer, please save file in Excel format.

Definitions:

Rent 0-30% - These are units with a current gross rent (rent and utilities) that are affordable to households with incomes at or below 30% of HUD Area Median Family Income. Affordable is defined as gross rent less than or equal to 30% of a household's gross income.

Rent 30-50% - These are units with a current gross rent that are affordable to households with incomes greater than 30% and less than or equal to 50% of HUD Area Median Family Income.

Rent 50-80% - These are units with a current gross rent that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income.

Rent > 80% - These are units with a current gross rent that are affordable to households with incomes above 80% of HUD Area Median Family Income.

Value 0-50% - These are homes with values affordable to households with incomes at or below 50% of HUD Area Median Family Income. Affordable is defined as annual owner costs less than or equal to 30% of annual gross income. Annual owner costs are estimated assuming the cost of purchasing a home at the time of the Census based on the reported value of the home. Assuming a 7.9% interest rate and national averages for annual utility costs, taxes, and hazard and mortgage insurance, multiplying income times 2.9 represents the value of a home a person could afford to purchase. For example, a household with an annual gross income of \$30,000 is estimated to be able to afford an \$87,000 home without having total costs exceed 30% of their annual household income.

Value 50-80% - These are units with a current value that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income.

Value > 80% - These are units with a current value that are affordable to households with incomes above 80% of HUD Area Median Family Income.

Source: Tables A10A, A10B, A12, A9A, A9B, A9C, A8B, A8C, A11

SOCDS CHAS Data: Housing Problems Output for Black Non-Hispanic Households

Household by Type, Income, & Housing Problem	Name of Jurisdiction: Northampton(CDBG), Massachusetts		Source of Data: CHAS Data Book		Data Current as of: 2000					
			Renters		Owners					
	Elderly 1 & 2 Member Households (A)	Family Households (B)	All Other Households (C)	Total Renters (D)	Elderly 1 & 2 Member Households (E)	Family Households (F)	All Other Households (G)	Total Owners (H)	Total Households (I)	
1. Household Income <=50% MFI	0	4	14	18	0	0	0	0	18	
2. Household Income <=30% MFI	0	4	14	18	0	0	0	0	18	
% with any housing problems	N/A	100.0	0.0	22.2	N/A	N/A	N/A	N/A	22.2	
3. Household Income >30 to <=50% MFI	0	0	0	0	0	0	0	0	0	
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
4. Household Income >50 to <=80% MFI	0	24	30	54	0	0	0	0	54	
% with any housing problems	N/A	58.3	33.3	44.4	N/A	N/A	N/A	N/A	44.4	
5. Household Income >80% MFI	0	20	20	40	0	14	14	28	68	
% with any housing problems	N/A	0.0	0.0	0.0	N/A	71.4	0.0	35.7	14.7	
6. Total Households	0	48	64	112	0	14	14	28	140	
% with any housing problems	N/A	37.5	15.6	25.0	N/A	71.4	0.0	35.7	27.1	

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Note: When using Internet Explorer, please save file in Excel format.

Source: [Tables A1C & A1D](#)

SOCDS CHAS Data: Housing Problems Output for Asian Non-Hispanic Households

Household by Type, Income, & Housing Problem	Name of Jurisdiction: Northampton(CDBG), Massachusetts		Source of Data: CHAS Data Book				Data Current as of: 2000			
			Renters		Owners					
	Elderly 1 & 2 Households (A)	Family Households (B)	All Other Households (C)	Total Renters (D)	Elderly 1 & 2 Member Households (E)	Family Households (F)	All Other Households (G)	Total Owners (H)	Total Households (I)	
1. Household Income <=50% MFI	N/A	N/A	N/A	4	N/A	N/A	N/A	4	8	
2. Household Income <=30% MFI	N/A	N/A	N/A	4	N/A	N/A	N/A	0	4	
% with any housing problems	N/A	N/A	N/A	0.0	N/A	N/A	N/A	N/A	0.0	
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	4	4	
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100.0	100.0	
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	10	N/A	N/A	N/A	8	18	
% with any housing problems	N/A	N/A	N/A	100.0	N/A	N/A	N/A	0.0	55.6	
5. Household Income >80% MFI	N/A	N/A	N/A	140	N/A	N/A	N/A	50	190	
% with any housing problems	N/A	N/A	N/A	0.0	N/A	N/A	N/A	16.0	4.2	
6. Total Households	N/A	N/A	N/A	154	N/A	N/A	N/A	62	216	
% with any housing problems	N/A	N/A	N/A	6.5	N/A	N/A	N/A	19.4	10.2	

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Note: When using Internet Explorer, please save file in Excel format.

Source: Tables A1A & A1B

SOCDS CHAS Data: Housing Problems Output for Native American Non-Hispanic Households

Household by Type, Income, & Housing Problem	Name of Jurisdiction: Northampton(CDBG), Massachusetts		Source of Data: CHAS Data Book		Data Current as of: 2000								
	Renters		Owners		Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	Total Households
	(A)	(B)	(C)	(D)									
1. Household Income <=50% MFI	N/A	N/A	N/A	10	N/A	N/A	N/A	10	N/A	N/A	N/A	0	10
2. Household Income <=30% MFI	N/A	N/A	N/A	10	N/A	N/A	N/A	10	N/A	N/A	N/A	0	10
% with any housing problems	N/A	N/A	N/A	0.0	N/A	N/A	N/A	0.0	N/A	N/A	N/A	N/A	0.0
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5. Household Income >80% MFI	N/A	N/A	N/A	4	N/A	N/A	N/A	4	N/A	N/A	N/A	0	4
% with any housing problems	N/A	N/A	N/A	0.0	N/A	N/A	N/A	0.0	N/A	N/A	N/A	N/A	0.0
6. Total Households	N/A	N/A	N/A	14	N/A	N/A	N/A	14	N/A	N/A	N/A	0	14
% with any housing problems	N/A	N/A	N/A	0.0	N/A	N/A	N/A	0.0	N/A	N/A	N/A	N/A	0.0

[Click here to download report in Excel format](#)

Note: When using Internet Explorer, please save file in Excel format.

Source: [Tables A1A & A1B](#)

SOCDS CHAS Data: Housing Problems Output for Pacific Islander Non-Hispanic Households

Name of Jurisdiction: Northampton(CDBG), Massachusetts	Data Current as of: 2000									
	Source of Data: CHAS Data Book					Owners				
	Renters					Owners				
Household by Type, Income, & Housing Problem	Elderly 1 & 2 Households (A)	Family Households (B)	All Other Households (C)	Total Renters (D)	Elderly 1 & 2 Member Households (E)	Family Households (F)	All Other Households (G)	Total Owners (H)	Total Households (I)	
	1. Household Income <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
2. Household Income <=30% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5. Household Income >80% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	10	10	10
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0	0.0	0.0
6. Total Households	N/A	N/A	N/A	0	N/A	N/A	N/A	10	10	10
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0	0.0	0.0

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Note: When using Internet Explorer, please save file in Excel format.

Source: [Tables A1A & A1B](#)

SOCDS CHAS Data: Housing Problems Output for Hispanic Households

Name of Jurisdiction: Northampton(CDBG), Massachusetts	Data Current as of: 2000									
	Source of Data: CHAS Data Book					Owners				
	Renters		Renters			Owners			Owners	
Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	Total Households	Total Owners	Total Households
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(H)	(I)
Household by Type, Income, & Housing Problem										
1. Household Income <=50% MFI	29	89	75	193	0	4	0	4	4	197
2. Household Income <=30% MFI	25	49	61	135	0	0	0	0	0	135
% with any housing problems	0.0	71.4	44.3	45.9	N/A	N/A	N/A	N/A	N/A	45.9
3. Household Income >30 to <=50% MFI	4	40	14	58	0	4	0	4	4	62
% with any housing problems	0.0	60.0	28.6	48.3	N/A	0.0	N/A	0.0	0.0	45.2
4. Household Income >50 to <=80% MFI	0	43	12	55	0	4	4	8	8	63
% with any housing problems	N/A	18.6	33.3	21.8	N/A	0.0	100.0	50.0	50.0	25.4
5. Household Income >80% MFI	0	39	64	103	4	52	8	64	64	167
% with any housing problems	N/A	10.3	0.0	3.9	0.0	36.5	100.0	42.2	42.2	18.6
6. Total Households	29	171	151	351	4	60	12	76	76	427
% with any housing problems	0.0	41.5	23.2	30.2	0.0	31.7	100.0	40.8	40.8	32.1

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Note: When using Internet Explorer, please save file in Excel format.

Source: Tables A1C & A1D

SOCDS CHAS Data: Housing Problems Output for Mobility & Self Care Limitation

Household by Type, Income, & Housing Problem	Name of Jurisdiction: Northampton(CDBG), Massachusetts		Source of Data: CHAS Data Book				Data Current as of: 2000			
			Renters		Owners					
	Extra Elderly 1 & 2 Member Households (A)	Elderly 1 & 2 Member Households (B)	All Other Households (C)	Total Renters (D)	Extra Elderly 1 & 2 Member Households (E)	Elderly 1 & 2 Member Households (F)	All Other Households (G)	Total Owners (H)	Total Households (I)	
1. Household Income <=50% MFI	162	28	251	441	104	46	48	198	639	
2. Household Income <=30% MFI	73	28	228	329	58	18	4	80	409	
% with any housing problems	53.4	35.7	50.0	49.5	86.2	100.0	100.0	90.0	57.5	
3. Household Income >30 to <=50% MFI	89	0	23	112	46	28	44	118	230	
% with any housing problems	56.2	N/A	82.6	61.6	39.1	50.0	45.5	44.1	52.6	
4. Household Income >50 to <=80% MFI	18	8	74	100	92	20	93	205	305	
% with any housing problems	0.0	50.0	40.5	34.0	15.2	50.0	58.1	38.0	36.7	
5. Household Income >80% MFI	15	20	139	174	138	69	304	511	685	
% with any housing problems	0.0	0.0	2.9	2.3	2.9	5.8	13.8	9.8	7.9	
6. Total Households	195	56	464	715	334	135	445	914	1,629	
% with any housing problems	45.6	25.0	36.0	37.8	25.7	34.1	27.0	27.6	32.0	

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Note: When using Internet Explorer, please save file in Excel format.

Definitions for Mobility & Self-Care Table:

Extra Elderly: 1 or 2 Member households, either person 75 years or older

Elderly: 1 or 2 Member Households, either person 62 to 74 years

Mobility or Self Care Limitations: This includes all households where one or more persons has 1) a long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying and/or 2) a physical, mental, or emotional condition lasting more

than 6 months that creates difficulty with dressing, bathing, or getting around inside the home.

Source: Tables A7A, A7B, A7C

APPENDIX C

Northampton Housing Authority Physical Needs Assessment

Aggregate Project Cost by Year - LHA Wide (All Developments)

STATE

Development	Facility	Project Title	Project #	Priority	Project Cost-Year of Proposed Execution										Development 10 Yr. Total Project Cost		
					2009	2010	2011	2012	2013	2014	2015	2016	2017	2018			
214-667-1A -- CAHILL APTS	Developm ent-wide	Attic Insulation	214-667-1A-0-09-3828	1	\$0	\$40,628	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,628
214-667-1A -- CAHILL APTS	214-667-1A-009 -- COMMUNI TY BLDG	Exit light retrofit; egress light battery	214-667-1A-009-09-3830	1	\$0	\$1,487	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,487
214-667-1A -- CAHILL APTS	214-667-1A-S01 -- FRUIT STREET SITE	Parking lot widening and repaving; walkway	214-667-1A-S01-09-3831	1	\$0	\$14,568	\$94,294	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,862
214-667-1A -- CAHILL APTS	214-667-1A-S01 -- FRUIT STREET SITE	Fire alarm underground wiring	214-667-1A-S01-09-3832	1	\$0	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000
214-667-1B -- FORSANDER APTS	Developm ent-wide	Kitchen and bathroom GFCI installation	214-667-1B-0-09-3834	1	\$0	\$28,539	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,539
214-667-1B -- FORSANDER APTS	Developm ent-wide	Boiler replacement	214-667-1B-0-09-3835	1	\$0	\$46,267	\$299,479	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$345,746
214-667-1B -- FORSANDER APTS	Developm ent-wide	Roof replacement	214-667-1B-0-09-3836	1	\$0	\$24,338	\$157,534	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$181,872
214-667-1B -- FORSANDER APTS	Developm ent-wide	Attic insulation	214-667-1B-0-09-3837	1	\$0	\$45,142	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,142
214-667-1B -- FORSANDER APTS	Developm ent-wide	Concrete column deterioration study	214-667-1B-0-09-3839	1	\$0	\$6,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,875
214-667-1A -- CAHILL APTS	214-667-1A-009 -- COMMUNI TY BLDG	Laundry room dryer vent	214-667-1A-009-09-3840	1	\$0	\$688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$688

Development	Facility	Project Title	Project #	Priority	Project Cost-Year of Proposed Execution										Development 10 Yr. Total Project Cost		
					2009	2010	2011	2012	2013	2014	2015	2016	2017	2018			
214-667-3 -- TOBIN MANOR	214-667-03-S01 -- MAPLE STREET SITE	Crack seal parking and travelway	214-667-03-S01-09-3849	1	\$0	\$3,292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,292
214-667-3 -- TOBIN MANOR	Developm ent-wide	Exterior doors - automatic openers	214-667-3-0-09-3851	1	\$0	\$86,031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86,031
214-667-3 -- TOBIN MANOR	Developm ent-wide	Kitchen GFCI installation	214-667-3-0-09-3852	1	\$0	\$20,215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,215
214-667-1A -- CAHILL APTS	Developm ent-wide	GFCI installation	214-667-1A-0-09-3824	1	\$0	\$25,368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,368
214-667-3 -- TOBIN MANOR	214-667-03-S01 -- MAPLE STREET SITE	Exterior lighting photosensor installation	214-667-03-S01-09-3854	1	\$0	\$2,519	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,519
214-200-1 -- HAMPSHIRE HEIGHTS	Developm ent-wide	Cut in register to heat basement	214-200-1-0-09-3858	1	\$0	\$20,885	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,885
214-200-1 -- HAMPSHIRE HEIGHTS	Developm ent-wide	Insulate floor of overhanging bedrooms	214-200-1-0-09-3859	1	\$0	\$52,659	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,659
214-200-1 -- HAMPSHIRE HEIGHTS	214-200-01-S01 -- HAMPSHI RE HEIGHTS SITE	Surface drainage re- grading	214-200-01-S01-09-3860	1	\$0	\$18,437	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,437
214-200-1 -- HAMPSHIRE HEIGHTS	214-200-01-S01 -- HAMPSHI RE HEIGHTS SITE	Road repaving	214-200-01-S01-09-3862	1	\$0	\$15,153	\$98,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,236
214-667-3 -- TOBIN MANOR	Developm ent-wide	Elevator - repairs and maintenanc e	214-667-3-0-09-3927	1	\$0	\$3,479	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,479
214-667-2A -- SALVO HOUSE	214-667-2A-S01 -- 81 CONZ STREET SITE	Air intake grate installation	214-667-2A-S01-09-3960	1	\$0	\$1,977	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,977

Development	Facility	Project Title	Project #	Priority	Project Cost-Year of Proposed Execution										Development 10 Yr. Total Project Cost		
					2009	2010	2011	2012	2013	2014	2015	2016	2017	2018			
214-667-2A -- SALVO HOUSE	Developm ent-wide	GFCI installation	214-667-2A-0-09-3961	1	\$0	\$18,816	\$121,793	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,609
214-667-2A -- SALVO HOUSE	Developm ent-wide	Panic hardware installation	214-667-2A-0-09-3962	1	\$0	\$24,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,265
214-667-2A -- SALVO HOUSE	Developm ent-wide	Rigid dryer vent installation	214-667-2A-0-09-3963	1	\$0	\$1,344	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,344
214-667-2A -- SALVO HOUSE	Developm ent-wide	Low-flow toilet installation	214-667-2A-0-09-3964	1	\$0	\$37,779	\$244,534	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$282,312
214-667-2A -- SALVO HOUSE	Developm ent-wide	Elevators - minor repairs and maintenance	214-667-2A-0-09-4028	1	\$0	\$10,438	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,438
214-667-1B -- FORSANDER APTS	214-667-1B-010 -- COMMUNI TY BLDG	Exit light retrofit	214-667-1B-010-09-4135	1	\$0	\$799	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$799
214-667-2A -- SALVO HOUSE	Developm ent-wide	Main breaker and load center replacement	214-667-2A-0-09-4366	1	\$0	\$168,559	\$2,124,026	\$501,469	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,794,055
214-667-2A -- SALVO HOUSE	Developm ent-wide	Re-caulking exterior concrete panels	214-667-2A-0-09-3966	1	\$0	\$83,910	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,910
PRIORITY 1 SUB TOTAL:					\$0	\$884,458	\$3,139,744	\$501,469	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,525,670
214-667-2A -- SALVO HOUSE	214-667-2A-S01 -- 81 CONZ STREET SITE	Parking lot and walkway paving	214-667-2A-S01-09-3959	2	\$0	\$23,854	\$155,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178,905
214-667-3 -- TOBIN MANOR	Developm ent-wide	Carpet replacement	214-667-3-0-09-3853	2	\$0	\$20,743	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,743
PRIORITY 2 SUB TOTAL:					\$0	\$23,854	\$155,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178,905
214-200-1 -- HAMPSHIRE HEIGHTS	Developm ent-wide	Furnace replacement	214-200-1-0-09-3857	4	\$0	\$0	\$0	\$44,597	\$155,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$199,648
214-667-1A -- CAHILL APTS	Developm ent-wide	Electric stove replacement	214-667-1A-0-09-3826	4	\$0	\$0	\$0	\$13,509	\$87,439	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,948

Development 10 Yr. Total Project Cost
 Project Cost-Year of Proposed Execution
 Development Title Project # Priority

				2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
214-667-2A -- SALVO HOUSE	Developm ent-wide	Paint corridors	214-667-2A-0-09-4368	4	\$0	\$0	\$0	\$38,481	\$0	\$0	\$0	\$0	\$0	\$38,481
214-667-2A -- SALVO HOUSE	Developm ent-wide	Community room carpet replacement	214-667-2A-0-09-4369	4	\$0	\$0	\$0	\$20,900	\$0	\$0	\$0	\$0	\$0	\$20,900
PRIORITY 4 SUB TOTAL:														
214-667-2A -- SALVO HOUSE	Developm ent-wide	Kitchen modernizati on and VCT replacement	214-667-2A-0-09-3967	6	\$0	\$0	\$0	\$109,820	\$326,480	\$0	\$0	\$0	\$0	\$436,299
214-667-2A -- SALVO HOUSE	Developm ent-wide	Window replacement	214-667-2A-0-09-3965	6	\$0	\$0	\$0	\$0	\$0	\$134,114	\$1,695,376	\$393,596	\$0	\$2,223,086
PRIORITY 6 SUB TOTAL:														
214-667-1A -- CAHILL APTS	Developm ent-wide	VAT replacement - stairwells	214-667-1A-0-09-3825	8	\$0	\$0	\$0	\$0	\$0	\$161,228	\$1,871,619	\$393,596	\$0	\$2,426,443
PRIORITY 8 SUB TOTAL:														
214-200-1 -- HAMPSHIRE HEIGHTS	Developm ent-wide	Vinyl asbestos tile replacement	214-200-1-0-09-3856	9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,676	\$42,676
PRIORITY 9 SUB TOTAL:														
214-200-1 -- HAMPSHIRE HEIGHTS	Developm ent-wide	Window replacement	214-200-1-0-09-3855	10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
214-667-1A -- CAHILL APTS	Developm ent-wide	Boiler and water heater replacement	214-667-1A-0-09-3827	10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PRIORITY 10 SUB TOTAL:														
Grand Totals:														
				\$0	\$884,458	\$3,184,341	\$656,520	\$109,820	\$326,480	\$161,228	\$1,871,619	\$445,281	\$42,676	\$7,682,426

#####

From Phys Needs Assessment
but Unfunded for 2010 2011 2012 2013 2014

FEDERAL

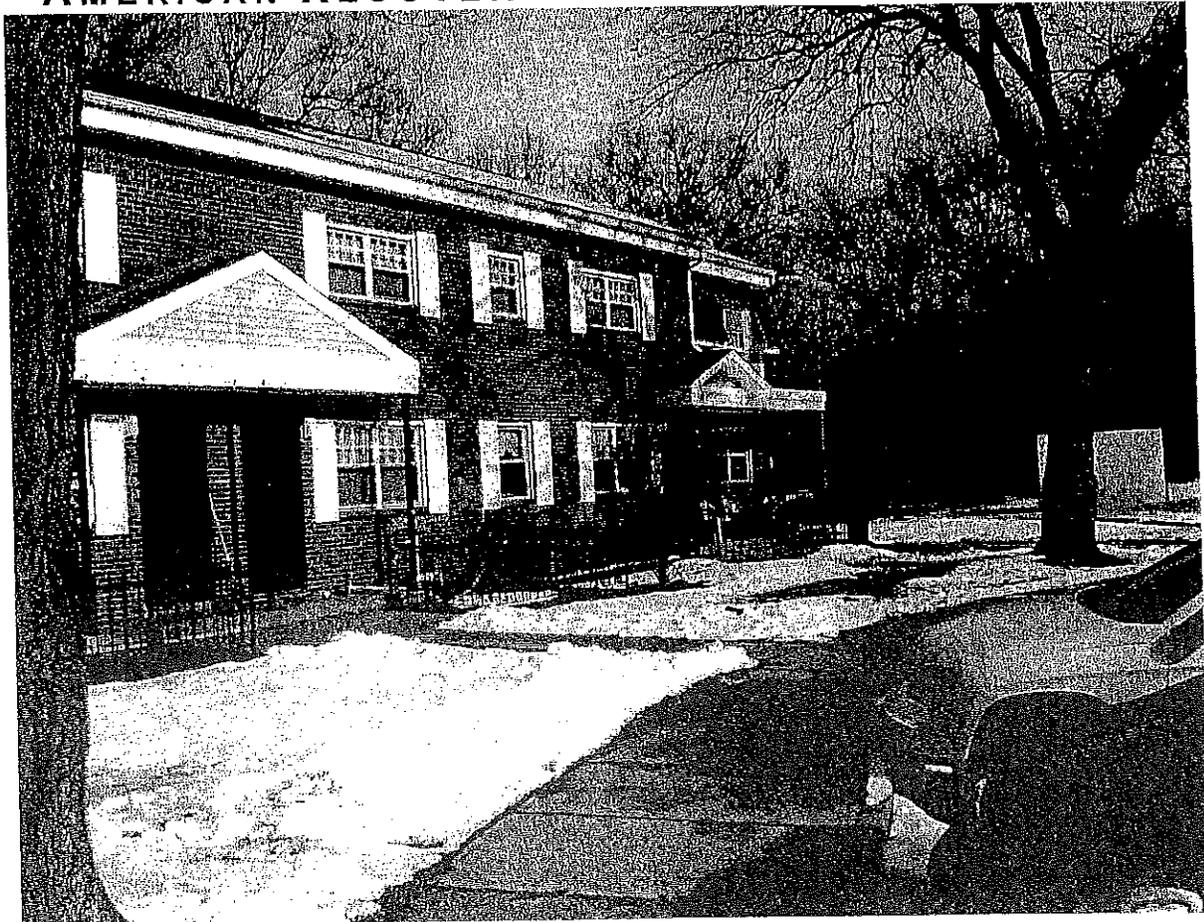
This 5 year Plan

All	Operations	\$28,839	\$28,839	\$28,839	\$28,839	\$28,839	\$28,839
All	Appliances		\$5,000				\$13,000
FLORENCE HEIGHTS							
26-1	Site Improvements		\$5,000				
26-1	Replace Playground			\$35,000			
26-1	Replace Fencing	16400					
26-1	Replace Windows				\$30,000	\$110,000	
26-1	Flooring Upgrades		\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
26-1	Drainage Improvements (e.g. Gutters & Downspc	52000					\$2,000
26-1	Renovate Kitchens						\$80,000
26-1	Electrical Upgrades (e.g. Smokes & GFI)		\$8,562	\$359	\$359	\$359	\$359
26-1	Replace DHW tanks	20000	\$5,000				
MCDONALD HOUSE							
26-2	Site Improvements						\$5,000
26-2	Replace Water Main		\$60,000				
26-2	Heating Upgrades (e.g. zone valves)			\$10,000	\$8,000		
26-2	Replace Roof Membrane	39000	\$11,000	\$60,000	\$70,000		
26-2	Elevator Upgrades	40000					
26-2	Electrical Improvements (e.g. lighting)	70000	\$20,000				
26-2	Electrical Upgrades (e.g. Smokes & GFI)				\$2,000		\$10,000

26-2	Improvements to Community Spaces/Offices	59203	\$797				
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\$144,198 \$144,198 \$144,198 \$144,198 \$144,198 \$144,198

PHYSICAL NEEDS ASSESSMENT
AND VIABILITY REVIEW
IN SUPPORT OF THE
AMERICAN RECOVERY AND REINVESTMENT ACT



PREPARED FOR THE

NORTHAMPTON HOUSING AUTHORITY
OF
NORTHAMPTON, MASSACHUSETTS

FEBRUARY 2010

MANAGEMENT RESOURCE GROUP, INC.

2392 MOUNT VERNON ROAD, SUITE 103/ATLANTA, GA 30338

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TABLE OF CONTENTS

Study, Purpose, Scope

Background Information

MA 26-1, Florence Heights

Facility Pictures

Total Replacement Cost Estimates

Viability Review

HUD Form 52832

MA 26-2, McDonald House

Facility Pictures

Total Replacement Cost Estimates

Viability Review

HUD Form 52832

Physical Needs Assessment
Capital Fund Program (CFP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp.7/31/98)

HA Name Northampton Housing Authority				<input checked="" type="checkbox"/> Original ____ Revision Number ____	
Development Number MA 26-2		Development Name McDonald House		DOFA Date or Construction Date 1964	
Development Type:		Occupancy Type:		Number of Buildings	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	D/Semi-D	<input type="checkbox"/>
Turnkey III - Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III - Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-Up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/>
Sect. 23, Bnd. Financed	<input type="checkbox"/>				
Sect. 8, New Construction	<input type="checkbox"/>				
General Description of Needed Physical Improvements				Number of Vacant Units 0	
				Current BR Dist.	
				0 3	
				1 51 4	
				2 9 5	
				5+	
				Total Current Units 60	
				Urgency of Need (1-5)	

Landscaping	2
Site Improvement	3
Replace/repair sidewalks	3
Repair/replace parking/drives	4
Tree trimming	5
Replace water/sanitary lines	2
Replace roof membrane	1
Replace windows	5
Replace entry doors	4
Tuck-point & seal brick	3
Renovate kitchens	3
Replace appliances	2
Replace floor tile	2
Replace interior doors	5
Renovate bathrooms	4
Replace bathroom accessories	4
Patch & paint interiors	4
Refurbish corridors	2
	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	Continued
Per Unit Hard Cost	Continued
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared	2/9/2010
Source(s) of Information	

Previous CFP Applications
Maintenance Work Orders
Physical Site Surveys
Resident Comments

Physical Needs Assessment
Capital Fund Program (CFP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp.7/31/98)

HA Name Northampton Housing Authority	<input checked="" type="checkbox"/> Original ___ Revision Number ___
---	---

Development Number MA 26-2	Development Name McDonald House	DOFA Date or Construction Date	1964
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings
Rental <input checked="" type="checkbox"/>	Family ___	D/Semi-D ___	1
Turnkey III - Vacant ___	Elderly <input checked="" type="checkbox"/>	Row ___	Current BR Dist.
Turnkey III - Occupied ___	Mixed ___	Walk-Up ___	0 3
Mutual Help ___		Elevator <input checked="" type="checkbox"/>	1 51 4
Sect. 23, Bnd. Financed ___			2 9 5
Sect. 8, New Construction ___			5+
			Number of Vacant Units
			0
			Total Current Units
			60

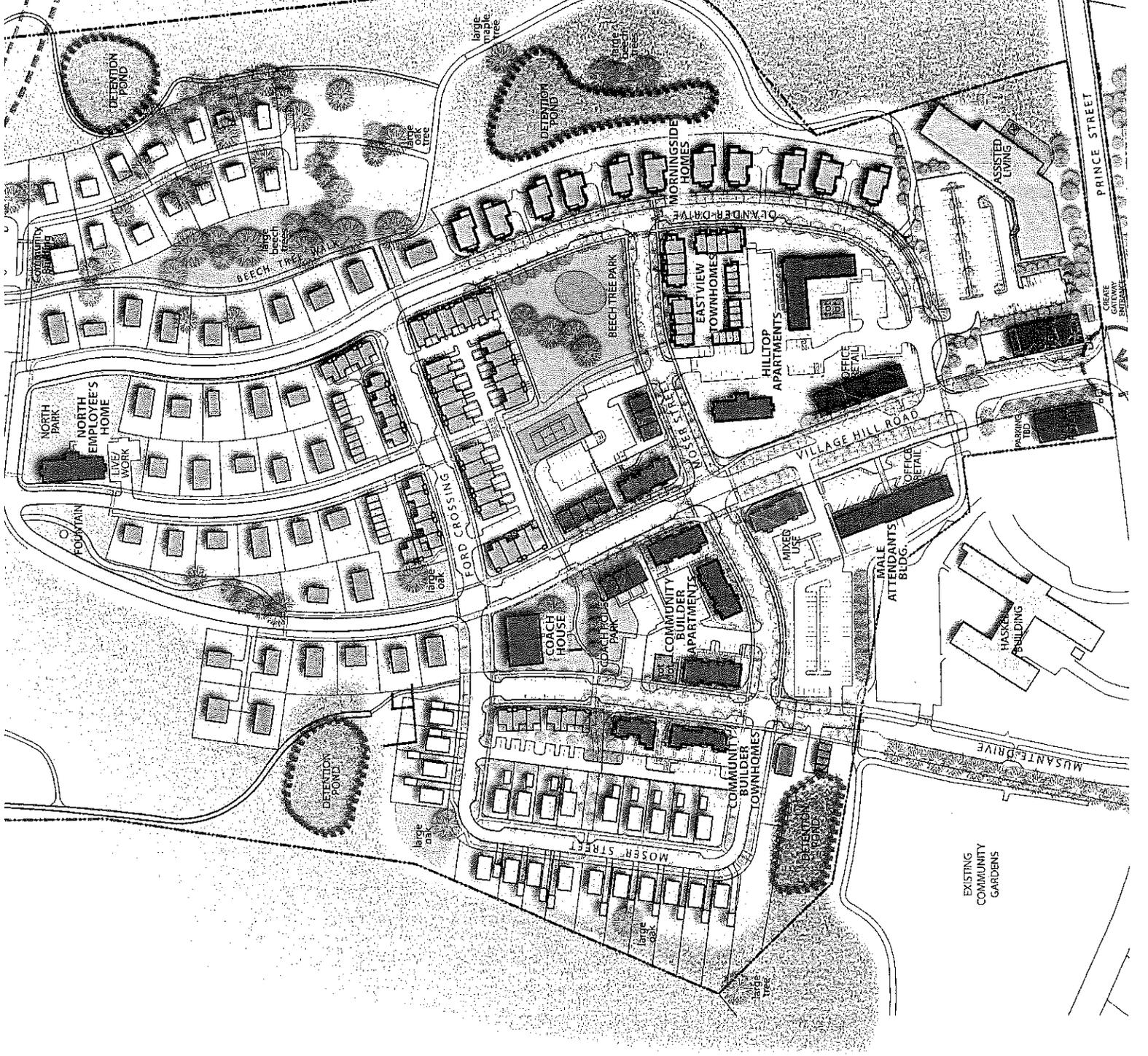
General Description of Needed Physical Improvements	Urgency of Need (1-5)
Replace boilers	1
Replace DHW tanks	2
Replace heat zone valve	1
Replace light fixtures	2
Replace smoke detectors & GFI	2
Replace exterior lights	4
Refurbish elevators	1
Replace emergency generator	4
Non-Dwelling	
Refurbish administrative & community spaces	2

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$ 1,602,000
Per Unit Hard Cost	\$ 26,700
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/> No ___
Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/> No ___
Date Assessment Prepared	2/9/2010
Source(s) of Information	Previous CFP Applications Maintenance Work Orders Physical Site Surveys Resident Comments

APPENDIX D

Northampton State Hospital Redevelopment
Master Plan

150' CONSERVATION AREA
200' RIVERFRONT AREA



EXISTING
COMMUNITY
GARDENS

APPENDIX E

HUD Tables

Table 1A	Homeless and Special Needs Populations
Table 1B	Special Needs (Non-Homeless) Populations
Table 2A	Priority Housing Needs
Table 2B	Priority Community Development Needs
Table 3B	Annual Affordable Housing Goals

Table 1A
Homeless and Special Needs Populations

Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/ Gap
Individuals				
Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	51	0	6
	Transitional Housing	190	0	15
	Permanent Supportive Housing	44	0	30
	Total	285	0	51
Persons in Families With Children				
Beds	Emergency Shelter	31	0	10
	Transitional Housing	30	0	15
	Permanent Supportive Housing	31	0	20
	Total	92	0	45

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	3	12	0	15
1. Number of Persons in Families with Children	7	28	0	35
2. Number of Single Individuals and Persons in Households without children	62	166	11	239
(Add Lines Numbered 1 & 2 Total Persons)	69	194	11	274
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	109		11	120
b. Seriously Mentally Ill	93			
c. Chronic Substance Abuse	176			
d. Veterans	169			
e. Persons with HIV/AIDS	6			
f. Victims of Domestic Violence	53			
g. Unaccompanied Youth (Under 18)	0			

Table 1B
Special Needs (Non-Homeless) Populations

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Multi- Year Goals	Annual Goals
Elderly	Medium	55	\$11,500,000	1 every 3 years =15 years	Private sector
Frail Elderly	Low	35	\$8,000,000	3-10 yrs. Soldier On Mass Develop- ment	2010- 0
Severe Mental Illness	High	23	\$4,300,000	23	\$250,000
Developmentally Disabled	Medium	10	\$2,500,000	10	\$2,400,000
Physically Disabled	Medium	5	\$1,500,000		
Persons w/ Alcohol/Other Drug Addictions	High	40	\$1,750,000		\$250,000
Persons w/HIV/AIDS	Low	8	\$340,000		
Victims of Domestic Violence	Medium	12	\$920,000		
Other					
TOTAL		243			

Assumptions:

Elderly : Northampton is in need of 4-5 developments containing approx. 10 units each of attached, 1 story townhouses to serve elderly with assets too high for public housing and too low for other community options (Lathrop Community, Bear Hill, Rockridge). The Deep Woods development of Bridge Rd. is a good model. Chart assumes \$2,300,000 per development.

Frail Elderly : There are 4 nursing facilities (Hampshire Care, Linda Manor, Rockridge and the Northampton Nursing Home) in the community. Soldier On is planning an assisted living facility on the VA Campus for Veterans and another facility is planned for the community at large at the former Northampton State Hospital, Village Hill. Linda Manor may also be planning an expansion.

Severe Mental Illness : ServiceNet, Inc. and the Mental Health Association will work in conjunction with the Department of Mental Health to support and maintain staff supported residences in the community.

Developmentally Disabled : the Northampton Housing Authority will break ground this summer, 2010, on a facility for 10 clients of the Department of Developmental Services (formerly Department of Mental Retardation). The Dept. will identify the unserved need after that facility is populated. Burt's Pit Road.

Physically Disabled : Stavros estimates 5-10 households in need of an accessible unit in Northampton. This does not include all others in surrounding communities that would like to live in the City.

Persons with Substance Abuse Issues: City has supported the Alliance for Sober Living and will reach out the new administrator of Hairston House (DPH RFP out now). Hospital seeing more people, out of area detox available/access adequate. Dollars indicated would be for Hairston House and Alliance capital improvements, through CDBG.

Persons with HIV/Aids : HOPWA program supports for AidsCare of Hampshire County.

Victims of Domestic Violence : Rental subsidies and support services.

Table 2A
Priority Housing Needs/Investment Plan Table

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
Renter	Small Related	0-30%	High	199
		31-50%	Medium	145
		51-80%	Medium	279
	Large Related	0-30%	High	4
		31-50%	Medium	16
		51-80%	Medium	27
	Elderly	0-30%	Medium	263
		31-50%	Low	505
		51-80%	Low	149
	All Other	0-30%	High	749
		31-50%	High	330
		51-80%	High	665
Owner	Small Related	0-30%	Low	63
		31-50%	Low	119
		51-80%	Low	280
	Large Related	0-30%	Low	4
		31-50%	Low	4
		51-80%	Medium	58
	Elderly	0-30%	Medium	142
		31-50%	Medium	293
		51-80%	Medium	283
	All Other	0-30%	Medium	64
		31-50%	Medium	64
		51-80%	Medium	135
Non-Homeless Special Needs	Elderly	0-80%	Medium	55
	Frail Elderly	0-80%	Low	35
	Severe Mental Illness	0-80%	High	23
	Physical Disability	0-80%	Medium	5
	Developmental Disability	0-80%	Low	10
	Alcohol/Drug Abuse	0-80%	High	40
	HIV/AIDS	0-80%	Low	8
	Victims of Domestic Violence	0-80%	Medium	12

Table 2B
Priority Community Development Needs

Priority Need	Priority Need Level	Unmet Priority Need	Dollars to Address Need	5 Yr Goal Plan/Act	Annual Goal Plan/Act	Percent Goal Completed
Acquisition of Real Property	Medium					
Disposition	Low					
Clearance and Demolition	Medium					
Clearance of Contaminated Sites	Medium					
Code Enforcement	Low					
Public Facility (General)						
Senior Centers	-					
Handicapped Centers	-					
Homeless Facilities	High					
Youth Centers	Medium					
Neighborhood Facilities	-					
Child Care Centers	Medium					
Health Facilities	-					
Mental Health Facilities	-					
Parks and/or Recreation Facilities	Medium					
Parking Facilities	Medium					
Tree Planting	Medium					
Fire Stations/Equipment	-					
Abused/Neglected Children Facilities	-					
Asbestos Removal	-					
Non-Residential Historic Preservation	-					
Other Public Facility Needs	-					
Infrastructure (General)						
Water/Sewer Improvements	Medium					
Street Improvements	Medium					
Sidewalks	High					
Solid Waste Disposal Improvements	Medium					
Flood Drainage Improvements	High/Med.					
Other Infrastructure	-					
Public Services (General)						
Senior Services	-					
Handicapped Services	Medium					
Legal Services	Medium					
Youth Services	High					
Child Care Services	Medium					
Transportation Services	Medium					
Substance Abuse Services	High					
Employment/Training Services	High					
Health Services	Medium					
Lead Hazard Screening	Low					
Crime Awareness	Medium					
Fair Housing Activities	Medium					
Tenant Landlord Counseling	High					
Other Services	-					
Economic Development (General)						
C/I Land Acquisition/Disposition	Medium					
C/I Infrastructure Development	Medium					
C/I Building Acq/Const/Rehab	Medium					
Other C/I						
ED Assistance to For-Profit	Medium					
ED Technical Assistance	Medium					
Micro-enterprise Assistance	High					
Other	-					

Table 3B
ANNUAL AFFORDABLE HOUSING COMPLETION GOALS

Grantee Name: City of Northampton Program Year: 2010-2011	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households(King Street)	10 Valley CDC		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households (Burt's Pit - 10, State Street -2)	12 NHA		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	12 NHA		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units King Street (10) Maples (11)	21		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	35 VASH & NHA		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental	/68		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	0		<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	5		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance	45		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	/50		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	12		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	26		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	35 and Sect. 8/MRVP		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	45		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	118		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal	68		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

Table 3B
ANNUAL AFFORDABLE HOUSING COMPLETION GOALS

Annual Owner Housing Goal	50		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	118		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

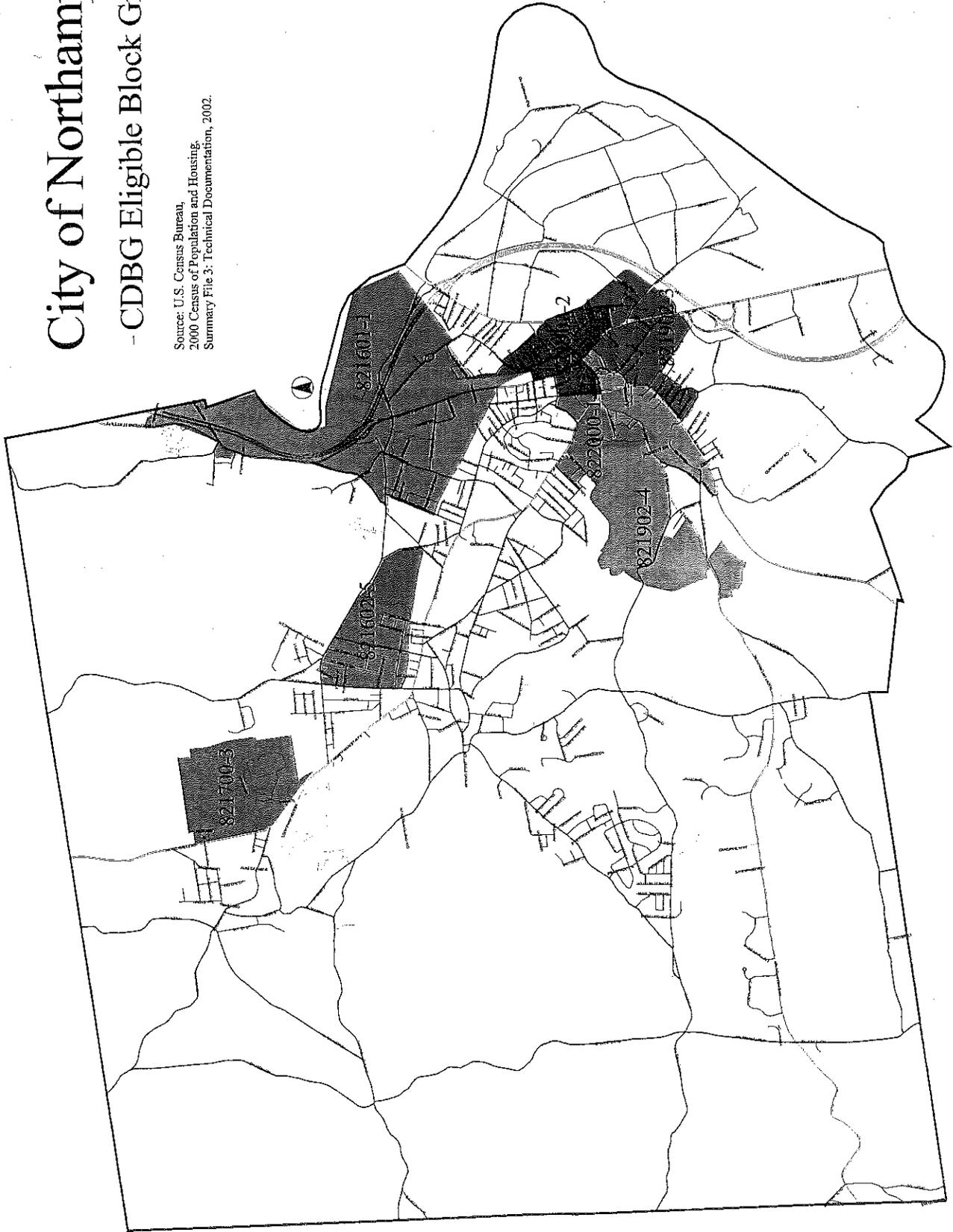
APPENDIX F

Census Tract Map

City of Northampton

- CDBG Eligible Block Groups -

Source: U.S. Census Bureau,
2000 Census of Population and Housing,
Summary File 3: Technical Documentation, 2002.



APPENDIX G

Removal of Barriers to Affordable Housing

Part A - Questionnaire for HUD's Initiative on Removal of Regulatory Barriers

Part A. Local Jurisdictions. Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties [Collectively, Jurisdiction]

<p>*1. Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a "housing element"?</p> <p>A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a housing element, please select No. If you select No, skip to question # 4.</p>	<p>Yes</p>
<p>2. If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?</p>	<p>Yes</p>
<p>3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multi-family housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan?</p> <p>(For purposes of this notice, "as-of-right" as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration). If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.</p>	<p>Yes</p>
<p>4. Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or that are otherwise not based upon explicit health standards?</p>	<p>No</p>
<p>*5. If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria?</p> <p>If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may select Yes.</p>	<p>Yes</p>
<p>6. If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?</p>	<p>No</p>

Part A - Page 2

<p>*7. If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?</p>	<p>Yes</p>
<p>*8. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graded regulatory requirements applicable as different levels of work are performed in existing buildings?</p> <p>Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: Smart Codes in Your Community: A Guide to Building Rehabilitation Codes (http://www.huduser.org/publications/destech/smartcodes.html.)</p>	<p>No</p>
<p>*9. Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification.</p> <p>In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes?</p>	<p>Yes</p>
<p>Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability.</p>	
<p>*10. Does your jurisdiction's zoning ordinance or land use regulations permit manufactured (HUD-Code) housing "as of right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?</p>	<p>Yes</p>
<p>*11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?</p>	<p>Yes</p>
<p>*12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, briefly describe. (Limit 2,000 characters.)</p>	<p>Yes</p>
<p>2004- Expanded the Urban Residential zone where 2 and 3 family homes are allowed by right; 2005 Consultant hired to draft Inclusionary Zoning Ordinance; 2007 Adopted Mass. General Laws Chapter 43D to streamline permitting through single point of contact; 2007 Adopted MGL Chapt. 40R to increase residential density at Village Hill development. 2009 Contracted with consultant to create a Housing Needs Assessment and Strategic Plan to be completed Spring 2010. Impediments Analysis will be updated with the Con Plan in 2010.</p>	
<p>*13. Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?</p>	<p>Yes</p>

Part A - Page 3

<p>*14. Does your jurisdiction give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing?</p> <p>(As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)</p>	<p>Yes</p>
<p>*15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits?</p> <p>Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?</p>	<p>Yes</p>
<p>*16. Does your jurisdiction provide for expedited or "fast track" permitting and approvals for all affordable housing projects in your community?</p>	<p>Yes</p>
<p>*17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?</p>	<p>Yes</p>
<p>*18. Does your jurisdiction allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as of right" in a majority of residential districts otherwise zoned for single-family housing?</p>	<p>Yes</p>
<p>*19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?</p>	<p>No</p>
<p>*20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?</p>	<p>No</p>

APPENDIX H

Lead Paint Abatement Information



search: [everywhere] [GO]

- HOME OWNERSHIP
- DEVELOPERS
- RENTAL HOUSING
- ABOUT US
- PRESS ROOM

home : home owners : home owner loans : **get the lead out**

Get the Lead Out Loan Program

Through a partnership with Departments of Public Health and Housing and Community Development, MassHousing offers an affordable way to remove hazardous lead paint from your home.

How to Apply

Get the Lead Out loans are administered by local rehabilitation agencies. For more information, or to apply, contact a participating agency.

Who is Eligible?

Owner Occupants

0% *Deferred Interest Rate*

- Income-eligible families who are under court order to delead or who have a child who is under case-management with the Childhood Lead Poisoning Prevention Program (CLPPP)
- Interest Rate is 0% Deferred
- Eligible borrowers may not have to repay the loan until they sell or refinance their home

3% *Amortizing Interest Rate*

Owner occupants who wish to delead their homes for preventative reasons may qualify for an amortizing loan with a 3% interest rate. View income limits

5% *Amortizing Interest Rate*

Owner occupants who wish to delead their homes for preventative reasons may qualify for an amortizing loan with a 5% interest rate. View income limits

Nonprofit Organizations

- Available to nonprofit organizations who rent to income-eligible tenants
- All loans are 0%, fully amortizing
- Loan terms are from 5 to 15 years, based on the loan amount and borrower qualifications

QUICK LINKS

- Loans for Home Owners
- Refinance Your Mortgage
- Home Improvement Loans
- Get the Lead Out
- Septic Repair Loans

TODAY'S INTEREST RATE

Borrower	Rate
Owner/Occupants	0%/5%*
Non-profits	0%
Investor/Owners	5%

*Depending on income

PARTICIPATING AGENCIES

Get the Lead Out loans are originated by approved local rehabilitation agencies across Massachusetts. View a list of participating agencies.

GET THE LEAD OUT DOCUMENTS

- Get the Lead Out Loan Program Income Limits
- Get the Lead Out Program Brochure
- MassHousing Second Mortgage Programs Overview

Community	Owner-Occupied 3% Amortizing for Preventative (at or below 80% of AMI)		Owner-Occupied 0% Def. for Case/Managed/ Court-Ordered 5% Amort. for Preventative (above 80% AMI to income limit below)	
	1-2 Person Annual Income	3 or More Annual Income	1-2 Person Annual Income	3 or More Annual Income
Newbury	\$72,100	\$82,900	\$90,200	\$103,700
Newburyport	\$72,100	\$82,900	\$90,200	\$103,700
Newton	\$72,100	\$82,900	\$90,200	\$103,700
Norfolk	\$72,100	\$82,900	\$90,200	\$103,700
North Adams	\$54,300	\$62,400	\$90,200	\$102,500
North Andover	\$67,800	\$78,000	\$84,800	\$97,500
N. Attleborough	\$58,000	\$66,700	\$82,000	\$94,300
N. Brookfield	\$63,700	\$73,300	\$82,000	\$94,300
North Reading	\$72,100	\$82,900	\$90,200	\$103,700
Northampton	\$53,700	\$61,800	\$82,000	\$94,300
Northborough	\$63,700	\$73,300	\$82,000	\$94,300
Northbridge	\$63,700	\$73,300	\$82,000	\$94,300
Northfield	\$54,400	\$62,500	\$82,000	\$94,300
Norton	\$67,600	\$77,800	\$84,600	\$97,200
Norwell	\$72,100	\$82,900	\$90,200	\$103,700
Norwood	\$72,100	\$82,900	\$90,200	\$103,700
Oak Bluffs	\$58,500	\$67,300	\$82,000	\$94,300
Oakham	\$63,700	\$73,300	\$82,000	\$94,300
Orange	\$54,400	\$62,500	\$82,000	\$94,300
Orleans	\$60,300	\$69,300	\$82,000	\$94,300
Otis	\$54,300	\$62,400	\$82,000	\$94,300
Oxford	\$63,700	\$73,300	\$82,000	\$94,300
Palmer	\$53,700	\$61,800	\$82,000	\$94,300
Paxton	\$63,700	\$73,300	\$82,000	\$94,300
Peabody	\$72,100	\$82,900	\$90,200	\$103,700
Pelham	\$53,700	\$61,800	\$82,000	\$94,300
Pembroke	\$72,100	\$82,900	\$90,200	\$103,700
Pepperell	\$70,700	\$81,300	\$88,400	\$101,600
Peru	\$54,300	\$62,400	\$82,000	\$94,300
Petersham	\$51,900	\$59,700	\$82,000	\$94,300
Phillipston	\$51,900	\$59,700	\$82,000	\$94,300
Pittsfield	\$53,500	\$61,500	\$82,000	\$94,300
Plainfield	\$53,700	\$61,800	\$82,000	\$94,300
Plainville	\$72,100	\$82,900	\$90,200	\$103,700
Plymouth	\$72,100	\$82,900	\$90,200	\$103,700
Plympton	\$63,600	\$73,100	\$82,000	\$94,300
Princeton	\$63,700	\$73,300	\$82,000	\$94,300
Provincetown	\$60,300	\$69,300	\$82,000	\$94,300
Quincy	\$72,100	\$82,900	\$90,200	\$103,700
Randolph	\$72,100	\$82,900	\$90,200	\$103,700
Raynham	\$80,000	\$92,000	\$100,000	\$115,000
Reading	\$72,100	\$82,900	\$90,200	\$103,700
Rehoboth	\$58,000	\$66,700	\$82,000	\$94,300
Revere	\$72,100	\$82,900	\$90,200	\$103,700
Richmond	\$53,500	\$61,500	\$82,000	\$94,300
Rochester	\$63,600	\$73,100	\$82,000	\$94,300
Rockland	\$72,100	\$82,900	\$90,200	\$103,700
Rockport	\$72,100	\$82,900	\$90,200	\$103,700
Rowe	\$54,400	\$62,500	\$82,000	\$94,300
Rowley	\$72,100	\$82,900	\$90,200	\$103,700
Royalston	\$51,900	\$59,700	\$82,000	\$94,300

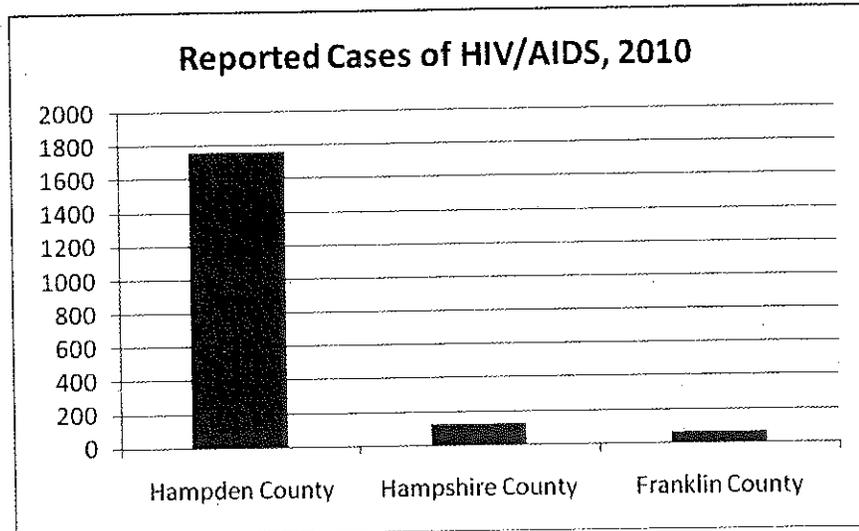
Community	Owner-Occupied 3% Amortizing for Preventative (at or below 80% of AMI)		Owner-Occupied 0% Def. for Case/Managed/ Court-Ordered 5% Amort. for Preventative (above 80% AMI to income limit below)	
	1-2 Person Annual Income	3 or More Annual Income	1-2 Person Annual Income	3 or More Annual Income
Russell	\$53,700	\$61,800	\$82,000	\$94,300
Rutland	\$63,700	\$73,300	\$82,000	\$94,300
Salem	\$72,100	\$82,900	\$90,200	\$103,700
Salisbury	\$72,100	\$82,900	\$90,200	\$103,700
Sandisfield	\$54,300	\$62,400	\$82,000	\$94,300
Sandwich	\$60,300	\$69,300	\$82,000	\$94,300
Saugus	\$72,100	\$82,900	\$90,200	\$103,700
Savoy	\$54,300	\$62,400	\$82,000	\$94,300
Seituate	\$72,100	\$82,900	\$90,200	\$103,700
Seekonk	\$58,000	\$66,700	\$82,000	\$94,300
Sharon	\$72,100	\$82,900	\$90,200	\$103,700
Sheffield	\$54,300	\$62,400	\$82,000	\$94,300
Shelburne	\$54,400	\$62,500	\$82,000	\$94,300
Sherborn	\$72,100	\$82,900	\$90,200	\$103,700
Shirley	\$72,100	\$82,900	\$90,200	\$103,700
Shrewsbury	\$63,700	\$73,300	\$82,000	\$94,300
Shutesbury	\$54,400	\$62,500	\$82,000	\$94,300
Somerset	\$58,000	\$66,700	\$82,000	\$94,300
Somerville	\$72,100	\$82,900	\$99,200	\$112,700
South Hadley	\$53,700	\$61,800	\$82,000	\$94,300
Southampton	\$53,700	\$61,800	\$82,000	\$94,300
Southborough	\$83,000	\$95,400	\$103,800	\$119,300
Southbridge	\$63,700	\$73,300	\$82,000	\$94,300
Southwick	\$53,700	\$61,800	\$82,000	\$94,300
Spencer	\$63,700	\$73,300	\$82,000	\$94,300
Springfield	\$53,700	\$61,800	\$82,000	\$94,300
Sterling	\$63,700	\$73,300	\$82,000	\$94,300
Stockbridge	\$53,500	\$61,500	\$82,000	\$94,300
Stoneham	\$72,100	\$82,900	\$90,200	\$103,700
Stoughton	\$72,100	\$82,900	\$90,200	\$103,700
Stow	\$72,100	\$82,900	\$90,200	\$103,700
Sturbridge	\$63,700	\$73,300	\$82,000	\$94,300
Sudbury	\$72,100	\$82,900	\$90,200	\$103,700
Sunderland	\$53,700	\$61,800	\$82,000	\$94,300
Sutton	\$63,700	\$73,300	\$82,000	\$94,300
Swampscott	\$72,100	\$82,900	\$90,200	\$103,700
Swansea	\$58,000	\$66,700	\$82,000	\$94,300
Taunton	\$67,600	\$77,800	\$84,600	\$97,200
Templeton	\$55,200	\$63,500	\$82,000	\$94,300
Tewksbury	\$70,700	\$81,300	\$88,400	\$101,600
Tisbury	\$58,500	\$67,300	\$82,000	\$94,300
Tolland	\$53,700	\$61,800	\$82,000	\$94,300
Topsfield	\$72,100	\$82,900	\$90,200	\$103,700
Townsend	\$72,100	\$82,900	\$90,200	\$103,700
Truro	\$60,300	\$69,300	\$82,000	\$94,300
Tyngsborough	\$70,700	\$81,300	\$88,400	\$101,600
Tyringham	\$54,300	\$62,400	\$82,000	\$94,300
Upton	\$83,000	\$95,400	\$103,800	\$119,300
Uxbridge	\$63,700	\$73,300	\$82,000	\$94,300
Wakefield	\$72,100	\$82,900	\$90,200	\$103,700
Wales	\$53,700	\$61,800	\$82,000	\$94,300

APPENDIX I

HOPWA Program Information and Statistics

Housing Opportunities for People with AIDS (HOPWA)

The City of Springfield administers the Housing Opportunities for Persons with AIDS (HOPWA) program for the three-county area of Hampden, Hampshire and Franklin Counties. In this area, there are 1939 reported cases of HIV/AIDS: 60 in Franklin County, 122 in Hampshire County, and 1757 in Hampden County. For FY2010, the annual allocation of HOPWA funds for the tri-county area is \$481,793.



Priority Needs. Due to improved medication regimens, people with HIV/AIDS are living longer and have a higher quality of life. The primary housing need identified by the community for this population is housing affordability. Some households also need supportive services to maintain their housing.

In Western Massachusetts, the highest contributing factor to HIV infection is injection drug use. Due to this factor, impacted households have barriers to accessing and retaining housing that are in addition to affordability. These include overcoming negative tenant histories and criminal backgrounds. These households are in need housing information and referral, and advocacy and legal services related to housing issues.

Within Hampden County, there is not a shortage of housing units, but there is a shortage of *affordable* units. Consequently, development of housing facilities has not been identified as a priority need for HOPWA funds.

Funding Priorities. The Springfield area HOPWA grant is used to fund Tenant-Based Rental Assistance (TBRA); Short-Term Rent, Mortgage and Utility (STRMU) Assistance; housing information and advocacy/legal services; and supportive services. In past years, over 70% of funds have been used to provide Tenant-Based Rental Assistance or Short Term Rental, Utilities or Mortgage Assistance. The rest of the funds go to supportive services, including Rental Start-Up (first, last and security deposit) and legal assistance related to housing issues.

Because the highest rates of HIV/AIDS are overwhelmingly in the cities located in Hampden County (Springfield, Holyoke and Chicopee), this area is targeted to receive the bulk of the funding.

Process for Selecting Providers. In order to select providers of HOPWA programs, the Springfield undertakes a formal Request for Proposals process. In FY09, the City RFP process was designated as a two-year round of funding. Agencies funded in the first year would receive renewal funding in the following year, provided that they met performance targets and complied with all grant obligations. For FY11, the City will put out an RFP for three years of funding.

Total Awards 2009-2010 \$ 445,162.00
 2010-2011 \$ 481,793.00 (\$36,631 increase)

Agencies Funded for FY09 and FY10

- 1. River Valley Counseling Center** is a licensed mental health clinic and a multi-service agency. The mission of RVCC's HIV/AIDS Project is to support those affected by HIV/AIDS and to promote community awareness of the issues surrounding HIV/AIDS. The Project provides: information, assessment and referral services; comprehensive, bi-lingual/bi-cultural case management for medical and social services; HIV/AIDS consumer support groups; access to the Positive Alliance Network, a program designed specifically to provide mental health services to minorities affected by HIV/AIDS; an array of housing services for HIV+ individuals; and membership to a drop-in center that provides a safe environment for HIV+ individuals to use a computer lab, access video and book libraries, prepare snacks and enjoy healthy congregate lunch meals. RVCC primarily serves residents of Hampden County, and has offices in Springfield and Holyoke. RVCC uses HOPWA funds to provide supportive housing and housing information services and advocacy. RVCC is not a faith-based and/or grassroots organization. For FY10, RVCC will receive \$ 165,591; up from the last award of \$ 153,000.
- 2. Center for Human Development HIV/AIDS Law Consortium** . The mission of the HIV/AIDS Law Consortium of Western Massachusetts is to assure access to legal services for individuals and families affected by HIV/AIDS. The Law Consortium is committed to educating both the legal community and the community at large about the legal rights of individuals and families affected by HIV/AIDS and advocating on behalf of people affected by HIV/AIDS to assure that their legal and human rights are preserved. The Law Consortium uses HOPWA funds to provide legal assistance in housing cases, and small group workshops to clients and case managers regarding housing issues. CHD is not a faith-based and/or grassroots organization. For FY10, CHD will receive \$ 47,916; up from the last award of \$ 44,272.
- 3. New North Citizen's Council** provides advocacy, public and human services to Hampden County residents with an emphasis on Hispanic/Latino community for the purpose of enhancing the preservation and support of the family resulting in the improvement of quality of life. NNCC uses HOPWA funds to provide shallow subsidies, rental assistance and supportive services to individuals who are HIV positive and are homeless or at risk of becoming homeless. NNCC is a community organization; it is not faith-based. For FY10, NNC will receive \$ 124,465; up from the last award of \$ 115,000.
- 4. Cooley Dickinson Hospital's AIDS Care** provides case management and comprehensive and confidential support services to people living with HIV infection, their families, and friends using a harm reduction philosophy. AIDS CARE primarily serves residents of Hampshire County, and uses HOPWA funds to provide tenant-based rental assistance and support services. Cooley Dickinson is not a faith-based and/or grassroots organization. For FY10, Cooley Dickinson will receive \$ 128,253; up from the last award of \$ 118,500.

In FY08, recipients of HOPWA funding served 338 households. The funded agencies provided Tenant-Based Rental Assistance (TBRA) for 32 households; Short-Term Rent, Mortgage, and Utility (STRMU) Assistance for 64 households; housing information and advocacy/legal services to 205 households; and

supportive services to 98 households. FY09 HOPWA accomplishments will be reported in the City of Springfield's Consolidated Plan Annual Performance Report (CAPER) in September 2010.

Output Goals. For FY10 and the remaining years of this Consolidated Plan, HOPWA funds will be used to serve the following numbers of households under each type of activity. These output goals are dependent upon receipt of level HOPWA funding over these years.

HOPWA Outputs, FY2010-2014						
	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Tenant-Based Rental Assistance	32	32	32	32	32	32
Short-Term Rent, Mortgage, and Utility Assistance	60	60	60	60	60	300
Household Information and Advocacy/ Legal Services	200	200	200	200	200	1000
Supportive Services	90	90	90	90	90	450

Outcomes. Historically, the Springfield area HOPWA programs that provide TBRA have achieved housing stability outcomes higher than the national program targets. These programs also report success in improving access to health care. Programs providing other types of assistance have not tracked housing stability after the time of intervention, so they do not have data on housing stability. Our community is increasing and broadening use of the Homeless Management Information System (HMIS), so we hope to be able to track this data in the future.

Obstacles to meeting underserved needs. The greatest challenge has been the scarcity of resources to serve the eligible population. Eligible participants generally have low incomes, and require subsidized housing, as well as support services. There is simply not a sufficient supply of affordable housing.

The Tri-county area continues to see an increase in the number of HIV/AIDS cases and a decrease in the public dollars available to serve this growing population. Coupling these factors with an increased life expectancy results in a tremendously burdened system. These factors make it critically important that HOPWA providers continue to partner with mainstream providers of housing and health services.

Consultations. In determining HOPWA funding priorities, the City of Springfield consulted with service providers and client groups throughout the region.

HOPWA Program Monitoring. The City of Springfield incorporates HOPWA programs into its regular monitoring activities for all HUD-funded grant subrecipients. The programs are subject to annual programmatic and fiscal bench reviews. Programs with identified risk factors, as set forth in the City's monitoring policy, are subject to on-site reviews.

HOPWA Certifications. The City of Springfield certifies that it will conform to all programmatic regulations, guidelines and requirements set forth in the HOPWA statute, regulations, Program Guidelines, and HUD Policies while conducting grant activities for the programs funded.

To this end, the City certifies the following:

1. All services/programs supported by grant funds will be delivered on a non-discriminatory basis consistent with the Fair Housing Act of 1988;
2. The City and sub-recipients will provide all activities under the program(s) in a manner that is free from religious influence;
3. The City and its sub-recipients do not require a fee or donation as a condition for receiving services;
4. The City and its sub-recipient organizations will provide housing assistance that is compliant with applicable State and local health, building, and fire safety codes, meeting the U. S. Department of Housing and Urban Development's Housing Quality standards and Habitability Standards as a minimum, or agrees to help make necessary improvements/repairs for code compliance;
5. The City and its sub-recipient organizations shall maintain and operate under a standardized set of procurement procedures designed to assure efficient and proper expenditure of grant funds;
6. The City and its sub-recipient organizations will administer a policy to ensure a workplace free from the illegal use, possession or distribution of drugs or alcohol by its employees and/or beneficiaries;
7. The City and its sub-recipient organizations will maintain and operate under a standardized conflict of interest procedure for employees and members of the board;
8. The City and its sub-recipients organization will insure the confidentiality of its clients and client records;
9. The City and its sub-recipient organizations assure that housing assistance will only be provided to client within Springfield's non-eligible metropolitan statistical areas;
10. The City and its sub-recipient organizations assure that it will not provide HOPWA assistance to any client already receiving assistance from another HOPWA grant or not otherwise eligible individuals;
11. The City and its sub-recipient organizations (project sponsors) agree to assure availability of appropriate services as required by Sec. 574.310(a) to eligible persons assisted with HOPWA housing assistance; and
12. Sub-recipient organizations (unless a unit of local government) have received Federal tax-exempt status under Section 501 (c) of the U. S. Internal Revenue Code.

MASSACHUSETTS HIV/AIDS SURVEILLANCE
COUNTY REPORT

Alive HIV/AIDS Cases Among HAMPSHIRE COUNTY Residents*							
Total Cases as of 07/01/08	HIV 51 No. (%)		AIDS 74 No. (%)		HIV/AIDS 125 No. (%)		MASSACHUSETTS HIV and AIDS 16,480 No. (%)
City/Town of Residence with >= 5 HIV/AIDS cases							
Amherst	8	15.7%	20	27.0%	28	22.4%	
Belchertown		7.8%		5.4%	8	6.4%	
Easthampton	6	11.8%	8	10.8%	14	27.5%	
Northampton	17	33.3%	25	33.8%	42	33.6%	
South Hadley		5.4%		13.7%	11	14.9%	
Ware		6.8%		5.4%	9	17.6%	
Others	7	13.7%	6	8.1%	13	10.4%	
Transmission Categories							
Male Sex w/Male	26	51.0%	35	47.3%	61	48.8%	5,885 35.7%
Injecting Drug User	10	19.6%	17	23.0%	27	21.6%	3,681 22.3%
Male Sex w/Male and IDU	0	0.0%	3	4.1%	3	2.4%	520 3.2%
Receipt of blood/products	0	0.0%	0	0.0%	0	0.0%	102 0.6%
Heterosexual Contact	5	9.8%	8	10.8%	13	10.4%	2,326 14.1%
Presumed Heterosexual**	6	11.8%	9	12.2%	15	12.0%	2,627 15.9%
Undetermined/other	4	7.8%	2	2.7%	6	4.8%	1,007 6.1%
Pediatric	1	2.0%	0	0.0%	1	0.8%	269 1.6%
Age Group							
< 13	2	3.9%	0	0.0%			
13-19	2	3.9%	1	1.4%			
20-29	6	11.8%	11	14.9%			
30-39	22	43.1%	29	39.2%			
40-49	16	31.4%	25	33.8%			
50+	3	5.9%	8	10.8%			
Gender							
Male	41	80.4%	55	74.3%	96	76.8%	11,597 70.4%
Female	10	19.6%	19	25.7%	29	23.2%	4,883 29.6%
Race							
White	34	66.7%	44	59.5%	78	62.4%	7,537 45.7%
Black	4	7.8%	12	16.2%	16	12.8%	4,646 28.2%
Hispanic	12	23.5%	15	20.3%	27	21.6%	3,976 24.1%
Other/Unknown	1	2.0%	3	4.1%	4	3.2%	321 1.9%
*Persons diagnosed in Massachusetts prisons are not included as county residents but is reflected in MA total.							
**Risk of partner unknown and primary risk categories denied; definition revised 7/1/99.							

charge to people living with HIV. We Provide:

- *Case Management or case advocacy - Typically this refers to assistance in accessing benefits such as financial assistance, health insurance, grants for people with HIV, referrals to HIV/AIDS knowledgeable doctors, and other little-known resources available to people with HIV/AIDS. There are many financial assistance programs designed specifically for people living with HIV that cover rental assistance, utility payments and more. The case managers have listings and contacts for these programs. Let them know what you need and they can help you locate any available resources.
- *Support Group - We have a weekly group open to all consumers facilitated by a skilled facilitator who has a Master's degree in Social Work.
- *Bridge Volunteers provide rides to doctor appointments, grocery shopping as well as help out with errands.
- *Nursing Visits: We have a registered nurse who is also an AIDS certified registered nurse. He can visit you in your home to discuss medication adherence, nutrition, side effects management and other needs.
- *Housing Advocacy: We have a Housing Advocate/Case Manager. This individual can help with housing searches, referrals, landlord negotiations, completion of housing applications and much more.
- *Community Newsletter bi-monthly (6 times a year) to keep consumers, volunteers and supporters informed about our work and issues affecting people living with HIV/AIDS in Hampshire County.
- *Consumer Advisory Board to review, evaluate and recommend programs. The Consumer Advisory Board periodically hosts a recruitment event in the form of a consumer congregate meal or educational event.
- *Emergency grocery funds in the form of gift certificates to local supermarkets on an emergency basis.
- *Child Care assistance for HIV or case management related issues.
- *Homemaker Services- The nurse can assess for the need of a trained homemaker. Homemakers can help out with light cleaning, cooking, meal preparation and grocery shopping. Homemakers can be scheduled to help get through a short-term need or we

can arrange for one to come each week.

Service Coordination

AIDS CARE/ Hampshire County is an active member of the Service Coordination Collaborative (SCC) for Hampshire/ Franklin County. The Service Coordination Collaborative is a group of community agencies and individuals, who care about people living with HIV. They help to ensure that a continuum of care is available to all who are eligible. Anyone who would like more specific information about our programs or is interested in joining the Service Coordination Collaborative should call the program director at 586-8288 ext. 5.

For more information or to learn how you can volunteer to support our program, contact us.

AIDS CARE/Hampshire County
Post Office Box #1299
Northampton, MA 01061-1299
Phone: (413) 586-8288
Fax: (413) 586-8996
email: aidscareshamp@cooley-dickinson.org

Needle Exchange



NEEDLE EXCHANGE

The sharing of needles and other paraphernalia for injection drug use is a leading cause of HIV/Hepatitis C infection. For more than ten years, Tapestry Health's Needle Exchange Program, located in Northampton, has been highly successful in reaching injection drug users and engaging them in effective education and counseling. Last year alone, we removed more than 71,000 dirty needles from circulation. Tapestry Health's Needle Exchange is the only program of its kind in Western Massachusetts and one of only four in the state.

The Needle Exchange provides sterile syringes to injection drug users, reducing the reuse of needles and limiting the spread of HIV/AIDS in our community. It also provides HIV counseling and testing, Hepatitis A and B vaccinations, and education about preventing sexually transmitted infections (STIs).

The program also helps drug users to address their addictions by providing:

- Substance abuse counseling
- Transportation to drug treatment programs
- Harm reduction education
- Assistance in accessing health care and drug treatment
- Help with enrollment in detox, methadone, and residential and outpatient counseling programs

Harm Reduction

Tapestry Health's Needle Exchange Program operates within the context of a *harm reduction* philosophy, which views drug use and high-risk behavior within the context of a public health framework.

Harm reduction utilizes a non-judgmental approach when working with injection drug users on issues of health and drug use/abuse. This approach views HIV as a greater danger to individuals and society than substance abuse. Priority is given to reducing the risk of HIV transmission rather than focusing exclusively on abstinence from drugs. In harm reduction a drug user is not expected to embrace a goal of abstinence in order to receive services.

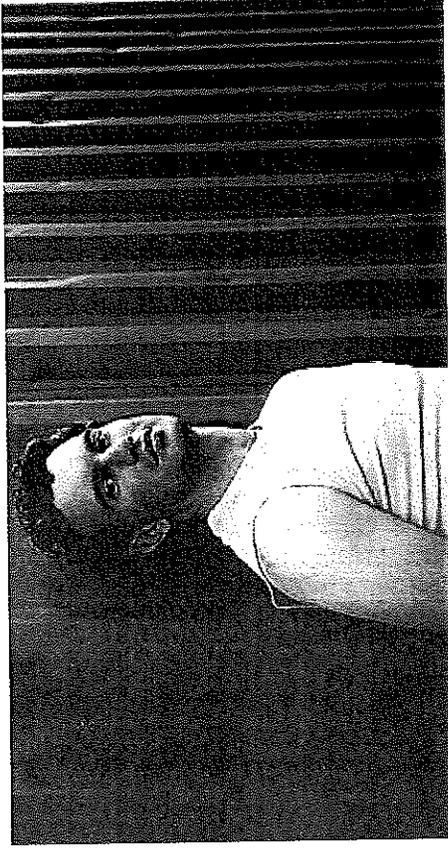
Tapestry Health's harm reduction program is staffed by highly skilled individuals who have received extensive training in HIV/AIDS; addiction issues; and safety issues, including procedures for handling potentially infectious injection equipment, disposal of hazardous waste, and control of exposure to blood-borne pathogens. Staff members receive cultural diversity training, including sensitivity to the needs of people from communities of color, women, lesbians, gay men, and sex workers.

Tapestry Health's Harm Reduction Services include:

- Free and anonymous HIV/ AIDS counseling and testing
- Viral hepatitis education
- Individual and group education on HIV and viral hepatitis
- Free safer sex supplies (condoms, lube, dental dams, etc.)
- Bleach kits and other drug-related HIV-prevention supplies
- Instruction on vein care
- Hepatitis A and B vaccinations
- Flu shots
- Anonymous needle exchange (Northampton only)
- Overdose prevention
- Referrals to other health and human services, such as drug treatment, counseling, family planning, birth control, and residential programs
- Outreach

HIV/AIDS

| Print | E-mail



For free, anonymous, and confidential HIV testing at a Tapestry Health site call 586-2016 within the 413 area code, or (800) 696-7752 from outside the 413 area code. You will not be asked to give your name when you call.

Tapestry Health provides a wide variety of HIV/AIDS services at many of our sites throughout Western Massachusetts. Depending on your preference, you may be tested at one of our family planning health clinics confidentially or be tested anonymously through our HIV/AIDS Services (see below). Those who are considered high risk qualify for free services through our AIDS Services.

Our counselors will help you to assess your risk of infection and work with you to keep you safe and healthy. All counselors are professionally trained, supportive, and nonjudgmental.

Tapestry Health services include:

- HIV counseling and testing
- HIV case management
- HIV case management for high-risk individuals
- HIV prevention education
- On-site sexual health services and referrals for other medical and social services
- Alternative health care referrals
- Food & transportation

In addition to our reproductive health services, Tapestry Health provides HIV/AIDS counseling and testing services through our other specialized programs. These programs specialize in HIV/AIDS prevention, testing, and care:

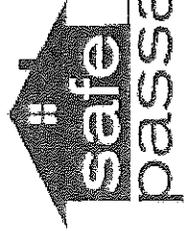
- Tapestry Health Needle Exchange Program
- Men's Health Project
- Among Men/For Men (AM/FM)
- La Voz

How to Protect Against STIs and HIV/AIDS

The only way to guard against getting sexually transmitted infections (STIs) is not to have sex or to have sex

APPENDIX J

Domestic Violence Program Services



OFFICE/OFICINA:
43 Center Street Suite 304
Northampton, MA 01060
413-586-1125

HOTLINE/LINEA DE CRISIS:
24 hours/7 days/se habla español
413-586-5056
toll free: 888-345-5282

donate
volunteer
events

- ABOUT SAFE PASSAGE
- Services
- About Domestic Violence
- Are You Being Hurt?
- Job Postings
- español

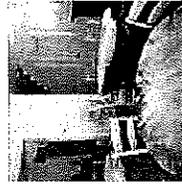
ABOUT SAFE PASSAGE

2007 marks Safe Passage's 30th anniversary! Since 1977, Safe Passage provided non-judgmental support and services to survivors of domestic violence. All of our services are free, confidential, accessible to people with disabilities, and available in English, Spanish, and other languages.

Safe Passage provides crisis intervention, support, and advocacy services to women and their children who have experienced domestic violence. Click for information about Safe Passage's services.

OUR SHELTER

Safe Passage's shelter program houses up to six families at a time. Our bedrooms are designated specifically for women/families with disabilities. Our bedroom houses a woman and up to four children; two of the bedrooms are connected to form a suite for larger families. The entire house is accessible to people with disabilities; accessible features include a chair lift to the second floor and a wheelchair ramp. Not pictured are several bedrooms and a child's playroom.



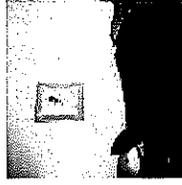
Dining room



Living Room



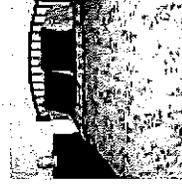
Homework Room



Accessible Bedroom



Bathroom



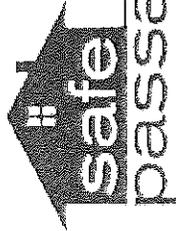
Bedroom



Bedroom



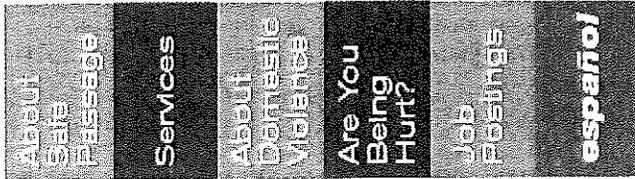
Bedroom



OFFICE/OFICINA:
43 Center Street Suite 304
Northampton, MA 01060
413-586-1125

HOTLINE/LÍNEA DE CRISIS:
24 hours/7 days/se habla español
413-586-5066
toll free: 888-345-5282

donate
volunteer
events



SERVICES

Safe Passage provides a variety of support and advocacy services for women and children who have experienced domestic violence. For further information, please call our office at (413) 586-1125.

HOTLINE: Safe Passage's hotline is answered 24 hours a day, 365 days a week. Call our hotline for emotional support, help during a crisis, safety planning, review your options, or for information and referrals. The hotline number is 586-5066 or toll-free (888) 345-5282.

INDIVIDUAL COUNSELING AND ADVOCACY SERVICES: Call Safe Passage at 586-1125 to set up an appointment with a Counselor/Advocate. Appointments are available Monday-Friday between 9:00 and 4:00 and are also available on a walk-in basis. Counselors provide emotional support; crisis intervention assistance with developing safety plans; advocacy on housing, welfare, education and legal issues; and specialized services for Latinas, women with disabilities, and immigrant women.

SUPPORT GROUPS: Safe Passage offers several weekly support groups for women who have experienced domestic violence. All groups are located in our office at 43 Center Street, Suite 304, Northampton, MA.

- Drop-in support group: Open to all women who have experienced domestic violence. The group is held every Tuesday from 10:00 a.m. to 12:00 p.m.
- Support group for women of color: This group is facilitated in Spanish and is open to all women of color who have experienced domestic violence. The group is held every Thursday from 12:30 to 2:00 p.m.
- Other groups: We offer other specialized groups throughout the year, including a group for women with disabilities and a writing group. For more information, please call (413) 586-1125.

CHILDREN'S ADVOCACY: Safe Passage provides counseling and advocacy services for children of all ages who have experienced and/or witnessed domestic violence, including individual and group counseling for children, parenting groups, and community outreach.

SHELTER PROGRAM: The shelter program at Safe Passage provides services for women and children who are in immediate danger of domestic violence.

families fleeing immediate danger from domestic violence. Program services include provision of food, clothing, emergency funds, and other basic necessities. Staff provide support and advocacy for resident families. Resident families can also access all other services offered by Safe Passage. Click [here](#) for pictures of our shelter!

DOMESTIC VIOLENCE INTERVENTION PROJECT: The Domestic Violence Intervention Project (DVIP) is a project of the Northwestern District Attorney's Office. Safe Passage's DVIP Advocates work in partnership with area police departments to provide support, information, referral, and advocacy for victims when police respond to domestic violence incidents.

LEGAL SERVICES PROGRAM: Safe Passage's Legal Referral Panel matches women who have experienced domestic violence with attorneys in our community. This program is funded by the Massachusetts Bar Foundation and provides legal representation on civil cases (primarily divorce, custody, and immigration) at no cost to women with low incomes. For more information or to set up an appointment, please call (413) 586-1125 x16.

OFFICE/OFICINA: 43 Center Street Suite 304, Northampton, MA 01060 • 413-586-1125

HOTLINE/LINEA DE CRISIS: 24 hours/7 days/se habla español:

413-586-5066 | Toll free: 888-345-5282

[Home](#) | [About Safe Passage](#) | [Services](#) | [About Domestic Violence](#) | [Are You Being Hurt?](#)

[Donate](#) | [Volunteer](#) | [Job Postings](#) | [Events](#) | [Spanish language site](#)

APPENDIX K

Public Input Sessions /
Fliers, Notifications and Minutes

APPENDIX K

Consolidated Plan Planning and Public Participation Process Supplemental Information

The Consolidated/Action Plan planning effort was undertaken this year by a newly created Community and Economic Development Office. The Mayor and City Council separated out the planning and permitting functions from the community and economic development functions. The CDBG and Supportive Housing Program administration is located in the new Community and Economic Development Office (CEDO).

The two-year master planning process that resulted in the Sustainable Northampton Comprehensive Plan completed in 2009 forms the underlying basis for the ConPlan. The ConPlan formulation was complimented this year by a parallel project initiated by the Northampton Housing Partnership. The Partnership successfully applied to the local Community Preservation Committee for funding in 2009. The award provided for the hiring of a professional consultant to undertake a public process and produce a Housing Needs Assessment and Strategic Housing Plan. Much of the data utilized for this ConPlan is from the timely information gathered by Karen Sunnarborg, Consultant. The Housing Partnership project is to be completed in April 2010.

Consultation and Public Participation

The Community and Economic Development Office (CEDO) prepared this Consolidated/Action Plan. The major organizations responsible for implementation of the plan in addition to CEDO include the City's Office of Planning and Development, the City's Public Works Department, the City's Council on Aging, the Northampton Housing Authority, Valley Community Development Corporation and a variety of social service agencies.

The following organizations participated in the various public sessions, hearings and focus groups:

- Community Preservation Committee
- Valley Community Development Corporation
- Center for Human Development/ SRO Outreach, Grace House
- ServiceNet, Inc.
- Community Action
- Casa Latina
- South Middlesex Opportunity Council
- Friends of the Homeless
- Safe Passage
- Hampshire County House of Corrections/ Re-Integration Mgr.
- Northampton Office of Planning and Development
- Center for New Americans

- The Literacy Project
- Department of Mental Health
- Northampton Council on Aging
- Mass. Fair Housing Center
- Soldier On
- Mass. Non-Profit Housing Association
- Home City Housing
- POAH/ Meadowbrook Property Manager
- HAP- Housing Consumer Education Center
- Veteran's Administration Outreach
- Aids Care of Hampshire County
- Veteran's Administration VASH Coordinator
- Dietz Architects
- Florence Savings Bank
- Mass. Justice Project
- Zoning Revisions Sub-Committee
- Pioneer Valley Habitat for Humanity
- Western Massachusetts Legal Services
- Northampton Housing Authority
- Peter Frothingham/ Local Architect
- Stavros Center for Independent Living
- Regional Coordinator, Western Mass. Network to End Homelessness (ICHH)
- Cooley Dickinson Hospital
- CISA (Community Involved in Sustaining Agriculture)
- The Greater Northampton Chamber of Commerce

Homeless Strategy Consultations

The City of Northampton serves as the lead agent for the Three County Continuum of Care (created in 1997) and staff plays a primary role in regional homeless planning and programming. In addition, the Housing Planner has successfully applied for and received over a million dollars each of 14 years, bringing Federal McKinney Vento dollars to the region. She also participated in an effort to bring 1.1 million dollars to Western Mass. as one of 10 Regional Networks established by the Commonwealth's Inter-Agency Council on Housing and Homelessness. This is the first formalized body encompassing all 4 western Massachusetts counties.

As a result, the Housing Planner serves on the Steering Committee for the Network (meets monthly), serves on the Leadership Council (meets quarterly), facilitates monthly Continuum of Care meetings with providers from three counties and staffs the City's Next Step sessions which bring Northampton housing and homeless service providers together on a monthly basis. The Housing Planner serves as the City Representative on the Management Committee (meets monthly) of the Inter-faith Winter Shelter, which is a partnership between ServiceNet and a

volunteer network. As a result, the consultation process is on-going at the local, regional and federal level.

One on One Consultations

- Mass. Justice Project/ Asst. Director, Gordon Shaw February 22, 2010
- Council on Aging/ Director, Patte Shaughnessy March 2, 2010
- Stavros Center for Independent Living/
Executive Director Jim Kruidenier and Janet Shaw, March 3, 2010
Director of Independent Living Services
- Mass. Fair Housing Center/ Director, Jamie Williamson March 10, 2010
- Western Mass. Legal Services/ Attorney, Kitty Callaghan March 1, 2010
- Northampton Board of Health/ Director, Ben Wood March 5, 2010
- Cooley Dickinson Hospital/ Carol Carson March 22, 2010

Meeting Dates and Times

The CEDO conducted the following sessions to garner input for the plan:

Meeting Purpose	Date	Time	Location	# Attending
Housing Needs Assessment/ Stakeholders Meeting	June 23, 2009 Tuesday	3:00 - 5:00 p.m.	Northampton Senior Center	32
Housing Needs Assessment/ Review Draft Plan	November 21, 2009 Saturday	10:00 a.m. to noon	Northampton Senior Center	13
Housing Needs Assessment Review Draft Plan	November 23, 2009 Monday	7:00 to 9:00 p.m.	Northampton Senior Center	20
ConPlan/Action Plan Informational Session	February 17, 2010 Wednesday	6:00 to 8:00 p.m.	City Hall	20
ConPlan Community Meeting/Focus Group with Latino Community	February 23, 2010 Tuesday	6:00 to 8:00 p.m.	Middle School library	5
Focus Group on Economic Development and Infrastructure	February 26, 2010 Friday	8:00 a.m.	City Hall	6
Focus Group with Housing and Homeless Service Providers	March 11, 2010 Thursday	noon to 1:30 p.m.	City Hall	8
Focus Group with Housing Developers/ Obstacles, Projects Planned	March 11, 2010 Thursday	3:00 to 5:00 p.m.	Northampton Senior Center	17

Presentation of Draft Plan and Public Hearing	March 24, 2010 Wednesday	6:00 p.m.	City Council Chambers	1
First City Council Vote	May 6, 2010 Thursday	7:00 p.m.	City Council Chambers	
Plan Submission to HUD	May 14, 2010			
Second City Council Vote	May 20, 2010 Thursday	7:00 p.m.	City Council Chambers	

Consultation Summaries

Council on Aging/ Elders – Director Patte Shaughnessy

- Priority need for a transportation system for disabled and seniors to get to services/appts.
- Need housing for seniors with moderate incomes/ assets higher than public housing allows, but too low for private higher end complexes
- Doing outreach to public housing tenants to participate in senior center/ under utilized by that population

Cooley Dickinson Hospital – Behavioral Health Coordinator Carol Carson

- Emergency room being used for everything/ emotional, behavioral, substance abuse and physical issues
- Many low income using it as their source for primary care/ substance abuse transcends all classes, gender
- 2 types of frequent users: those well known to the Crisis Team, already system connected/ those less or not connected, may have lost their case manager, not acute
- With cuts to the DMH system, increasing numbers of people without case managers
- Behavioral Health Team works with Emerg. Department/ tries hard to avoid discharging patients to the street
- Can usually find a detox bed in the region/ need for “wet” housing

Area Communities

- Williamsburg: Steven Herzberg Town Administrator 268-8418
townadmin@burgy.org
- Hatfield: Board Of Selectmen Memorial Town Hall 247-9200
Marlene Michonski Administrative Asst. mmichonski@townofhatfield.org
Hatfield utilizes the Northampton Landfill/ involved in discussions about moving ahead after the closure. In communication with Northampton Board of Health/Health Agent re: regionalizing health services. Exploring that through a technical assistance grant from Pioneer Valley Regional Planning Commission.
- Hadley: David Nixon Town Administrator 586-0221 admin@hadleyma.org
- Easthampton: Stuart Beckley Town Planner stuartb@easthampton.org
Expressed appreciation for Northampton’s administration of the McKinney program and regional homeless work. Would like to work more closely on economic

development, particularly a Route 10 Office Park. Will investigate findings of recently completed Commission on Regionalization to see if there are possible cost sharing savings on waste, organic waste and inspection services. Pursue continued expansion of the Manhan/Northampton trail system.

Summary of Written Comments Received

- Office of Planning & Development – More clearly identify energy efficiency and traffic calming as priority needs/strategies.

Citizen Participation Plan attached.

The City of Northampton receives an annual entitlement allocation of Community Development Block Grant funding from the U.S. Department of Housing and Urban Development. This program is administered through the City's Community and Economic Development Office (CEDO). The funds are utilized in ways that contribute to Northampton's health and sustainability. Allocations are made that assist with the provision of decent housing, quality living environments and increased economic opportunities for low and moderate income people.

In order to receive those Federal funds, the City is mandated to submit the following:

- **Consolidated Plan** - A five year document that articulates housing, community and economic development needs and identifies strategies to address those needs.
- **Annual Action Plan** - A yearly plan that identifies specific projects and dollar expenditures that will be made to address overall goals and objectives.
- **Consolidated Annual Performance and Evaluation Report (CAPER)** - An annual progress report that describes outcome measurements and achievement of goals.

In order to accurately identify the City's needs and create strategies, a Citizen Participation process has been developed. This process provides residents and other interested parties with opportunities to participate in the planning and implementation of the CDBG program. The goals of this process are to:

- ❖ Offer an opportunity for all interested parties to identify community needs.
- ❖ Offer an opportunity for all interested parties to brainstorm possible solutions to address needs.
- ❖ Provide a feedback mechanism to comment on the success or failure of the strategies being implemented.
- ❖ Encourage citizen participation by all, while emphasizing outreach and engagement of those with low and moderate incomes.
- ❖ Educate the community about the program and the resources it can provide.

In order to accomplish broad community participation in this planning process, the CEDO sponsors the following:

Public Hearing and Public Meetings

Public hearings are required by HUD. At least two public hearings are held, usually at two different locations, in the evening. Topics include housing, community and economic development needs, identification of strategies to address the needs, proposed uses of funds and past program performance. Power point presentations are made and handouts provided. Additional public meetings are held during the preparation of the 5 Year Consolidated Plan. All materials are posted on the City's website.

Locations are accessible to the handicapped. Reasonable accommodations are made for people with disabilities and language interpreters will be provided with advance notice.

Additionally, public hearings will be held when there is a substantial change proposed to the Consolidated or Annual Action Plan. A substantial change (24 CFR 91.505 a) is defined as:

- ✓ Any change greater than 25 per cent in an individual project budget in the allocation priorities
- ✓ A substantial revision in the distribution methodology of funds
- ✓ A proposal to fund an activity not identified in the Consolidated Plan or Annual Action Plan
- ✓ A substantial revision in the purpose, scope, location or beneficiaries of an activity.

All interested parties will be encouraged to offer oral comments at the hearings and additional written comments will be accepted for 30 days thereafter. Documentation of the actions outlined above for dealing with substantial amendments to the Consolidated Plan or Action Plan will be maintained by the City and transmitted to the HUD Boston office at the conclusion of the citizen participation process.

Hearing and Meeting Notification

All public hearings and meetings are posted with the City Clerk and on the City's website calendar and are open to the public. Legal ads are placed in the newspaper as required and sent to City and local community listserv and email distribution lists including but not limited to city councilor ward lists, neighborhood associations, community groups, municipal list serve,.

Public notices for the Consolidated Plan, Annual Action Plan and CAPER public hearings are advertised in the Daily Hampshire Gazette at least 10 days prior. Notices will be posted by the City Clerk's Office on the first floor of City Hall and the bulletin board next to the Office of Planning and Development on the second floor of City Hall.

Community Education and Outreach

The goal of the Citizen Participation Plan is to maximize participation in the City's community development planning process. Towards that end, specific outreach will be made to the following:

Mayor's Office

For Mayoral input and posting on the City's website calendar

Northampton City Council

For on-going input, feedback and ConPlan/Action Plan final approval/authorization

Northampton City Departments, Boards, and Commissions

For on-going input, needs assessment, strategy development, and implementation assistance including but not limited to Department of Public Works, Office of Planning and Development,

Citizen Participation Plan

Recreation Department, Veterans Services, Council on Aging, Health Department, Planning Board, Conservation Commission, Board of Public Works, Board of Health, Economic Development/Housing/Land Use Committee, Redevelopment Authority, and other departments/boards as needed.

Northampton Housing Partnership

Monthly meeting to articulate and address the City's short and long term housing needs

Next Step Collaborative

Monthly meeting of local housing and homeless service providers for needs assessment and coordination of the local service delivery system

Three County Continuum of Care

Monthly meeting of regional (Franklin, Hampshire and Hampden county) homeless providers

City Council Social Services and Veteran's Affairs Committee

Monthly meeting for strategic human services planning and community education

CDBG Public Services Review Committee

Assembles annually to review, rank and recommend CDBG public service funding awards

Northampton Human Rights Commission

Meets monthly for needs assessment, plan feedback and implementation evaluation

Mayor's Committee on Disabilities

Meets monthly to address the needs of the disabled in the community

Northampton Housing Authority

On-going collaboration for needs assessment, strategy development and implementation relative to housing and quality of life issues

Northampton Chamber of Commerce and the Northampton Business Improvement District

On-going collaboration for needs assessment, strategy development and implementation relative to community and economic development issues

Local and Regional Housing, Human Services and Economic Development Organizations

Meet quarterly and monthly at various locations and venues

In addition to email, direct mail and telephone invitations to public hearings and meetings, separate focus groups may be set up for more targeted discussions. At least two focus groups will be held during the preparation of the Consolidated Plan (housing/homelessness and community/economic development/infrastructure based).

Information Access

Notice of the availability of draft and final planning documents will be posted on the City's website. The notice will provide a direct link to the document and identify where hard copies are located. At a minimum, copies of plans will be available in the CEDO. Information on past plans, current activities and funding expenditures is available in the CEDO upon request.

Comments

All interested citizens, agencies and organizations are encouraged to submit comments on the Consolidated Plan, Annual Action Plan and year end evaluation report (CAPER). The periods for comment begin the day of the public hearing. All comments will be considered in

Citizen Participation Plan

preparation of the plans and funding recommendations. Comments may be submitted by mail, email or fax to the following:

Community and Economic Development Office
Northampton City Hall
210 Main Street
Northampton MA 01070

Peg Keller, Housing and Community Development Planner/CDBG Administrator
Telephone: 413- 587-1288
Fax: 413-587-1275
pkeller@northamptonma.gov

Comment periods are listed below:

Event	Comment Period
Annual Action Plan Public Hearing	15 calendar days
CAPER Public Hearing	15 calendar days
Substantial Changes Public Hearing	30 calendar days
Consolidated Plan Public Hearing	30 calendar days

Response Time

The CEDO will respond in writing to comments, inquiries, or complaints received within 15 calendar days.

Technical Assistance

The CEDO will provide technical assistance upon request to groups and individuals submitting funding requests to the City for CEDO administered programs.

Use of the Citizen Participation Plan

The City of Northampton will adhere to this Citizen Participation Plan as the official vehicle for soliciting public input into the preparation and administration of the aforementioned plans. The requirements shall not restrict the authority or responsibility of the City for the preparation and administration of the plans. The Mayor has the sole and final responsibility and authority to make determinations regarding the City's CDBG program with endorsement through resolution by the Northampton City Council.

5/7/2010

Recreation Department, Veterans Services, Council on Aging, Health Department, Planning Board, Conservation Commission, Board of Public Works, Board of Health, Economic Development/Housing/Land Use Committee, Redevelopment Authority, and other departments/boards as needed.

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On-going collaboration for needs assessment, strategy development and implementation relative to community and economic development issues

Local and Regional Housing, Human Services and Economic Development Organizations

Meet quarterly and monthly at various locations and venues

One on One Consultations

Targeted consultations may be held with representatives of surrounding towns, representatives of particular organizations/agencies, such as Cooley Dickinson Hospital, Mass. Fair Housing Center, Stavros Center for Independent Living, AidsCare of Hampshire County

In addition to email, direct mail and telephone invitations to public hearings and meetings, separate focus groups may be set up for more targeted discussions. At least two focus groups will be held during the preparation of the Consolidated Plan (housing/homelessness and community/economic development/infrastructure based).

Information Access

Notice of the availability of draft and final planning documents will be posted on the City's website. The notice will provide a direct link to the document and identify where hard copies are located. At a minimum, copies of plans will be available in the CEDO. Information on past plans, current activities and funding expenditures is available in the CEDO upon request.

**NORTHAMPTON HOUSING PARTNERSHIP
AFFORDABLE HOUSING PLAN
Stakeholders Meeting
June 23, 2009
Agenda**

I. Welcome and Introductions

II. Topics for Discussion

- What types of affordable housing are people looking for in the City?
 - Are those housing options available? If not, why?
 - What types of affordable housing are needed most?
 - How should housing resources best be targeted if at all?
- Current housing market dynamics.
- Any noticeable changes in basic demographics since 2000?
- What are the greatest challenges to producing affordable housing in Northampton and how might they be mitigated?
- What current strategies (e.g., zoning, programs, policies, other regulation, planning) for promoting affordable housing are working well?
- What affordable housing projects are most successful currently?
- Suggestions for Housing Partnership/City work and funding priorities.
- Recommendations for new initiatives.
- Opportunities for more regional coordination.

111. Next Steps

THANK YOU FOR COMING AND PARTICIPATING !!!!!

HOUSING NEEDS ASSESSMENT SESSION

Meeting Date JUNE 23, 2009

Attendees

Name	Organization	Email address
Pat Byrne	Regional HHS Network	pbyrne@regionalhhsnetwork.org
Rachel Taylor-Doward	ServiceNet	rtayloroward@servicenet.org
Danielle DeBerry	ServiceNet	ddeberry@servicenet.org
David Moberly	DMH	
Margie Westwell	HTHOC/ServiceNet	margaret.westwell@hhd.state.ma.us
Bill Winslow	SMOC	billw@smoc.org
YVONNE FRECCERO	FHCH1	yfreccero@comcast.com
Mike Trembley	The Hampshire County Outreach	mtrembley@servicenetinc.org
Teri Anderson	Mayor's Office of Econ. Development	teranderson@northampton.ma.gov

Name	Organization	Email Address
Susan White	VA	Susan.white7@va.gov
Don Perry	SRO	dperrey@chd.org
Danielle Kelly	POAH - Meadowbrook Apts	dkelly@preservationhousing.com
Pec Murray	NHP	
Fran Volkman	APC	
Betsy Siersma	NHP	
Toni Hochstadt	ACHC @ CDH	Housing@cooley@Dickinson.org
Jim Seny	VA	James.Seny@va.gov
Lynne Wallace	NORTHAMPTON H.P	Lynne@d.etcand.ca
Tammie Butler	Community Action	tbutler@communityaction.us
Jamie Williams	MA Fair Housing Center	Jamie@fhc@aol.com
Lalwanza Lett-Brewington	Safe Passage	lalwanza@safepass.org
Michele Dihlmann	COA	mdihlmann@northamptonma.gov

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Name	Organization	Email Address
Marcia Grutchfield	HAP Housing Consumer Education Center	mcrutchfield@ haphousing.org
Tom Keegelman	Home City Housing	tkeegelman@ homecityhousing.com
Joanne Campbell	VALLEY CDC	JC@valleycdc.com
Gordon Shaw	gshaw MJP	gshaw@majp.org
Jim Ayres	Center for New Americans	jim@cnaa.org
Emma Rebo	Casa Latina Inc	casalatina@conversant.net
Eneida Garcia	Casa Latina, Inc.	casalatina@conversant.net

Northampton Housing Needs Study

Public Input Meetings

Saturday, November 21, 2009
10:00 a.m. – Noon

Monday, November 23, 2009
7:00p.m. – 9:00p.m.

**Northampton Senior Center
67 Conz Street
Northampton, MA**

**The DRAFT Housing Needs Study will be presented - the first part of a
Strategic Community Housing Plan for Northampton**

**We need your input on:
Housing needs
Affordable housing priorities and strategies**

Please pre-register at 587-1286 so we can plan for refreshments

**View the DRAFT Housing Needs Study at:
www.northamptonma.gov/housingpart**



Photo: Dietz & Company Architects, Inc.

Sponsored by the Northampton Housing Partnership

Estudio de Necesidades de Vivienda Vistas Públicas

**Sábado, Noviembre 21, 2009
10:00 a.m. – mediodía**

**Lunes, Noviembre 23, 2009
7:00p.m. – 9:00p.m.**

**Centro de Envejecientes de Northampton
67 Conz Street
Northampton, MA**

La Housing Partnership y la consultora Karen Sunnarborg presentarán la Copia Preliminar de la Evaluación de Necesidades de Vivienda – la primera parte del Plan Estratégico para Northampton. Solicitamos comentarios de la comunidad para confirmar las prioridades de las necesidades de vivienda y estrategias de vivienda a bajo costo. Su participación nos ayudará a completar la Evaluación de Necesidades y empezar un plan estratégico.

Se requiere registro anticipado para planificar los entremeses. Por favor llame al 587-1286 para registrarse.

**La Copia Preliminar del Estudio de Necesidades de Vivienda se encuentra por el Internet en:
www.northamptonma.gov/housingpart**



Photo: Dietz & Company Architects, inc.

**Sponsored by the Northampton Housing Partnership with
Community Preservation Act funding**

Northampton Housing Needs Assessment
Public Meeting Comments
Saturday, November 21, 2009
Monday, November 23, 2009

Comments/Housing Needs:

- cost of affordable units vs. market rate for taxes, utility fees, school. Does affordable housing cost the city and increase taxes overall?
- assess ability of low wage workers to live in Northampton
- consider as a policy decision if all units should be tax positive vs. the objective of keeping diverse incomes in the City of Northampton
- undercounted families in the U.S. Census (e.g. gay couples not counted)
- cost of homeownership – includes taxes, fees in addition to mortgage payments. Need to include all costs in determining affordability.
- inventory workforce housing units in the City – market rate affordable units and ability to move up from starter homes

Comments/Strategies:

- address supply / demand imbalance that cuts out middle market units
- need more in-fill development; adjust zoning to permit this
- address need for small “a” affordable market rate units
- impact of student housing demand on Northampton housing rental costs; more Umass dorms to relieve competition on local housing market
- allow for ownership option for accessory apartment (and work with banks that tend not to lend for 2 units)
- limit rental conversion to condo
- create incentives for mixed use development
- 2-family units (owner occupied) helps middle income owners continue to afford ownership
- building codes add more cost for 3-family+ units to meet code requirements

- more co-housing development with smaller units and include subsidized affordable units
- prevent development in underdeveloped areas and require using what we already have
- address damage by tenants (Section 8); inspect when tenant leaves – disincentive for owners to rent; help to fund repairs so owners do not solely bear the costs
- mediators / assistance to landlords for problem tenants – as one support / incentive to keep affordable units; tenant accountability for Section 8 vouchers
- address low fair market rent (Federal designation) to adjust for Northampton
- create a handbook on how to increase units in an existing building including funding opportunities
- more flexibility in using CPA funds to create affordable units
- track small “a” affordable units – private non-subsidized
- assist with energy efficiency for older units with high utility costs
- keep local ownership of affordable market rate units by:
 - approach landlords not as the enemy
 - flexible codes
 - department / board training; user-friendly (be polite and friendly vs. enforcement tone / inflammatory
 - make it easier for landlords to continue operating, support and appreciate tenant and landlord associations, assist with communication
 - landlord education workshops
- housing rehab funds – flexible energy efficiency, etc.
- person to person contact / survey landowner needs
- are State / Federal affordable housing guidelines fair? Effort to improve.
- is Section 8 housing voucher program succeeding or do people go elsewhere?
Northampton has a waiver – 118.9%
- CPA or other funds for green improvements: windows, insulation, sealing. HAP weatherization program?
- low income tax relief for non-subsidized units
- keep mortgage foreclosure and 1st time homebuyer programs funded

Zoning Strategies

- mixed live / work space
- allow for apartment rentals in small homes / accessory apartments
- make it easier to add accessory units
- additional units in one structure (e.g. 3 units and accessory apartments)
- multi-unit conversions -is safety and egress code a barrier or is it zoning?
- need a clearly written and understandable, flexible ordinance (e.g. waive parking in urban core)
- improve use of cluster development zoning and alternatives for in-fill development
- zero lot line
- density bonuses for affordable units
- inclusionary zoning equals mandatory affordable units

NORTHAMPTON HOUSING NEEDS ASSESSMENT

Mary Clare Higgins, Mayor

Prepared by the Northampton Housing Partnership

- ★ Gordon Shaw, Chair
- ★ Lynne Wallace, Vice Chair
- ★ Martha Ackelsberg
- ★ Maureen Carney
- ★ Margaret Murray
- ★ Richard Abuza
- ★ Betsy Siersma

Technical support from Wayne Feiden, Director of Planning and Development, Peg Keller, Housing and Community Development Senior Planner, and Teri Anderson, Director of Community and Economic Dev. Karen Sunnarborg, Consultant

Northampton Housing Needs Assessment

1

Benefits

- ◆ Substantial component of a Strategic Housing Plan
- ◆ Serves as a local resource/reference on wide range of housing issues including characteristics, trends, market conditions, resources and priority needs
- ◆ Assists the Community Preservation Committee in making funding decisions
- ◆ Assists the City in promoting affordable housing
- ◆ Provides information to non-residents, including developers, on housing needs in Northampton
- ◆ Assists City and developers in obtaining grant and loan funds for affordable housing

Northampton Housing Needs Assessment

2

Guiding Principle

“Support a wide variety of housing types that increase rental and homeownership units to create and preserve a range of affordability and choice in housing options.”

Sustainable Northampton Comprehensive Plan

Northampton Housing Needs Assessment

3

What is Affordable Housing?

Subsidized affordable housing:

- ◆ Deed restricted
- ◆ Affirmatively marketed
- ◆ Available to households earning at or below 80% of area median income with housing costs of no more than 30% of income.

Community housing: Affordable to households earning at or below 100% of area median income.

Workforce housing: Affordable to households earning between 80% and 120% of area median income

Northampton Housing Needs Assessment

4

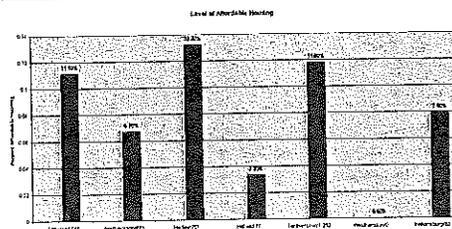
What housing is “affordable” in Northampton?

- ◆ Of the 12,282 year-round housing units, 1,452 units or 11.8% are currently included in the state’s Subsidized Housing Inventory (SHI). Also, 93 units are eligible for inclusion, bringing the percentage to 12.7% (10.9% without Hathaway Farms).
- ◆ Planned development should push Northampton beyond 12%.
- ◆ The number of affordable units needed will increase over time based on housing growth, projected to be almost 13,000 for the next census.
- ◆ Expiring affordability restrictions threaten to eliminate some units from SHI in the future.

Northampton Housing Needs Assessment

5

Level of Affordability – Northampton and Neighbors



Northampton Housing Needs Assessment

6

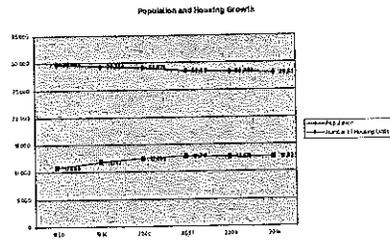
Demographic Profile

- Population stability with small recent declines in population and slow future growth
- Significant increase in median age
- Fewer children
- Substantial increase in smaller families, more non-family households and more single-person households with average household size of 2.12 persons in 2007
- Somewhat lower incomes on average in comparison to the county and state

Northampton Housing Needs Assessment

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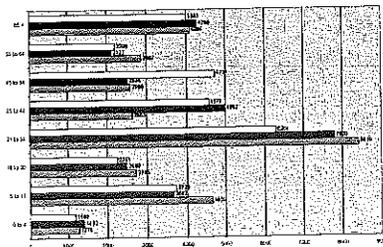
Population/Housing Growth



Northampton Housing Needs Assessment

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Change in Age Distribution



Northampton Housing Needs Assessment

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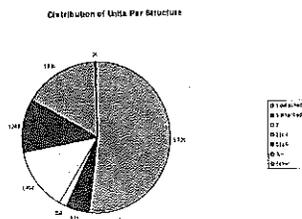
Housing Profile

- ◆ Slow but steady housing growth
- ◆ About half rental housing but limited growth in rental units
- ◆ Decrease in persons per unit
- ◆ Significant decrease in group quarters over last half century
- ◆ Tight market conditions
- ◆ More visible new development

Northampton Housing Needs Assessment

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Distribution of units/structure



Northampton Housing Needs Assessment

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Priority Housing Needs

- ◆ Homelessness prevention
- ◆ Emergency and transitional shelter
- ◆ Producing and preserving affordable housing



Northampton Housing Needs Assessment

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Producing and Preserving Affordable Housing – Needs

1. Rental housing for individuals
2. Housing rehabilitation
3. Preservation of existing affordable rental stock
4. Rental housing for small families
5. First-time homeownership for small families
6. Housing for at-risk and special needs populations
7. Nontraditional models that meet local needs (such as artist live-work space and workforce housing)

Northampton Housing Needs
Assessment

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Need 1 – Rental Housing for Individuals

- ◆ Single person households comprised about 37% of all households and 74% of non-family households in 2000 and are projected to increase.
- ◆ About half of all residents over age 65 live alone.
- ◆ There are at least 2-year waits for seniors applying for public housing.
- ◆ A 1-bedroom unit renting for \$850 (lowest rent on Craig's List in 9/09) would require an income of \$38,000 plus large up-front cash requirements.
- ◆ Someone earning minimum wage would still only earn about \$15,080 annually.

Northampton Housing Needs
Assessment

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Need 2 – Housing Rehabilitation

- ◆ 45% of housing stock was built before 1939.
- ◆ Another 30% built between 1940 and 1970.
- ◆ Likely existence of lead paint and deferred maintenance needs.
- ◆ Only 31 of the Housing Authority's 618 units are accessible to the handicapped.
- ◆ Accessibility coupled with affordability seriously erodes housing choice.

Northampton Housing Needs
Assessment

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Need 3 – Preservation of the Existing Affordable Rental Stock

- ◆ Northampton's rental housing stock has diminished due to condo conversion.
- ◆ No new unsubsidized rental housing has been built with the exception of some accessory apartments and limited subsidized rental development.
- ◆ Affordability of some subsidized rental units due to expire in future.

Northampton Housing Needs
Assessment

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Need 4 – Rental Housing for Small Families

- ◆ The average household size is estimated to be 2.12 persons and to decrease to 2.04 persons by 2014.
- ◆ Almost 4,000 two-person households, 1/3 of all households, yet smaller housing units are in short supply.
- ◆ Almost half of households with children are headed by 1 parent.
- ◆ The wait list for NHA's family rental developments is at least 2 years, 6 years for housing vouchers.
- ◆ Rents are high as are large up-front cash requirements.

Northampton Housing Needs
Assessment

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Need 5 – First-time Homeownership/Small Families

- ◆ A 2-person household earning \$49,700 (80% AMI limit) could afford a home costing \$184,000, but less than 20 single-family homes came on the market or were sold in that range between January and September 2009, most likely requiring major repairs.
- ◆ Substantial up-front cash requirements for those not qualifying for subsidized mortgages.
- ◆ Almost all of the City's subsidized units are rentals.
- ◆ The vacancy rate for homeownership units is less than 1%.

Northampton Housing Needs
Assessment

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Need 6 – Housing for At Risk or Special Needs Populations

- ❖ Scarcity of subsidized units with supportive services.
- ❖ Rapid re-housing needs of the homeless or those at risk of homelessness.
- ❖ Young adults released from the DSS system often do not have a place to live.
- ❖ About 25% of those in the shelter system are women, and about 70% do not have job histories or work skills.
- ❖ About 40% in the shelter system are likely to return within 1 year, primarily due to the lack of safe and affordable housing.

Northampton Housing Needs Assessment

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Need 7 – Look Beyond Traditional Housing Models

- ❖ Even those with incomes above the median are priced out of most housing that becomes available and challenges related to obtaining financing exacerbate the problem.
- ❖ The average household size is expected to decrease to 2.04 persons by 2014, driven by decreases in family size, children and more traditional families.
- ❖ There are substantial numbers of two-person households – 1/3 of all households – yet small units are in short supply.
- ❖ Green design and building techniques lower energy bills and help ensure long-term sustainability of affordable housing.

Northampton Housing Needs Assessment

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Challenges to Producing and Sustaining Affordable Housing

- ❖ Funding Availability
- ❖ Zoning
- ❖ Public Transportation
- ❖ Community Perceptions
- ❖ Expiring Use
- ❖ Condo Conversions



Northampton Housing Needs Assessment

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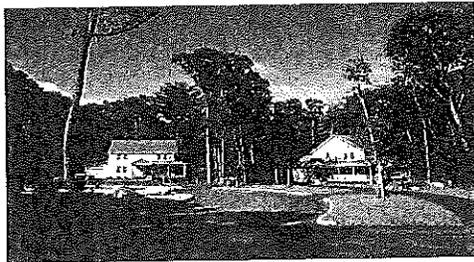
Next Steps

- ❖ Draft next section of Plan – housing strategies and production goals (Five-Year and Ten-Year goals)
- ❖ Conduct other public meetings to present draft and obtain feedback
- ❖ Adoption of Plan by Northampton Housing Partnership
- ❖ Obtain endorsements/approval from the Mayor, Planning Board and City Council
- ❖ Incorporate into Community Development Block Grant Consolidated Plan
- ❖ May submit Plan to the state at some point under Housing Production requirements

Northampton Housing Needs Assessment

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For more information, visit the City's web site at <http://www.Northamptonma.gov/housingpart/>



Northampton Housing Needs Assessment

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**Northampton Housing Needs Study
Sign-In Sheet**

Monday, November 23, 2009

Name	Address	E-Mail
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Ram Schwartz	22 Columbus	rschwartz77@gmail.com
Martha Adelsberg	5 Hillcrest Dr, Pt 18	mackelsb@smith.edu
Karen Feri = 20		

**Northampton Housing Needs Study
Sign-In Sheet**

Saturday, November 21, 2009

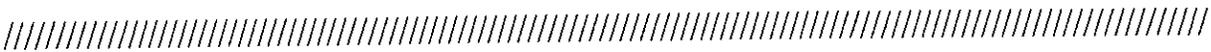
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Richard Aboza		
Karen - 13		

lefh



CITY OF NORTHAMPTON
Community and Economic Development Office
City Hall, 210 Main Street
Northampton, MA 01060-3199
(413) 587-1286 Fax: (413) 587-1275

MEETING INVITATION



To: Private and Non-Profit Housing Developers
For: A Round Table Discussion of Development
Opportunities and Constraints in Northampton
When: March 11, 2010 from 3:00 to 5:00 p.m.
Where: Northampton Senior Center
67 Conz Street

Invitees:

- ✓ Doug Kohl/ Kohl Construction
- ✓ Jonathon Wright, Art Pichette/ Wright Builders
- ✓ David McKutcheon/ Developer
- ✓ Joanne Campbell/ Valley Community Development Corporation
- ✓ Joe Hennefield/ ServiceNet, Inc.
- ✓ Michelle McAdaragh, Carol Walker/ HAP Housing
- ✓ Jon Hite, Michael Owens/ Northampton Housing Authority
- ✓ Michael Hadmaier, Steve Como/ Soldier On
- ✓ Rachna Crowley/ The Community Builders
- ✓ David Modzewelski/ Department of Mental Health
- ✓ Northampton Housing Partnership
- ✓ Wayne Feiden, Carolyn Misch/ Office of Planning and Development
- ✓ Karen Sunnarborg, Housing Consultant

**Northampton Housing Partnership
Housing Production Plan
Summary of Meeting with Developers – March 11, 2010**

Those in attendance included the following: Art Pichette/ Wright Builders; David McCutcheon/ Developer; Joanne Campbell/ Valley Community Development Corporation; Joe Hennefield/ ServiceNet, Inc.; Michelle McAdaragh, / HAP Housing; Michael Owens/ Northampton Housing Authority; Steve Como/ Soldier On; Yvonne Freccero/ Friends of the Homeless; Rachana Crowley/ The Community Builders; David Modzewelski/ Department of Mental Health, Karen Sunnarborg, Housing Consultant; Richard Abuza, Peg Murray, Betsy Siersma, Lynne Wallace, Gordon Shaw, Northampton Housing Partnership members and Peg Keller, CEDO staff.

Peg Keller, the City's Housing and Community Development Planner, welcomed everyone and provided an update on the work the Northampton Housing Partnership has been undertaking in preparing a Housing Needs Assessment and a Strategic Housing Plan. The Housing Partnership is finalizing the Housing Needs Assessment and hosting this meeting to obtain input from those in the development community on what strategies the City should consider with respect to better promoting affordable housing for inclusion in the Housing Plan and to obtain more current information on current and potential development plans that might include affordable housing.

Major comments from this meeting included the following:

- Peg asked David McCutcheon to describe his Deep Woods and Wildwood condo projects that were reasonably priced in what the developer referred to as the "in between market" with prices between subsidized housing levels and market rates. The projects also served the 55+ market and were particularly attractive to older widows looking to downsize. The units were sold in the low 100's a decade ago and are now priced in the \$220,000 to \$225,000 range. The developer found that the only easy way to obtain permits was to build the properties on separate lots (3 triplexes on 3 separate lots in the case of the Wildwood project). The projects also included some handicapped accessibility. The developer further indicated that he was interested in replicating the model on another site although NIMBY issues make permitting very time consuming, more costly and likely leads to decreases in the number of units, making project feasibility more challenging.
- Another participant suggested that downtown infill development is important and Yvonne's house is a good example.
- Michelle McAdaragh from HAP suggested that if 40B was repealed (the repeal will be on the ballot in November) it could become a huge problem as comprehensive permits have been an important development tool. Even though Northampton has more than 10% of its year-round housing stock defined as affordable by the state and therefore does not have to approve 40B developments, it has used 40B on its limited development projects for example. It will also greatly reduce the interest of smaller communities in the region in promoting affordable housing.
- Steve Como from Soldier On indicated that they hope to build 20 to 25 units on land that the Veterans Administration is planning to convey to them (through a 99-year lease) for a limited equity housing project for veterans. This project will be similar to the one that they are pursuing in Pittsfield where they just received their permitting.
- Michael Owens from the Northampton Housing Authority stated that they had just received the necessary permits to proceed with their 10-unit special needs project on former State Hospital land on Burt Pit Road. They expect that the remaining former State Hospital parcel that was donated to them on Laurel Street will involve 10 to 12 homeownership units. Unfortunately, the state is not currently funding homeownership projects and it is therefore on hold.
- Joanne Campbell indicated that the Valley CDC received funding for their King Street project that involves 10 units of Enhanced SROs. They plan to start construction in the fall. They are also working on an SRO in Florence but have nothing else in the pipeline for Northampton. She mentioned that there are not a lot of properties in the City that they could acquire and develop at some reasonable scale.

- Michelle McAdaragh from HAP suggested that they are not interested in developing and ultimately managing anything less than 40 units, although the 40 units could involve a couple of separate projects.
- Rachana Crowley from TCB stated that they still have another rental phase of Village Hill to develop and are deferring to MassDevelopment on the timing. She mentioned that the first four units of the condos are under construction and presold, and they will start work on the second building in May. The condos involve a combination of two and three-bedroom units and are priced in the high 200's. The bungalow component of the project is still being discussed. They issued an RFP for this part of the development and did not receive any responses. The price ranges that were included in the RFP were in the \$250,000 to \$350,000 range. She also indicated that 40 units is the "magic number" for obtaining financing. It was mentioned that there is still another large parcel of land next to Village Hill.
- Joe Hennefield from ServiceNet said that they added another six (6) units at 129 King Street above their administrative offices. They did not renew the market leases and filled the units with tenants that had rental subsidies. The units involve some supportive services but they do not have full-time staff on site, which they are finding difficult given the substantial needs of their DMH clients. ServiceNet expressed an interest in seeing these six units included in the SHI, but it is likely that this would involve a very cumbersome process if possible at all.
- ServiceNet is looking for 10 to 12 units of efficiencies or one-bedrooms to purchase that would include room for some communal space. Such space is important to create a sense of community for their clients. Joe indicated most of their clients rely on Social Security income and have incomes of no more than \$1,000 per month. For their King Street project, the tenants pay between \$240 and \$250 per month with ServiceNet covering utility costs. They also need to budget for damages.
- Joe Hennefield also mentioned that the state's Community Based Housing Program is a good source of funding for special needs housing.
- Yvonne Freccero suggested that Yvonne's House represents a good model for projects that do not include live-in staff as the project has encountered relatively few problems.
- Joe Hennefield from ServiceNet also suggested that housing for those who have "aged out" of DSS programs is challenging. They have had to regularly move a number of their tenants, which has significantly increased management costs.
- Michelle McAdaragh indicated that the City needs to identify land on which housing, including affordable housing, can be developed, potentially acquiring property. The property should have public water and sewer available. Joanne Campbell mentioned the pending acquisition of the Bean Farm, a 105-acre parcel that might have some potential for mixed uses, including affordable housing.
- Peg mentioned that Teri Anderson suggested that opportunities for adaptive reuse should be explored as well as mixed uses where appropriate.
- Michael Owens added that homeownership options also need to be created, particularly for children who were raised in Northampton and want to return here to raise their own families locally. These families need down payment assistance in addition to subsidized mortgages, such as the Soft Second Program. There is a need to provide housing for those who earn too much for public housing but are still priced out of the private housing market for both rentals and homeownership. The City should strive to foster social and economic diversity.
- Michelle McAdaragh also mentioned that it may make sense to explore the Section 8 to Homeownership Program that is offered by the Springfield Housing Authority.
- Steve Como from Soldier On added that vouchers have been difficult to use in Northampton given the high costs of apartments. Also, veterans like to live clustered together.
- It was suggested that there may be some additional development opportunities along King Street. The old Honda lot at Edward Square was suggested as an important parcel that needs to be developed and may be conducive to mixed-income and mixed-use development, potentially a 40R or even a new special zoning district. Another person mentioned the prospects of a new train station.

Peg thanked everyone for their participation and stated that the Housing Partnership will keep everyone informed of next steps including another special forum where the draft Plan will be presented for comment.

Creating Affordable Housing

Name	Affiliation
Michelle McAdaragh	HAP, Inc.
Reg Kuning	NHP
Yvonne Fressera	Friends
Loren Johnson	Consultant
Gordon Shaw	Partnership
Joe Henchfield	ServiceNet
David McEneaney	Developer
Steve Como	Soldier on
Michael ToDunn	Northampton Housing Authority
Joanne Campbell	Valley CDC
Rachana Crowley	The Community Builders, Inc
Art Pichette	Wright Builders

PUBLIC NOTICE

TO ALL INTERESTED GROUPS, PERSONS AND AGENCIES

CITY OF NORTHAMPTON
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM
PUBLIC HEARINGS - REQUEST FOR PROPOSALS - CDBG CONSOLIDATED PLAN AND
ANNUAL ACTION PLAN

NOTICE OF PUBLIC HEARINGS

The City of Northampton, Community and Economic Development Office (CEDO), has scheduled two (2) community meetings to discuss priority needs for the Community Development Block Grant (CDBG) program. The City receives an annual allocation of block grant funds from the U.S. Department of Housing and Urban Development (HUD). The CDBG program seeks to provide decent housing, a suitable living environment and economic opportunity for low and moderate-income persons and families. The meetings will be to discuss the City's CDBG program's eligibility criteria, recently completed projects, and future housing and community development priorities.

Every five years the City revises its CDBG Consolidated Plan, which identifies priority needs for CDBG resources. All proposed projects and activities must meet HUD eligibility criteria and show a benefit to low and moderate-income households within the City of Northampton. The meetings listed below have been scheduled.

City Council Chambers, Pulchalski Municipal Building Wednesday February 10th at 6:00pm
212 Main Street, Northampton

JFK Middle School Library Tuesday February 23rd at 6:00pm
100 Bridge Road, Florence

In addition, the Community and Economic Development Office (CEDO) will hold the following public hearings in order to plan and implement CDBG programs and activities for the program year beginning July 1, 2010 for the purpose described:

PUBLIC HEARING: Housing, Public Services, Community/Economic Development Priorities
DATE & TIME: Wednesday, February 17, 2010 @ 6:00 PM
LOCATION: City Hall Room 18 (2nd Floor), 210 Main Street

PUBLIC HEARING: Presentation of the draft CDBG Consolidated Plan & Action Plan
DATE & TIME: Wednesday, March 24, 2010 @ 6:00 PM
LOCATION: Council Chambers – Pulchalski Municipal Building, 212 Main Street

All interested groups, persons and agencies are encouraged to attend public hearings and Community Meetings; information presented shall include:

(1) Recent and past performance of Northampton's CDBG program; (2) housing, homelessness and public service needs; (3) non-housing community and economic development needs, (4) the draft Consolidated Plan and annual Action Plan outlining program priorities and proposed activities to be undertaken with CDBG resources.

Individuals, groups or agencies unable to attend the public hearings may submit written comments to the Community and Economic Development Office, City Hall – 210 Main Street, Northampton, MA 01060, Attention: Cam Leon, CDBG/SHP Administrative Assistant; or electronically to cleon@northamptonma.gov

REQUEST FOR PROPOSALS

The City of Northampton, Community and Economic Development Office, has issued a Request for Proposals for the use of CDBG funds for the program year beginning July 1, 2010. Activities proposed for funding must meet one of three national objectives of the CDBG program which are: (1) activities benefiting persons of low and moderate income; (2) activities which prevent or eliminate slums and blight; and (3) activities meeting a community development need having a particular urgency because 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. Proposed activities that fail to meet the applicable tests for meeting a national objective are ineligible for CDBG funding.

Request for Proposals (RFP) are available upon request from the City of Northampton, Block Grant Office, at (413) 587-1286. RFP's may also be printed from the Northampton CEDO web site, <http://www.northamptonma.gov/cedo/>.

Deadline for Submission of RFP: One original and five double-sided copies of the completed RFP MUST BE HAND DELIVERED to the CDBG Office on the second floor of City Hall no later than 4:30 on Friday, February 26, 2010.

DRAFT CONSOLIDATED PLAN AND ANNUAL ACTION PLAN

On March 24, 2010 the City of Northampton's Community and Economic Development Office will release the draft CDBG Consolidated Plan and annual Action Plan for public review and comment; the plan shall outline proposed activities for CDBG program Year 27 beginning July 1, 2010. A summary of the draft Consolidated Plan and annual Action Plan shall also be published in a newspaper of local circulation; posted in City Hall and made available at the Northampton Community and Economic Development Office web site.

For additional information including available resources, eligible activities, the RFP process; and preparation of the Consolidated Plan and annual Action Plan, contact Cam Leon, CDBG/SHP Administrative Assistant at (413) 587-1286.

E-mail: cleon@northamptonma.gov
Northampton CEDO web site: www.northamptonma.gov/cedo/

PUBLISH: JANUARY 11, 2010
BY: CAM LEON, CDBG/SHP ADMINISTRATIVE ASSISTANT

**CDBG FIVE YEAR CONSOLIDATED PLAN COMMUNITY MEETING
AND YR 27 ACTION PLAN
PUBLIC HEARING
February 17, 2010**

The meeting began at 6:03 p.m. with Teri Anderson introducing the newly formed Community and Economic Development Office. Staff attending included Teri Anderson, Director; Peg Keller, Housing and Community Development Planner; and Cam Leon, Community Development Admin Assistant.

Teri identified the two goals for the meeting; 1) review of the Consolidated Plan which lays out the goals and priorities for spending resources over the next five years and; 2) review of the annual Action Plan in preparation for the next funding cycle.

Teri explained how the Consolidated Plan ties into the City's sustainability plan goals and priorities and the importance of the upcoming Census in relation to CDBG and other federal funding. The Census will be mailed March 10, 2010. Handouts in English and Spanish were available at the meeting.

Peg offered a power point presentation and explained in further detail the Consolidated Plan process, the CDBG Program, the various funding sources in the area, and the Housing Needs Assessment and Strategic Plan currently in process.

Housing projects completed with CDBG funds (such as 46-48 School Street) and the James House Learning Center currently in process were given as examples of the activities the City has funded through the CDBG Program. The James House Learning Center provides a great example of pulling services together to benefit low and moderate-income persons. The Mayor assembled 23 organizations forming the Northampton Community Education Consortium (NCEC). The James House, once the old juvenile court on Gothic Street, is being transformed to create a facility housing adult basic education classes, work force readiness, college transition classes, GED testing (with literacy programs and GED prep classes) as well as child care for individuals attending classes. Work has been achieved through private foundation funds, CDBG and stimulus funds, volunteer work from contractors and unions and other federal funds.

Discussion on Consolidated Plan Priorities / Needs

A number of needs emerged after the presentation as ideas for long and short-term goals.

Sonja Larson / United Way posed a way to frame the discussion as looking at the community holistically first, prior to focusing on sub-populations.

Joanne Campbell / Valley CDC felt building assets, whether it be jobs, housing, etc., so people can function independently all contribute to a healthy community.

Tammi Butler / Community Action said the issue they see in 50% of the cases in housing court is individuals with housing subsidies who don't have the life skills to succeed. Housing is only part of the issue a support system is also needed.

Wanda Rolon / Service Net said they have the support services but have difficulty with finding the housing units.

Sonja Larson / United Way stated dollars are needed so someone can do the hard work of "connecting the dots". Projects like the James House are hard to fund and it is difficult to pull multiple funding sources together. This is hard work and needs support.

Teri and Peg noted that agencies in the area work together and collaborate probably more than in other areas. There are little to no funds to do the planning and feasibility studies required to develop programs.

Michele Morris / Valley CDC commented those who have lost their jobs and whose benefits run out will need specific training to re-enter the work force. Foreclosures are "pretty brisk". And she is not seeing the pace slow. Sub-prime lenders and larger banks are difficult for people to communicate with; most local banks will work with homeowners. People who have depended on overtime or worked a lot of hours they no longer get have the most problems.

Holly Kosisky / Community Action said financial literacy and family literacy are key skills. She currently heads a pilot program, which gives people the skills to survive the recession. She is looking to expand the program and would like to partner with the NCEC.

Sheila Murphy / The Literacy Project noted for some very low-income students transportation costs to attend classes are problematic. It is not always possible for individuals to walk and there is no funding for mobile classes. It is particularly difficult for people living at Florence Heights.

MJ Adams / Habitat for Humanity commented that people who are coming to the end of the time period with unemployment benefits will be new group of people in need of resources.

Owen Freeman-Daniels / Ward 3 suggested internet access and free WiFi access in areas around the City for people who don't have the funds for internet fees and/or can not get to the libraries. With most job postings being on the internet, along with other important information that can be gathered, people without internet access are at a distinct disadvantage in access to online education and job search capability.

Michael Owens / Northampton Housing Authority stated that the community rooms at the Housing Authority properties do not have WiFi and tenants must pay individual cable fees.

Joanne Campbell / Valley CDC stated funding from the State now says units must have access to the internet.

Owen Freeman-Daniels / Ward 3 added along with internet access, "internet literacy" to learn about e-mail, etc. is a life skill in many ways.

The conversation moved to housing. The Northampton Housing Authority received four parcels from the State Hospital disposition. Two of the four properties are special needs housing projects funded through the State. The Housing Authority leases to the new Department of Mental Health for the Mary McColgan Apartments, and the new project on Burts Pit Road being developed for clients of the Department of Mental Retardation. Habitat stays in touch with families, provides support and works in conjunction with the Valley CDC financial literacy and 1st time homebuyer programs. Northampton Lodging on Pleasant Street has 58 SRO units. Code upgrades and rehab are needed. Service Net has 17 units to be preserved through the Facility Consolidation Fund.

At-risk units with affordability restrictions were reviewed. St. Michael's House on State Street, which would have expired in 2012, renewed for another 30 years. Meadowbrook Apartments on Bridge Road recently renewed as well. Leeds Village will expire in 2018. The City will work with the owners to preserve the affordable units.

Michael Owens / Northampton Housing Authority said their federally funded projects are in good shape. The recent Reinvestment Act (ARRA) funds allowed the Housing Authority to replace the heating system at Florence Heights; they will be doing elevator renovations at McDonald House.

He noted though, the state funded projects are not fairing as well and they will look for help from the City on smaller projects such as handicap door openers at Tobin Manor and kitchen upgrades at Salvo House. For capital improvements, they score well with the state but have yet to be funded.

Judith Roberts / Literacy Project shared that their use of CDBG funds allows them to work with students, connecting them with colleges and providing job readiness skills. She noted Hampshire County is the only county in the state without a community college. Using foundation and other matching funds, the transition program helps people become economically independent.

Owen Freeman-Daniels / Ward 3 suggested free storage space / safe deposit boxes for homeless people so when they are back on their feet they can retrieve their things. He stated it is demoralizing to carry one's belongings everywhere and it may prompt individuals to sell things of value to them. It was generally agreed that this is a need although providing staffing can be difficult and it can be a challenge for storage owners if

people leave their belonging behind. Day lockers for transients and/or people needing short term storage was discussed.

Discussion moved to the Grove Street Inn and the continued need for renovations.

Joanne Campbell / Valley CDC discussed the need for small business development and assistance and came with support letters from five small business owners who were unable to attend the meeting. She noted people seem nervous about starting their own business in this recession. Teri Anderson asked about expanding business counseling service to small business as well as microenterprises.

Opened Discussion on Yr 27 Action Plan and Application Process

Several people asked if the power point presentation would be available on the CEDO website as they would like to print a hardcopy for review.

Everyone was encouraged to call or e-mail any more thoughts on needs they see in the community and/or with any questions pertaining to the RFP.

The meeting ended at 7:35 p.m.

**CDBG CONSOLIDATED PLAN AND ACTION PLAN
PUBLIC HEARING
February 17, 2007 6:00 p.m.**

PLEASE PRINT

<u>Name</u>	<u>Agency</u>	<u>E-Mail</u>
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Wanda Rolon	ServiceNet	wrolon@servicenet.org
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Jay Sacchetti	ServiceNet	jsacchetti@servicenet.org
Joanne Campbell	Valley CDC	JC@VALLEYCDC.COM
Eileen Barry	Literacy Project- NHO	ebarry@literacyproject.org
Judith Roberts	Literacy Project	jroberts@literacyproject.org
Michael Owens	Northampton Housing Authority	mowens@housingauthority.org
Karyn Comeau	WPHHENS	comeauok@northholycross.edu
PEG THIBBITTS	Center for New Americans	info@cnam.org
Barbara Black	NPS	
Sheila Murphy	The Literacy Project	sheilam@literacyproject.org
Owen Freeman-Daniels		OwentD@gmail.com
MICHELLE MORRIS	VALLEY CDC	mm@valleycdc.com
MJ Adams	PV Habitat for Humanity	ed@pioneervalleyhabitat.org
JOHN LIND		julind@consultant.com
Holly Kosiskiy	Community Action	hkosiskiy@communityaction.us

**CDBG FIVE YEAR CONSOLIDATED PLAN COMMUNITY MEETING
AND YR 27 ACTION PLAN
PUBLIC HEARING
February 24, 2010**

The meeting began at 6:10 p.m. Present were Eneida Garcia and Gia Bernini (e-mailed Eneida for last spelling) from Casa Latina. Staff attending included Teri Anderson, Director; Peg Keller, Housing and Community Development Planner; and Cam Leon, Community Development Admin Assistant.

Eneida explained four people (2 FT; 2 PT) provide services to Northampton Latinos such as: information and referral; case management; assistance with documentation and applications for SSI, employment and housing; interpretation for health services (i.e. doctor appointments); and assistance to elders.

Gia stated they serve everyone who calls for services and try to encourage people to navigate things themselves. "Puentes" (bridges) provides case management and outreach to assist Latinos attain independence and connect with the community.

Statistics show the majority of Latinos used to live in Hampshire Heights, Florence Heights and Hathaway Farms but are now living in all areas of the City although due to the cost of housing in Northampton, people often move to more affordable areas.

Discussion moved toward Casa's goals, their relationship with providers and needs they see in the community. Teri requested a copy of their plans for programming and specific projects over the next five years and asked for their input for specific needs for Latinos, either new or changed, to incorporate into the Consolidated Plan.

Gia noted one shift she sees is a growing community of people from Central America.

Peg explained the slide presentation and pointed out community needs may have changed due to different trends and the various issues people are dealing with.

The meeting ended at 7:18 p.m.

Consolidated Plan Economic Development/Infrastructure Focus Group Discussion
February 26, 2010

Present: Jim Ayers, Center for New Americans (CNA), Executive Director
Sheila Murphy, Director, The Literacy Project, Northampton Learning Center
Teri Anderson, Northampton CEDO, Director

Phone/Email Comments Received by: Ned Huntley, Northampton DPW Director
Joanne Campbell, Valley CDC, Executive Director,
Phil Korman, Executive Director, Community Involved in Sustaining Agriculture (CISA)
Northampton Chamber GreenBiz Group and King St. Focus Group

Discussion of Priority Needs/Services, Projects:

Housing related to economic development – Outreach to property owners to improve housing stock (dorms/apartment buildings) for restaurant and immigrant workers. Some housing stock is deteriorated. Assist landlords with renovations, educate around various rehabilitation programs available, as well as other community services/resources for tenants and landlords.

CNA employment programs focus on job placement, creating businesses, career planning with some overlap and coordination with Dept. of Transitional Assistance and community development corporation trainings except with a focus on non/low English speakers. This is a population not well served by Career Centers because they are often not job ready. CNA programs try to fill the gap in services and also helps Career Centers to build competence in working with low/ literacy/low English skilled clients. Also many of these clients opt out of Career Center programs because they don't perceive programs that will assist them.

TLP – There is still a soft skills gap to supplement the GED programming to assist with developing a work culture among clients with intergenerational unemployment and poverty. This would be a good role for the James House Learning Center programs because adult basic education (ABE) programs don't have the funding or the time to focus on developing these skills and the case management required. Many ABE students don't progress through the ABE courses quickly due to life circumstances, intergenerational poverty, family emergencies, lack of work models, no sense of potential to change their lives, and no experience/concept of the middle class model of taking steps to get ahead are all major barriers. Immigrant populations who have had more resources to get to the United States or who have worked very hard to get here tend to progress more quickly. Program Suggestions:

1. on-going case management/coaching,
2. outreach/training especially to public housing tenants,
3. family outreach/literacy/services model of case management,
4. skilled facilitation/programs/groups specifically for illiterate adult men to address shame and isolation barriers to success.
5. assist Housing Authority to have more multi-lingual staff/services, especially Spanish, and to adopt an empowerment/customer service approach to services that relates to the experience of immigrants. The Families With Power Group at Jackson St. School is a good model for this type of empowerment programming/services.

6. TLP/CNA appreciate City's efforts to integrate immigrants and isolated populations into community cultural events (i.e. Presidential Inaugural Celebration, and Leslea Newman's poetry program which had writers working with non-writers to create poetry).
7. TLP & CNA populations often unable to manage the currently offered entrepreneurial trainings – beyond their skill level. Create programs specifically geared to this population and use the James House for the workshops. Perhaps CDC workshops could be held at the James House too?
8. Offer trauma treatments at the James House(?) – many TLP/CNA clients have trauma histories that limit their ability to succeed.
9. Tax assistance.

Email/Phone comments:

Ned Huntley – Infrastructure – DPW has an annual ongoing need for assistance with funding for sidewalk replacement (Safe Routes to School), handicap ramps, traffic calming, streetscape improvements particularly downtown (bike racks, tree planting, street furniture, public safety features, etc.) The next big construction project coming up this year is Conz St. reconstruction with sidewalk replacement – estimated cost if \$260,000 to remove and reset granite curbing and new ADA compliant sidewalks (does not include roadway paving). There is also a need for assistance with infrastructure improvements to support economic development projects – a sample including: Fairground/Meadows roadway/drainage, Atwood Drive water line replacement, Rt. 10 sewer extension to Business Park. Other DPW Infrastructure needs: North St. sidewalk/roadway reconstruction, Gateway roadway/sidewalks/streetscape/intersection improvements, Valley CDC affordable housing project areas (Milton St.), Hinckley St., Ryan Rd., drainage, sewer, water throughout city with particular emphasis on drainage due to lack of alternate funding sources.

Joanne Campbell, Valley Community Development Corp. – The need for entrepreneurial training and business counseling is an ongoing need for both microenterprises and for small businesses in Northampton.

Phil Korman, CISA – Suggestions for potential collaborations to address agricultural sector needs – agricultural programming at Three County Fairground events/facility, assistance to farmer's markets to grow their local markets and also to better serve public assistance clients – i.e. EBT machines, acceptance of food stamps/WIC coupons, etc. Northampton Health Department also submitted this need.

Northampton Chamber GreenBiz Group – Has determined a need for technical assistance to businesses on energy efficiency audits, energy efficiency implementation, process efficiencies, etc. to become more sustainable.

Northampton Chamber/Zoning Subcommittee Focus Group for King St. Corridor – participants discussed need for parking, traffic/pedestrian safety, public trash receptacles, streetscape improvements (trees, bike lanes, etc.) on King Street.

**CDBG FIVE YEAR CONSOLIDATED PLAN
AND YR 27 ACTION PLAN
PUBLIC HEARING
March 24, 2010**

The meeting began at 6:10 p.m. Sheila Murphy, Literacy Project was in attendance. Staff attending included Teri Anderson, Director; Peg Keller, Housing and Community Development Planner; and Cam Leon, Community Development Admin Assistant.

Peg handed out a listing of the public services awards and explained we are working on a draft document. The final draft will be available April 6, 2010 for review and comment and can be found on www.northamptonma.gov/cedo.

Peg went through a power point presentation and summarized priorities discovered based on the Housing Needs Study and noted the areas the City would like to focus on in the Consolidated Plan.

Teri spoke to community and economic development needs identified through the public hearings and focus groups for public infrastructure, housing, economic development and public facilities.

At the end of the presentation, Peg noted letters have gone out for the public service awards. There is a 30-day comment period beginning with the release of the Draft Plan which will be available on April 7 and she urged review and comment. The Plan will be submitted to HUD in mid-May.

Sheila remarked that a lot of information has been provided over the last month in a format easy to understand and she can appreciate the amount of time and work involved. She noted the process was very clear this year.

The meeting ended at 6:50 p.m.

**TO ALL INTERESTED GROUPS, PERSONS AND AGENCIES
CITY OF NORTHAMPTON
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM
PUBLIC HEARINGS - REQUEST FOR PROPOSALS - CDBG CONSOLIDATED PLAN AND ANNUAL ACTION PLAN**

NOTICE OF PUBLIC HEARINGS

The City of Northampton, Community and Economic Development Office (CEDO), has scheduled two (2) community meetings to discuss priority needs for the Community Development Block Grant (CDBG) program. The City receives an annual allocation of block grant funds from the U.S. Department of Housing and Urban Development (HUD). The CDBG program seeks to provide decent housing, a suitable living environment and economic opportunity for low and moderate-income persons and families. The meetings will be to discuss the City's CDBG program's eligibility criteria, recently completed projects, and future housing and community development priorities.

Every five years the City revises its CDBG Consolidated Plan, which identifies priority needs for CDBG resources. All proposed projects and activities must meet HUD eligibility criteria and show a benefit to low and moderate-income households within the City of Northampton. The meetings listed below have been scheduled.

City Council Chambers, Pulchalski Municipal Building
Wednesday February 10th at 6:00pm
212 Main Street, Northampton
JFK Middle School Library
Tuesday February 23rd at 6:00pm
100 Bridge Road, Florence

In addition, the Community and Economic Development Office (CEDO) will hold the following public hearings in order to plan and implement CDBG programs and activities for the program year beginning July 1, 2010 for the purpose described:

PUBLIC HEARING: Housing, Public Services, Community/Economic Development Priorities
DATE & TIME: Wednesday, February 17, 2010 @ 6:00 PM
LOCATION: City Hall Room 18 (2nd Floor), 210 Main Street

PUBLIC HEARING: Presentation of the draft CDBG Consolidated Plan & Action Plan
DATE & TIME: Wednesday, March 24, 2010 @ 6:00 PM
LOCATION: Council Chambers - Pulchalski Municipal Building, 212 Main Street

All interested groups, persons and agencies are encouraged to attend public hearings and Community Meetings; information presented shall include:

(1) Recent and past performance of Northampton's CDBG program; (2) housing, homelessness and public service needs; (3) non-housing community and economic development needs, (4) the draft Consolidated Plan and annual Action Plan outlining program priorities and proposed activities to be undertaken with CDBG resources.

Individuals, groups or agencies unable to attend the public hearings may submit written comments to the Community and Economic Development Office, City Hall - 210 Main Street, Northampton, MA 01060, Attention: Cam Leon, CDBG/SHP Administrative Assistant; or electronically to cleon@northamptonma.gov

REQUEST FOR PROPOSALS

The City of Northampton, Community and Economic Development Office, has issued a Request for Proposals for the use of CDBG funds for the program year beginning July 1, 2010. Activities proposed for funding must meet one of three national objectives of the CDBG program which are: (1) activities benefiting persons of low and moderate income; (2) activities which prevent or eliminate slums and blight; and (3) activities meeting a community development need having a particular urgency because 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. Proposed activities that fail to meet the applicable tests for meeting a national objective are ineligible for CDBG funding.

Request for Proposals (RFP) are available upon request from the City of Northampton, Block Grant Office, at (413) 587-1286. RFP's may also be printed from the Northampton CEDO web site, <http://www.northamptonma.gov/cedo/>.

Deadline for Submission of RFP: One original and five double-sided copies of the completed RFP **MUST BE HAND DELIVERED** to the CDBG Office on the second floor of City Hall no later than 4:30 on Friday, February 26, 2010.

DRAFT CONSOLIDATED PLAN AND ANNUAL ACTION PLAN

On March 24, 2010 the City of Northampton's Community and Economic Development Office will release the draft CDBG Consolidated Plan and annual Action Plan for public review and comment; the plan shall outline proposed activities for CDBG program Year 27 beginning July 1, 2010. A summary of the draft Consolidated Plan and annual Action Plan shall also be published in a newspaper of local circulation; posted in City Hall and made available at the Northampton Community and Economic Development Office web site.

For additional information including available resources, eligible activities, the RFP process; and preparation of the Consolidated Plan and annual Action Plan, contact Cam Leon, CDBG/SHP Administrative Assistant at (413) 587-1286.

E-mail: cleon@northamptonma.gov
Northampton CEDO web site:
www.northamptonma.gov/cedo/

PUBLIC OUTREACH AND RFP DISTRIBUTION LIST

Fran Volkmann
Community Preservation Committee
40 Arlington Street
Northampton, MA 01060

Jack Hornor
Community Preservation Committee *duplicate – sending to committee*
46 Ladyslipper Lane
Florence, MA 01062

Jon Hite
Northampton Housing Authority
49 Old South Street
Northampton, MA 01060
jhite@hamphousing.org

Michael Owens
Northampton Housing Authority
49 Old South Street
Northampton, MA 01060
mowens@hamphousing.org

Carol Kincaid
Northampton Housing Authority
49 Old South Street
Northampton, MA 01060
ckincaid@hamphousing.org

Lisa Felty
Northampton Housing Authority
49 Old South Street
Northampton, MA 01060
lfelty@hamphousing.org

Joanne Campbell
Valley Community Development Corporation
30 Market Street
Northampton, MA 01060
jc@valleycdc.com

Danielle DeBerry
Service Net, Inc. / Grove Street Inn Program Director
91 Grove Street
Northampton, MA 01060

Rachel Taylor-Doward
Service Net, Inc. / Drop-In Center Coordinator
43 Center Street
Northampton, MA 01060

Tami Butler
Community Action
393 Main Street
Greenfield, MA 01301
tbutler@communityaction.us

Karen Leveille
HAP
322 Main Street Suite 1
Springfield, MA 01105-2403
kleveille@haphousing.org

Eneida Garcia
Casa Latina
140 Pine Street Room 6
Florence, MA 01062
casalatina@conversent.net

Bill Winslow
South Middlesex Opportunity Council
300 Howard Street
Framingham, MA 01702

Iris Rosa
Salvation Army
P.O. Box 188
27 Brewster Court
Northampton, MA 01061
irosa@use.salvationarmy.org

Yvonne Freccero
Friends of the Homeless
602 North Farms Road
Florence, MA 01062

LaWanza Brewington
Safe Passage
43 Center Street
Northampton, MA 01060

Jane Banks
CHD / Jessie's House
17 Seeyle Street
Amherst, MA 01002
jbanks@chd.org

Margie Westwell, Re-Integration Mgr.
Hampshire County House of Corrections
205 Rocky Hill Road
Northampton, MA 01060

Wayne Feiden
Office of Planning & Development
City Hall – 210 Main Street
Northampton, MA 01060
wfeiden@northamptonma.gov

Jim Ayres
Center for New Americans
17 New South Street Suite 301
Northampton, MA 01060
jim@cnam.org

David Modzewelski
Department of Mental Health
1 Prince Street
Northampton, MA 01060

Patte Shaughnessy
Northampton Council on Aging
67 Conz Street
Northampton, MA 01060
pshaughnessy@northamptonma.gov

Jamie Williamson
Mass Fair Housing Center
57 Suffolk Street
Holyoke, MA 01040
jamiemfhc@aol.com

M.J. Adams
Pioneer Valley Habitat for Humanity
140 Pine Street P.O. Box 60642
Florence, MA 01060
ed@pioneervalleyhabitat.org

Linda Driscoll
Tenancy Preservation Project
57 Suffolk Street
Holyoke, MA 01040

Steve Como
Soldier On
421 North Main Street Building 6
Leeds, MA 01053-0481

Pat Byrnes
Mass. Non-Profit Housing Association
Address?

Don Bianchi
Mass Association of CDC's
Address?

Tom Kegleman
TCB, Home City Housing
322 Main Street
Springfield, MA 01105
t_kegelman@tcbinc.org

Frank Olbris
Broadbrook Coalition
P.O. Box 60566
Florence, MA 01062

Jo-Ann Barbour
POAH
Address?

Marcia Crutchfield
HAP – Housing Consumer Education Center
322 Main Street
Springfield, MA 01105

Bob Carroll
Veterans Administration Outreach
421 North Main Street Bldg 4-1 Room S105
Leeds, MA 01053

Toni Hochstadt
AIDS Care of Hampshire County
P.O. Box 1299
Northampton, MA 01061-1299

Steve Connor
Northampton Veteran's Agent
240 Main Street
Northampton, MA 01060
sconnor@northamptonma.gov

Brendan Plante
Elliot Services Path Program / Street Outreach
P.O. Box 389
Northampton, MA 01060-0804

Sue White
Veterans Administration VASH Coordinator
421 North Main Street
Leeds, MA 01053

Nate Best, CDBG Administrator
Community and Economic Development Office
City Hall – 210 Main Street
Northampton, MA 01060
nbest@northamptonma.gov

Teri Anderson, Economic Development Director
Community and Economic Development Office
City Hall – 210 Main Street
Northampton, MA 01060
tanderson@northamptonma.gov

Mayor Mary Clare Higgins
Office of the Mayor
City Hall – 210 Main Street
Northampton, MA 01060
mayor@northamptonma.gov

Commercial Real Estate Brokers and Managers

Northampton Brokers

Goggins Real Estate Agency Inc.
226 King Street
Northampton, MA 01060
413-586-7000 Fax: 413-586-7001
Contact: Patrick Goggins, President
www.gogginsre.com

Murphy's Realtors, Inc.
44 Conz Street
Northampton, MA 01060
413-584-5700 Fax: 413-586-7239
www.murphyrealtors.com

Jones-Hutchins
5 Franklin Street
Northampton, MA 01060
413-585-0400 Fax: 413-586-5550
www.joneshutchins.com

Please also check phone book for residential brokers not on this list.

Delap Real Estate
158N King Street
Northampton, MA 01060
586-9111
www.delaprealestate.com

Barbara Demerski Real Estate
10 Bright Street
Northampton, MA 01060
586-2345 or 586-4461
www.barbarademerskirealestate.com

Denny Nolan Real Estate
53 Gothic Street
Northampton, MA 01060
586-5600
dnolanrealestate.com

Carol Heon Real Estate
16 Center Street
Northampton, MA 01060
586-0946
www.carolheonrealestate.com
carol@carolheonrealestate.com

Skibiski Real Estate
426 Hatfield Street
Northampton, MA 01060
584-3428

Timothy Shea Trust
92 ½ Maple Street
Florence, MA 01062
586-6777

Realty-World Dulong & Labbee Real Estate
285 North King Street
Northampton, MA 01060
586-3333

Pauline Fogel Real Estate Agency
Address?
585-0050

H.E. Ross Realty Agency
36 Service Center Road
Northampton, MA 01060
584-1608

Regional Brokers (with Northampton listings)

Colbrook Realty Services Inc.
1441 Main Street
Springfield, MA 01103
413-781-0066 Fas: 413-786-2450
Contact: Mitch Bolotin
www.colebrookre.com

Samuel D. Plotkin & Associates
41 Taylor Street
Springfield, MA 01103
413-781-8000 Fax: 413-781-2100
www.sdplotkin.com

Williamson Commercial Properties
413-736-9400
Contact: John Williamson

Commercial Property Management (those with mixed-use properties)

Abuza Brothers Management, Inc.
181 Main Street
Northampton, MA 01060
413-586-8681 Fax: 413-586-3866
Contact: Robert Abuza
Properties: Various sites in downtown Northampton

Hampshire Property Management Group
15 Brewster Court
Northampton, MA 01060
413-582-9970 Fax: 413-582-9973
Contact: Rich Madowitz
rmm@hpmgnoho.com
Properties: Various sites in downtown Northampton

Northeast Enterprises
237 Main Street
Northampton, MA 01060
413-586-2446 Fax: 413-586-2446
Contact: Charles Bowles
Bowles101@aol.com
Properties: Various sites in downtown Northampton

Real Estate Management, Inc.
96 Pleasant Street
Northampton, MA 01060
413-586-6474 Fax: 413-586-6474
Contact: Stephen Chaput
damnitwit@gis.net
Properties: Various sites in downtown Northampton

Sullivan Land Company
96 Island Road
Northampton, MA 01061
413-584-9400 Fax: 586-6422
Contact: Phillip Sullivan

Residential/Mixed-use Developer/Broker Contacts

Curt Shumway
Hampshire Hospitality Group
Clarion Hotel
1 Atwood Drive
Northampton, MA 01060
586-1211
Fax: 586-1723
www.hampshirehospitality.com

Michael Frisbie
Hunter Development, LLC
Post Office Box 366
East Longmeadow, MA 01028-0366
413-519-1262
mike@hunterdev.com
www.hunterdev.com

Primarily gas stations/convenience stores, but branching out to multi-tenant C/I buildings.
Now owns 100-102 Main St. – Guild Art Center building.

Doug Kohl
Kohl Construction
dkohl@kohlconstruction.com
(413) 256-0321 x 102

Wright Builders, Inc.
Jonathan Wright
info@wright-builders.com
48 Bates Street, Northampton, MA 01060
413-586-8287

The Community Builders, Inc.
322 Main Street
Springfield, MA 01105
(413) 737-0207

Joanne Campbell
Valley Community Development Corp.
jc@valleycdc.com

Check with Peg and OPD to see if there are other residential developers to add to this list.

Local Brokers

John Reed
CD Richard Ellis
185 Asylum Street
Hartford, CT 06103-3408
Phone: (860) 987-4700 or 732-9150
Fax: (860) 249-7916

Mitch Bolotin
Colebrook Realty Services
1441 Main Street
Springfield, MA 01103
Phone: 781-0066
Fax: 732-8124

Robert Price
Com-Re Corporation
382 N. Main Street Suite 206
East Longmeadow, MA 01028-1803
Phone: 525-4191
Fax: 734-2520

Tom Morrissette
Com-Re Corporation
382 N. Main Street Suite 206
East Longmeadow, MA 01028-1803
Phone: 525-4191
Fax: 734-2520

William Fitzgerald
Fitzgerald & Company, Inc.
1500 Main Street
Springfield, MA 01105
Phone: 747-4100
Fax: 747-4109

Thomas King
King & Newton
1331 Main Street
Springfield, MA 01103
Phone: 732-2300
Fax: 732-2318

Taylor Newton
King & Newton
1331 Main Street
Springfield, MA 01103
Phone: 732-2300
Fax: 732-2318

Douglas Macmillan
Macmillan & Son, Inc.
1537 Main Street
Springfield, MA 01103
Phone: 736-8338
Fax: 746-4057

Thomas Frodema
Macmillan & Son, Inc.
1537 Main Street
Springfield, MA 01103
Phone: 736-8338
Fax: 746-4057

Matthew McDonough
McDonough Realty Services, Inc.
One Monarch Place Suite 2550
Springfield, MA 01144
Phone: 746-5500
Fax: 747-5600

Robert Greeley
R.J. Greeley Company
STCC Technology Park
One Federal Street Bldg. 104A
Springfield, MA 01107
Phone: 734-7923
Fax: 734-7478

Kevin Jennings
R.J. Greeley Company
STCC Technology Park
One Federal Street Bldg. 104A
Springfield, MA 01107
Phone: 734-7923
Fax: 734-7478

Frank Fitzgerald
R.J. Greeley Company
STCC Technology Park
One Federal Street Bldg. 104A
Springfield, MA 01107
Phone: 734-7923
Fax: 734-7478

William Low
Samuel D. Plotkin & Associates, Inc.
1500 Main Street
P.O. Box 15449
Springfield, MA 01115
Phone: 781-8000
Fax: 781-8888

Liam Reynolds
Samuel D. Plotkin & Associates, Inc.
1500 Main Street
P.O. Box 15449
Springfield, MA 01115
Phone: 781-8000
Fax: 781-8888

David Wolos
Samuel D. Plotkin & Associates, Inc.
1500 Main Street
P.O. Box 15449
Springfield, MA 01115
Phone: 781-8000
Fax: 781-8888

Leonard Schreiber
Schreiber & Co.
95 State Street
Springfield, MA 01103
Phone: 736-2778
Fax: 731-5161

Jeff Reynolds
Smith & Reynolds
84 Maple Street
Springfield, MA 01105
Phone: 733-1121
Fax: 781-0992

John Foley
The Foley Company
1350 Main Street
Springfield, MA 01103
Phone: 736-5295
Fax: 737-3657

City Council

Councilor Michael Bardsley
50 Union Street Unit 4
Northampton, MA 01060
michael.bardsley@verizon.net

Councilor James Dostal
624 Ryan Road
Florence, MA 01060
jmdostal@comcast.net

Councilor Maureen Carney
13 Church Street
Northampton, MA 01060
mtcarney@comcast.net

Councilor Paul Spector
74 Massasoit Street
Northampton, MA 01060
gwanorth@aol.com

Councilor Robert Reckman
36 Fruit Street
Northampton, MA 01060
bobreckman@aol.com

Councilor David Narkewicz
31 South Park Terrace
Northampton, MA 01060
dnarkewicz@comcast.net

Councilor David Murphy
78 North Elm Street
Northampton, MA 01060
David.murphy8@comcast.net

Councilor Marianne LaBarge
698 Westhampton Road
Florence, MA 01062
mlabargeward6@aol.com

new councilors? - Yes, please send.

Other

Chamber of Commerce
99 Pleasant Street
Northampton, MA 01060
584--1900

list they send to?

Laurie Fenlason
lfenlaso@email.smith.edu

Tenant Associations – best way to get these? Mayor's Office might have contacts or Housing Authority for their properties.

- Salvo House
- Cahill Apts
- Tobin Manor
- McDonald House
- Florence Heights
- Hampshire Heights

- Hampton Gardens
- Meadowbrook

Planning Board
Zoning Board

Human Rights Commission
Housing Partnership
Northampton State Hospital CAC - Send to Corinne and ask her to forward to CAC members via email.
Board of Public Works – send to BJ at DPW and ask her to distribute.

Community Preservation Committee
Sustainable Northampton Zoning Subcommittee
Youth Commission – Corinne can forward to these members.
Actually let's send it to all City Boards – Mayor's Office has the lists.

Landlords Business Association (serves Hampshire & Franklin counties)
P.O. Box 812
Greenfield, MA 01302-0812

Northampton Center for the Arts
Penny Burke, Director
Ncfa@nohoarts.org
413-854-7327

Bob Cilman, Sondra Peron at Arts Council

Commonwealth Center for Change
Julia Handschuh, Co-Director- Events, Art, Space, Webmaster
julia@commonwealthcenter.org or call: 413.522.1319
Jennifer Ladd, Co-Director- Common Wealth Exchange, Time Banks, Development
jladd@commonwealthcenter.org or call: 413.297.5626

Neighborhood Associations

Florence Civic & Business Association
P.O. Box 60201
Florence, MA 01062

Peter McLean, President
Bay State Village Association
298 Riverside Drive
Bay State Village, MA 01062
pmclean@lefh.net
586-7961

Leeds Civic Association
P.O. Box 419
Leeds, MA 01053

Ward 3 Neighborhood Association
Gerald Budgar, President
gbudgar@rcn.com
(413) 584-2964

Paradise City Forum
P.O. Box 472
Northampton, MA 01061

Ward 4 Northampton
no mailing or e-mail address listed – Not sure there is one. Ask David Narkewicz to
distribute to his email list. It is quite extensive.

Broad Brook Coalition
P.O. Box 60566
Florence, MA 01062

Friends of the Sawmill Hills
Ester Ralston 586-2236
John Body 5854-4781

Listserv

OPD -

Mayor's Newsletter (ask Karen)

COSA (send to Jan Wood - knolls3@verizon.net)

MEDIA

In email list Teri Anderson and Gordon Shaw as the contact people for additional information:

Fred Contada
Republican News
fcontrada@repub.com
Also submit to meeting listings and MassLive listings

Daily Hampshire Gazette
newsroom@gazettenet.com
calendar@gazettenet.com

WHMP
Bill Dwight
bdwight@whmp.com

Chris Collins
collins@whmp.com

2010 -2011 CITY COUNCIL MEMBERS - Office Use Only

MAYOR

Mary Clare Higgins
210 Main Street, Room 12
Northampton, MA 01060

W-587-1249
C-695-1837
Email: Mayor@northamptonma.gov

AT LARGE

Jesse M. Adams
187 Main Street #4
Northampton, MA 01060

563-2006
jessemadams@aol.com

AT LARGE

David J. Narkewicz
31 South Park Terrace
Northampton, MA 01060

H-586-7230
C-531-6794
Email: dnarkewicz@comcast.net

WARD 1

Maureen T. Carney
13 Church Street
Northampton, MA 01060

H-584-2904
Email: mtcarney@comcast.net

WARD 2

Paul D. Spector
74 Massasoit Street
Northampton, MA 01060

H-584-1549 (do not give this # to public)
C-250-5226 (ok to give to public)
Email: gwanorth@aol.com

WARD 3

Angela D. Plassmann
180 Fair Street
Northampton, MA 01060

WARD 4

Pamela C. Schwartz
22 Columbus Avenue
Northampton, MA 01060

H-568-7113
C-219-5658
pschwartz77@gmail.com

WARD 5

David A. Murphy
78 North Elm Street
Northampton, MA 01060

H-586-5461
Email: david.murphy8@comcast.net

WARD 6

Marianne L. LaBarge
698 Westhampton Road
Florence, MA 01062

H-584-7937
C-695-6450
Email: mlabargeward6@aol.com

WARD 7

Eugene A. Tacy
158 North Maple Street
Florence, MA 01062

H-585-8878
C-626-3716 (not to public)
genetacy@comcast.net

APPENDIX L

City Certifications

Attest: Mary J. Medina, Clerk of Council

Approved: Mary Clare Higgins, Mayor

CITY OF NORTHAMPTON

A true copy.

MASSACHUSETTS

Attest: Mary J. Medina, Clerk of Council

In City Council, May 6, 2010

Upon recommendation of the Mayor

RESOLUTION

WHEREAS, the City of Northampton receives Community Development Block Grant funds from the United States Department of Housing and Urban Development (HUD); and

WHEREAS, the Community and Economic Development Office has prepared a Five-Year Consolidated Plan for the fiscal years 2011 through 2015 consistent with the Sustainable Northampton Comprehensive Plan and taking into consideration community consultation; and

WHEREAS, the City's entitlement grant amount for the Program Year 27/FY11 commencing on July 1, 2010 is approximately \$821,633; and

WHEREAS, a needs assessment and review of the draft Action Plan has been conducted over the course of three public hearings in order to solicit public comment on utilization of CDBG resources; and

WHEREAS, Requests for Proposals have been issued to identify programs and service providers to undertake eligible CDBG activities; and

WHEREAS, an annual Action Plan has been developed for FY11 to address needs within the City which the CDBG Program can address;

NOW THEREFORE, BE IT RESOLVED, that the Northampton City Council Hereby endorses the 2011-2015 Consolidated Plan and the CDBG Year 27/FY11 Action Plan to be submitted by Mayor Mary Clare Higgins to the United States Department of Housing and Urban Development for the program year beginning July 1, 2010.



SF 424

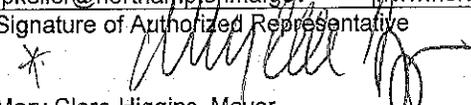
The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Received by state		Applicant Identifier	Type of Submission	
Date Received by HUD	State Identifier	Federal Identifier	Application	Pre-application
May 14, 2010			Construction	Construction
			X Non Construction	Non Construction
Applicant Information				
City of Northampton		UOG Code: MA251674		
210 Main Street		Organizational DUNS: 079217444		
Office of Community and Economic Development		Organizational Unit: City of Northampton		
Northampton	Massachusetts	Department: Community and Economic Develop		
	U.S.A.	Division		
Employer Identification Number (EIN):		County: Hampshire		
04-6001406		Program Year Start Date: 7/1/2010		
Applicant Type:		Specify Other Type if necessary:		
Local Government		Specify Other Type		
		U.S. Department of Housing and Urban Development		
Program Funding				
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding				
Community Development Block Grant		14.218 Entitlement Grant		
CDBG Project Titles		Description of Areas Affected by CDBG Project(s)		
CDBG Grant Amount: \$821,633	\$Additional HUD Grant(s) Leveraged		Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged		
\$Locally Leveraged Funds		\$Grantee Funds Leveraged		
\$Anticipated Program Income: \$11,745		Other (Describe)		
Total Funds Leveraged for CDBG-based Project(s)				
Home Investment Partnerships Program				
Home Investment Partnerships Program		14.239 HOME		
HOME Project Titles		Description of Areas Affected by HOME Project(s)		
\$HOME Grant Amount	\$Additional HUD Grant(s) Leveraged		Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged		
\$Locally Leveraged Funds		\$Grantee Funds Leveraged		

\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			
Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
Emergency Shelter Grants Program		14.231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
2 nd Congressional District	2 nd	<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
First Name: Margaret	Middle Initial: L.	Last Name: Keller
Title: Housing and CD Planner	Phone: 413-587-1288	Fax: 413-587-1275
eMail: pkeller@northamptonma.gov	Grantee Website: www.northamptonma.gov	Other Contact
Signature of Authorized Representative * 		Date Signed 2/16/2010
Mary Clare Higgins, Mayor		



CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.
 This certification is applicable.

NON-STATE GOVERNMENT 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 antidisplacement 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.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will --
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted --
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Jurisdiction

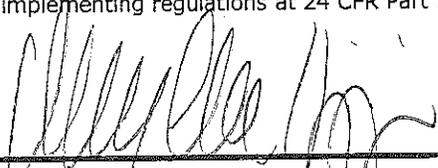
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. 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;
9. 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
10. 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

2/16/2010

Date

Mary Clare Higgins
Name
Mayor
Title
210 Main Street
Address
Northampton, MA 01060
City/State/Zip
413-587-1249
Telephone Number

<input type="checkbox"/> This certification does not apply.
<input checked="" type="checkbox"/> This certification is applicable.

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:

11. 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 and moderate income families or aid in the prevention or elimination of slums or Plan may also include activities which the grantee certifies are designed to meet development needs having a particular urgency because existing conditions pose a diate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 27, 28, 29, (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;
13. 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:

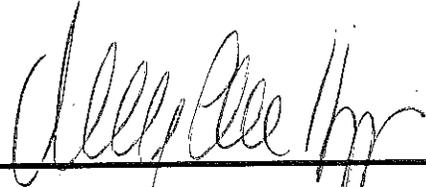
14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

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 part 35, subparts A, B, J, K and R, of title 24;

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



2/16/2010

Signature/Authorized Official

Date

Mary Clare Higgins

Name

Mayor

Title

210 Main Street

Address

Northampton, MA 01060

City/State/Zip

413-587-1249

Telephone Number

This certification does not apply.
 This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

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.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City Hall	210 Main Street	Northampton	Hampshire	MA	01060

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any

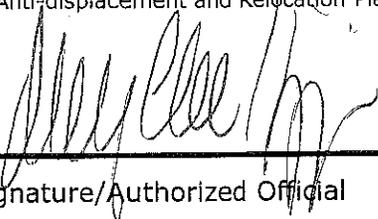
Jurisdiction

controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan



Signature/Authorized Official

2/16/2010

Date

Mary Clare Higgins

Name

Mayor

Title

210 Main Street

Address

Northampton MA 01060

City/State/Zip

413-587-1249

Telephone Number

Jurisdiction

- This certification does not apply.
 This certification is applicable.

**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

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.**
 This certification is applicable.

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

Jurisdiction

- This certification does not apply.
 This certification is applicable.

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.**
 This certification is applicable.

ESG Certifications

I, _____, Chief Executive Officer of Jurisdiction, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

Jurisdiction

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.

12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.

13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official

Date

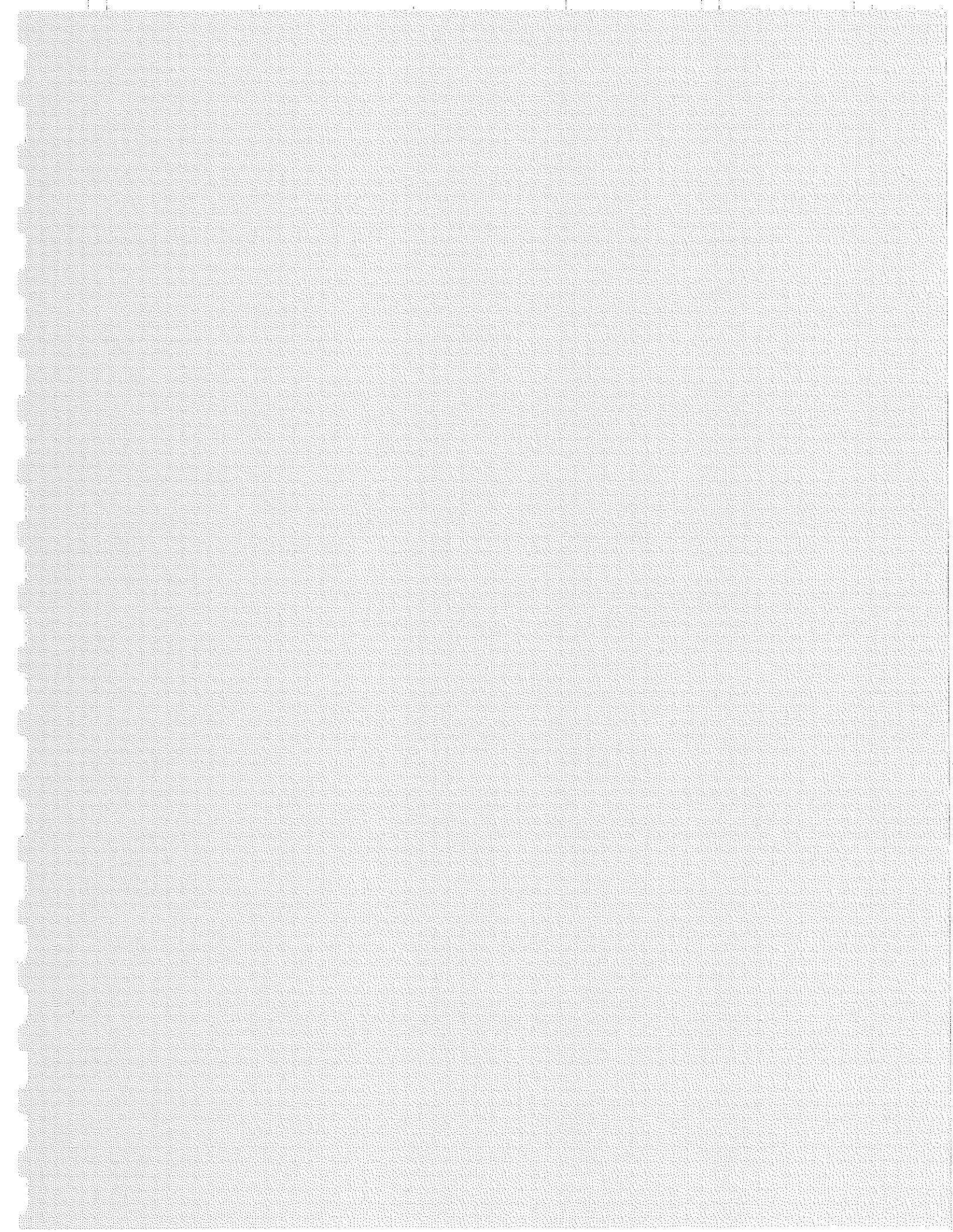
Name

Title

Address

City/State/Zip

Telephone Number



APPENDIX M

CDBG Project Sheets / IDIS

Project Name: Housing: Home Repair Program				
Description:	IDIS Project #: 27-1 UOG Code: MA 251674			
Through the Council on Aging, the Home Repair Program will provide grants and low interest (2.50%) deferred payment loans to eligible homeowners age 60 and over. Repairs address safety, code violations and accessibility issues allowing seniors to remain independent and in their homes. Funds will be used for administration costs and recording of mortgages and discharges.				
Location: Senior Center 67 Conz Street, Northampton Services will be available Citywide	Priority Need Category: Select one: Owner Occupied Housing			
Expected Completion Date: 6/30/2011	Explanation: Housing activities undertaken by the City are designed to address health, safety and building code issues and to stabilize the City's housing stock ensuring decent, safe and affordable housing for the City's low and moderate income residents National Objective: LMH			
Objective Category: <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives			
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the quality of owner housing			
	2			
	3			
Project-level Accomplishments	04 Households	Proposed 8	Accompl. Type:	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type:	Proposed	Accompl. Type:	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type:	Proposed	Accompl. Type:	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
Five households will receive a low-interest loan up to \$8,000; 2-3 households will receive a grant up to \$1,500 for repairs addressing health, safety and code violations providing decent housing	Number of households completed and work accomplished	To be reported in CAPER		
14H Rehabilitation Administration 570.202		Matrix Codes		
Matrix Codes		Matrix Codes		
Matrix Codes		Matrix Codes		
Program Year 1	CDBG	Proposed Amt. 14,000	Fund Source:	Proposed Amt.
		Actual Amount		Actual Amount
	Fund Source:	Proposed Amt.	Fund Source:	Proposed Amt.
		Actual Amount		Actual Amount
	Accompl. Type:	Proposed Units	Accompl. Type:	Proposed Units
		Actual Units		Actual Units
	Accompl. Type:	Proposed Units	Accompl. Type:	Proposed Units
		Actual Units		Actual Units
Prior Year	CDBG	Proposed Amt. 93,000	Fund Source:	Proposed Amt.
		Actual Amount 49,709		Actual Amount
	Fund Source:	Proposed Amt.	Fund Source:	Proposed Amt.
		Actual Amount		Actual Amount
	Accompl. Type:	Proposed Units	Accompl. Type:	Proposed Units
		Actual Units		Actual Units
	Accompl. Type:	Proposed Units	Accompl. Type:	Proposed Units
		Actual Units		Actual Units

Project Name:	Housing: Homeownership Assistance		
Description:	IDIS Project #: 27-2	UOG Code: MA 251674	
The Valley Community Development Corporation (CDC) will administer a homeownership assistance program providing low and moderate income Northampton renters consumer education, referrals and advocacy to gain access to resources to attain sustainable homeownership. Households will receive individual counseling and referrals for greater access to HOME-funded homeownership opportunities			

Location: 30 Market St., Northampton Services will be available citywide	Priority Need Category Select one: Owner Occupied Housing ▼
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Expected Completion Date: 6/30/2011	Explanation: Housing activities undertaken by the City are designed to address health, safety and building code issues and to stabilize the City's housing stock ensuring decent, safe and affordable housing for the City's low and moderate income residents National Objective: LMH
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Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Increase the availability of affordable owner housing ▼ 2 Improve access to affordable owner housing ▼ 3

Project-level Accomplishments	04 Households ▼	Proposed	45	Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	

Proposed Outcome	Performance Measure	Actual Outcome
45 low and moderate Northampton households will have access to resources to obtain sustainable homeownership	Number of households who attain homeownership Number of HOME funded referrals	To be reported in the CAPER

14H Rehabilitation Administration 570.202 ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

Program Year 1	CDBG ▼	Proposed Amt.	20,000	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Other ▼	Proposed Amt.	51,000	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name:	Housing: Meadowbrook Apartments		
Description:	IDIS Project #: 27-3	UOG Code: MA 251674	
The Preservation of Affordable Housing, Inc. (POAH) will implement capital repairs at a housing complex in Northampton providing 232 households affordable housing. Funds will be used for replacement of a defective sewer line and building-mounted exterior light fixtures			

Location: 491 Bridge Rd, Northampton Census Tract: 8216.02 05	Priority Need Category Select one: Infrastructure
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Expected Completion Date: 6/30/2011	Housing activities undertaken by the City are designed to address health, safety and building code issues and to stabilize the City's housing stock ensuring decent, safe and affordable housing for the City's low and moderate income residents National Objective: LMH
<input type="checkbox"/> Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	
Specific Objectives	

Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1	Improve quality / increase quantity of public improvements for lower income persons	▼
	2		▼
	3		▼

Project-level Accomplishments	10 Housing Units	▼	Proposed	252		Accompl. Type:	▼	Proposed	
			Underway					Underway	
			Complete					Complete	
	Accompl. Type:	▼	Proposed			Accompl. Type:	▼	Proposed	
			Underway					Underway	
			Complete					Complete	
	Accompl. Type:	▼	Proposed			Accompl. Type:	▼	Proposed	
			Underway					Underway	
			Complete					Complete	

Proposed Outcome	Performance Measure	Actual Outcome
Replacement of sewer line and exterior light fixtures will provide low and moderate income residents living in Meadowbrook Apartments a more suitable living environment	Number of households with improved sewer access; number of linear feet of sewer line replaced; number of light fixtures replaced	To be reported in CAPER

14B Rehab; Multi-Unit Residential 570.202	▼	Matrix Codes	▼
Matrix Codes	▼	Matrix Codes	▼
Matrix Codes	▼	Matrix Codes	▼

Program Year 1	CDBG	▼	Proposed Amt.	16,000		Fund Source:	▼	Proposed Amt.	
			Actual Amount					Actual Amount	
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.	
			Actual Amount					Actual Amount	
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units	
			Actual Units					Actual Units	
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units	
			Actual Units					Actual Units	

Project Name:	Infrastructure: Conz Street Sidewalk Improvements		
Description:	IDIS Project #: 27-4	UOG Code: MA 251674	
Through the Northampton Department of Public Works (DPW) Improvements will be made to Conz Street sidewalks			

Location:	Priority Need Category		
Conz Street, Northampton Census Tract: 8219.02 03	Select one:	Infrastructure ▼	

Expected Completion Date: 6/30/2011	Explanation: Infrastructure improvements within CDBG eligible area are undertaken by the City with the goal of providing a suitable living environments for low and moderate income residents National Objective: LMA
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Objective Category	Specific Objectives		
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	1	Improve quality / increase quantity of public improvements for lower income persons	▼
	2		▼
	3		▼

Project-level Accomplishments	01 People ▼	Proposed	1,885		Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	

Proposed Outcome	Performance Measure	Actual Outcome
Reconstruct severely deteriorated sidewalks to improve accessibility and sustainability. Approximately 1,450 linear feet of sidewalk will be improved	Number of linear feet of sidewalks improved	To be reported in CAPER

03L Sidewalks 570.201(c) ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

Program Year 1	CDBG ▼	Proposed Amt.	92,000		Fund Source: ▼	Proposed Amt.	
		Actual Amount				Actual Amount	
	Other ▼	Proposed Amt.			Fund Source: ▼	Proposed Amt.	
		Actual Amount	168,000			Actual Amount	
	Accompl. Type: ▼	Proposed Units			Accompl. Type: ▼	Proposed Units	
		Actual Units				Actual Units	
	Accompl. Type: ▼	Proposed Units			Accompl. Type: ▼	Proposed Units	
		Actual Units				Actual Units	

Project Name: Blighted and Decadent Areas: Fairgrounds Pre-Development					
Description:	IDIS Project #: 27-5 UOG Code: MA 251674				
Redevelop the Three County Fairground and surrounding public infrastructure to eliminate deteriorated and blighted conditions.					
Location:	Priority Need Category				
Three County Fairground and surrounding streets, Northampton, Census tract: 8222.00	Select one: Economic Development				
6/30/2011	Project will involve redevelopment activities and improvement to public infrastructure (utility/road improvements, sidewalks, drainage, demolition of deteriorated buildings, renovation, new construction) National Objective: SBA				
Objective Category: <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input checked="" type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories: <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1 Improve economic opportunities for low-income persons				
	2				
	3				
Project-level Accomplishments	11 Public Facilities	Proposed	1	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
Redevelopment to eliminate deteriorated and blighted conditions	Retention of Three County Fairground business	To be reported in CAPER			
03 Public Facilities and Improvements (General) 570.201(c)	Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes	Matrix Codes			
Program Year 1	CDBG	Proposed Amt.	20,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Other	Proposed Amt.	300,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	
Prior Year	Fund Source:	Proposed Amt.	1,389	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	

Project Name:	Economic Development: Small Business Development		
Description:	IDIS Project #: 27-6	UOG Code: MA 251674	
The Valley Community Development Corporation (CDC) will provide technical assistance for low and moderate income residents who want to start their own business, and to micro-enterprises with five or fewer employees to develop business plans, obtain financing, initial and on-going marketing and business management, and operational consulting.			

Location:	Priority Need Category		
30 Market St., Northampton Services available Citywide	Select one:	Economic Development	▼

Expected Completion Date: 6/30/2011	Economic development activities are undertaken by the City to promote job creation and retention within Northampton, and to promote the development of micro-business enterprises, principally targeted to benefit the City's low and moderate income residents National Objective: LMC
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Objective Category	Specific Objectives		
<input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input checked="" type="radio"/> Economic Opportunity	1	Improve economic opportunities for low-income persons	▼
	2		▼
	3		▼

Project-level Accomplishments	01 People	▼	Proposed	30		Accompl. Type:	▼	Proposed	
			Underway					Underway	
			Complete					Complete	
	Accompl. Type:	▼	Proposed			Accompl. Type:	▼	Proposed	
			Underway					Underway	
			Complete					Complete	
	Accompl. Type:	▼	Proposed			Accompl. Type:	▼	Proposed	
			Underway					Underway	
			Complete					Complete	

Proposed Outcome	Performance Measure	Actual Outcome
30 individuals / businesses will receive technical assistance resulting in new businesses being established creating five jobs providing increased economic opportunities	Number of people / businesses who receive technical assistance Number of jobs created and/or retained	To be reported in CAPER

18C Micro-Enterprise Assistance	▼	Matrix Codes	▼
Matrix Codes	▼	Matrix Codes	▼
Matrix Codes	▼	Matrix Codes	▼

Program Year 1	CDBG	▼	Proposed Amt.	20,000		Fund Source:	▼	Proposed Amt.	
			Actual Amount					Actual Amount	
	Other	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.	
			Actual Amount					Actual Amount	
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units	
			Actual Units					Actual Units	
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units	
			Actual Units					Actual Units	

Project Name: "Puentes" Bridges for Latinos													
Description:	IDIS Project #: 27-7 UOG Code: MA 251674												
Casa Latina, Inc. will provide outreach, information and referrals, advocacy, and case management to the City's low and moderate-income Latinos. "Puentes" will benefit the Latino population by supporting individuals to develop skills and knowledge which will provide them with the ability to access to housing, health services, language and literacy education, employment and other basic needs													
Location:	Priority Need Category												
140 Pine St., Florence Services will be available Citywide	Select one: Public Services												
Expected Completion Date:	Funding for public services and anti-poverty programs targeted to the City's low and moderate-income population through community based non-profit agencies and organizations. Public services include, but are not limited to, recreational programs, youth programs, housing support programs and the provision of basic needs												
6/30/2011	National Objective: LMC												
Objective Category	Specific Objectives												
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	1 Improve the services for low/mod income persons 2 Improve economic opportunities for low-income persons 3												
Outcome Categories													
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability													
Project-level Accomplishments													
01 People	<table border="1"> <tr><td>Proposed</td><td>350</td><td>Accompl. Type:</td><td>Proposed</td></tr> <tr><td>Underway</td><td></td><td></td><td>Underway</td></tr> <tr><td>Complete</td><td></td><td></td><td>Complete</td></tr> </table>	Proposed	350	Accompl. Type:	Proposed	Underway			Underway	Complete			Complete
Proposed	350	Accompl. Type:	Proposed										
Underway			Underway										
Complete			Complete										
Accompl. Type:	<table border="1"> <tr><td>Proposed</td><td></td><td>Accompl. Type:</td><td>Proposed</td></tr> <tr><td>Underway</td><td></td><td></td><td>Underway</td></tr> <tr><td>Complete</td><td></td><td></td><td>Complete</td></tr> </table>	Proposed		Accompl. Type:	Proposed	Underway			Underway	Complete			Complete
Proposed		Accompl. Type:	Proposed										
Underway			Underway										
Complete			Complete										
Accompl. Type:	<table border="1"> <tr><td>Proposed</td><td></td><td>Accompl. Type:</td><td>Proposed</td></tr> <tr><td>Underway</td><td></td><td></td><td>Underway</td></tr> <tr><td>Complete</td><td></td><td></td><td>Complete</td></tr> </table>	Proposed		Accompl. Type:	Proposed	Underway			Underway	Complete			Complete
Proposed		Accompl. Type:	Proposed										
Underway			Underway										
Complete			Complete										
Proposed Outcome	Performance Measure	Actual Outcome											
Northampton Latino residents will receive information and referral services, case management, and outreach allowing them to successfully integrate into the community	Number of people served	To be reported in CAPER											
05 Public Services (General) 570.201(e)	Matrix Codes												
Matrix Codes	Matrix Codes												
Matrix Codes	Matrix Codes												
Program Year 1													
CDBG	<table border="1"> <tr><td>Proposed Amt.</td><td>16,435</td><td>Fund Source:</td><td>Proposed Amt.</td></tr> <tr><td>Actual Amount</td><td></td><td></td><td>Actual Amount</td></tr> </table>	Proposed Amt.	16,435	Fund Source:	Proposed Amt.	Actual Amount			Actual Amount				
Proposed Amt.	16,435	Fund Source:	Proposed Amt.										
Actual Amount			Actual Amount										
Other	<table border="1"> <tr><td>Proposed Amt.</td><td>10,537</td><td>Fund Source:</td><td>Proposed Amt.</td></tr> <tr><td>Actual Amount</td><td></td><td></td><td>Actual Amount</td></tr> </table>	Proposed Amt.	10,537	Fund Source:	Proposed Amt.	Actual Amount			Actual Amount				
Proposed Amt.	10,537	Fund Source:	Proposed Amt.										
Actual Amount			Actual Amount										
Accompl. Type:	<table border="1"> <tr><td>Proposed Units</td><td></td><td>Accompl. Type:</td><td>Proposed Units</td></tr> <tr><td>Actual Units</td><td></td><td></td><td>Actual Units</td></tr> </table>	Proposed Units		Accompl. Type:	Proposed Units	Actual Units			Actual Units				
Proposed Units		Accompl. Type:	Proposed Units										
Actual Units			Actual Units										
Accompl. Type:	<table border="1"> <tr><td>Proposed Units</td><td></td><td>Accompl. Type:</td><td>Proposed Units</td></tr> <tr><td>Actual Units</td><td></td><td></td><td>Actual Units</td></tr> </table>	Proposed Units		Accompl. Type:	Proposed Units	Actual Units			Actual Units				
Proposed Units		Accompl. Type:	Proposed Units										
Actual Units			Actual Units										

Project Name: Skills and Jobs for Northampton Newcomers				
Description:	IDIS Project #: 27-8 UOG Code: MA 251674			
The Center for New Americans will provide support employment assistance, coaching and family literacy programming for low-income immigrants and their families facilitating their integration into the community and out of poverty				
Location:	Priority Need Category			
17 New South St., Northampton Services will be available City-wide	Select one: Public Services ▼			
Expected Completion Date: 6/30/2011	Funding for public services and anti-poverty programs targeted to the City's low and moderate-income population through community based non-profit agencies and organizations. Public services include, but are not limited to, recreational programs, youth programs, housing support programs and the provision of basic needs National Objective: LMC			
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives			
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons ▼ 2 Improve economic opportunities for low-income persons ▼ 3 ▼			
Project-level Accomplishments	01 People ▼	Proposed 55	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
Immigrants and refugees will receive resources to learn English and outreach allowing them to successfully integrate into the community	Number of people served	To be reported in CAPER		
05 Public Services (General) 570.201(e) ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 7,230	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Other ▼	Proposed Amt. 43,864	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Project Name: Big Brothers Big Sisters Mentoring Program					
Description:	IDIS Project #: 27-9 UOG Code: MA 251674				
The Center for Human Development (CHD), in partnership with the Northampton Public schools, will provide a mentoring program targeted to at-risk youth addressing concerns of the schools around bullying, low self-esteem, isolation, disruptive and/or withdrawn behavior, unstable families and other risk factors that lead to school failure					
Location:	Priority Need Category				
Jackson Street School 120 Jackson St., Northampton Ryan Road School 498 Ryan Road, Florence JFK Middle School 100 Bridge Rd., Florence Services available Citywide	Select one: Public Services				
Expected Completion Date: 6/30/2011	Funding for public services and anti-poverty programs targeted to the City's low and moderate-income population through community based non-profit agencies and organizations. Public services include, but are not limited to, recreational programs, youth programs, housing support programs and the provision of basic needs National Objective: LMC				
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons 2 3				
Project-level Accomplishments	01 People	Proposed	35	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
At-risk youth will be matched with supportive mentors with the goal of increasing self-confidence, enhancing relationships, developing more positive attitudes and building deeper positive connections within the community	Number of children served	To be reported in CAPER			
05D Youth Services 570.201(e)	Matrix Codes				
Matrix Codes	Matrix Codes				
Matrix Codes	Matrix Codes				
Program Year 1	CDBG	Proposed Amt.	5,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Other	Proposed Amt.	63,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

Project Name: SRO Outreach				
Description:	IDIS Project #: 27-10 UOG Code: MA 251674			
The Center for Human Development (CHD) will provide case management, referrals, advocacy, food pantry, transportation and community linkages to SRO residents				
Location: 129 Main St., Northampton Services available Citywide	Priority Need Category Select one: Public Services ▼			
Expected Completion Date: 6/30/2011	Funding for public services and anti-poverty programs targeted to the City's low and moderate-income population through community based non-profit agencies and organizations. Public services include, but are not limited to, recreational programs, youth programs, housing support programs and the provision of basic needs National Objective: LMC			
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives			
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons ▼ 2 ▼ 3 ▼			
Project-level Accomplishments	01 People ▼	Proposed 185	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
SRO residents will have access to case management, food and other basic services reducing their use of emergency services and improving their sense of community	Number of people served	To be reported in CAPER		
05 Public Services (General) 570.201(e) ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 18,000	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Other ▼	Proposed Amt. 41,000	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Project Name: First Call for Help				
Description:	IDIS Project #: 27-11 UOG Code: MA 251674			
Community Action will provide free information and referral services for callers needing assistance in gaining access to state, local and private resources and public service programs. Services are available Monday - Friday 9:00 am to 3:30 pm				
Location:	Priority Need Category			
56 Vernon St, Northampton Services available Citywide	Select one: Public Services ▼			
Expected Completion Date:	Funding for public services and anti-poverty programs targeted to the City's low and moderate-income population through community based non-profit agencies and organizations. Public services include, but are not limited to, recreational programs, youth programs, housing support programs and the provision of basic needs National Objective: LMC.			
6/30/2011				
Objective Category	Specific Objectives			
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	1 Improve the services for low/mod income persons ▼			
Outcome Categories	2 ▼			
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	3 ▼			
Project-level Accomplishments	01 People ▼	Proposed 400	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
Callers will obtain information allowing them to gain access to resources to address their basic needs	Number of people served	To be reported in CAPER		
05 Public Services (General) 570.201(e) ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 3,000	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Other ▼	Proposed Amt. 38,173	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Project Name: Generation Q				
Description:	IDIS Project #: 27-12 UOG Code: MA 251674			
Community Action will provide weekly support and education groups for at-risk (ages 12-21) GLBTQQ (gay, lesbian, bisexual, transgender, queer, and questioning) youth and their allies in Northampton. Drop-in tutoring and homework help will also be available.				
Location:	Priority Need Category			
34-36 Maple Ave., Northampton Census Tract: 8129:02 02 Services available citywide	Select one: Public Services ▼			
Expected Completion Date: 6/30/2011	Funding for public services and anti-poverty programs targeted to the City's low and moderate-income population through community based non-profit agencies and organizations. Public services include, but are not limited to, recreational programs, youth programs, housing support programs and the provision of basic needs National Objective: LMC			
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives			
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons ▼ 2 ▼ 3 ▼			
Project-level Accomplishments	01 People ▼	Proposed 20	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
Low income at-risk young GLBTQQ will have access to: 1) safe, supportive and structured activities; 2) advocacy and referrals to local resources; and 3) access to support groups to develop social networks improving their sense of community.	Number of people served.	To be reported in CAPER		
05 Public Services (General) 570.201(e) ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 5,000	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Other ▼	Proposed Amt. 63,587	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units



Project Name: Passport to Success				
Description:	IDIS Project #: 27-13 UOG Code: MA 251674			
The Literacy Project will provide adult basic education and counseling to students (age 16 and over) to set goals and develop academic, job and life skills to transition to post-GED employment and/or higher education.				
Location:	Priority Need Category			
1 Brewster Court #1, Northampton Census Tract: 8219.02 02 Services available citywide	Select one: Public Services ▼			
Expected Completion Date:	Funding for public services and anti-poverty programs targeted to the City's low and moderate-income population through community based non-profit agencies and organizations. Public services include, but are not limited to, recreational programs, youth programs, housing support programs and the provision of basic needs National Objective: LMC			
6/30/2011				
Objective Category	Specific Objectives			
<input type="radio"/> Decent Housing				
<input checked="" type="radio"/> Suitable Living Environment				
<input type="radio"/> Economic Opportunity				
Outcome Categories	1. Improve the services for low/mod income persons ▼			
<input checked="" type="checkbox"/> Availability/Accessibility	2. ▼			
<input type="checkbox"/> Affordability	3. ▼			
<input type="checkbox"/> Sustainability				
Project-level Accomplishments	01 People ▼	Proposed 45	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
Low and moderate income residents will have access to adult basic education services and counseling allowing them to pursue job and college goals	Number of people served	To be reported in CAPER		
05 Public Services (General) 570.201(e) ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 10,862	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Other ▼	Proposed Amt. 117,337	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Project Name: MANNA Soup Kitchen				
Description:	IDIS Project #: 27-14 UOG Code: MA 251674			
The MANNA Soup Kitchen will provide three free meals a week year-round to low income residents. Special Thanksgiving and Christmas meals will also be provided				
Location: 48 Elm St., Northampton 297 Main St., Northampton Services available Citywide	Priority Need Category Select one: Public Services ▼			
Expected Completion Date: 6/30/2011	Funding for public services and anti-poverty programs targeted to the City's low and moderate-income population through community based non-profit agencies and organizations. Public services include, but are not limited to, recreational programs, youth programs, housing support programs and the provision of basic needs National Objective: LMC			
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives			
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons ▼ 2 ▼ 3 ▼			
Project-level Accomplishments	01 People ▼	Proposed 400	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
Low income residents will receive three free meals a week lowering their food costs and/or preventing hunger	Number of people and meals served	To be reported in CAPER		
05 Public Services (General) 570.201(e) ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 2,500	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Other ▼	Proposed Amt. 20,200	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Project Name: Northampton Fair Housing Program				
Description:	IDIS Project #: 27-15 UOG Code: MA 251674			
The Massachusetts Fair Housing Center will provide free legal assistance and advocacy to victims of housing discrimination; education to housing providers and house seekers on fair housing and fair lending will also be provided.				
Location:	Priority/Need Category			
Services to be available Citywide	Select one: Public Services ▼			
Expected Completion Date:	Funding for public services and anti-poverty programs targeted to the City's low and moderate-income population through community based non-profit agencies and organizations. Public services include, but are not limited to, recreational programs, youth programs, housing support programs and the provision of basic needs National Objective: LMC			
6/30/2011				
Objective Category	Specific Objectives			
<input type="radio"/> Decent Housing				
<input checked="" type="radio"/> Suitable Living Environment				
<input type="radio"/> Economic Opportunity				
Outcome Categories	1 Improve the services for low/mod income persons ▼			
<input checked="" type="checkbox"/> Availability/Accessibility	2 ▼			
<input type="checkbox"/> Affordability	3 ▼			
<input type="checkbox"/> Sustainability				
Project-level Accomplishments	01 People ▼	Proposed 700	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
Low and moderate income residents will receive fair housing education and/or advocacy providing knowledge of resources that can assist them if they have been discriminated against.	Number of people provided fair housing education; number of discrimination complaints addressed	To be reported in CAPER		
05J Fair Housing Activities (if CDBG, then subject to 570.201(e)) ▼	Matrix Codes	▼		
Matrix Codes	Matrix Codes	▼		
Matrix Codes	Matrix Codes	▼		
Program Year 1	CDBG ▼	Proposed Amt. 2,500	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Other ▼	Proposed Amt. 275,000	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Project Name: Grove Street Inn				
Description:	IDIS Project #: 27-16 UOG Code: MA 251674			
Service Net, Inc. will provide 17 year-round emergency and transitional shelter beds, housing search assistance and case management to adult individuals				
Location:	Priority Need Category			
91 Grove St., Northampton Services available: Citywide	Select one: Public Services ▼			
Expected Completion Date: 6/30/2011	Funding for public services and anti-poverty programs targeted to the City's low and moderate-income population through community based non-profit agencies and organizations. Public services include, but are not limited to, recreational programs, youth programs, housing support programs and the provision of basic needs National Objective: LMC			
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives			
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons ▼ 2 ▼ 3 ▼			
Project-level Accomplishments	01 People ▼	Proposed 130	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
Homeless individuals will be sheltered providing short-term living arrangements and will be assisted securing transitional and permanent housing	Number of homeless people served	To be reported in CAPER		
05 Public Services (General) 570.201(e) ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 17,000	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Other ▼	Proposed Amt. 267,146	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Project Name: Interfaith Cot Shelter				
Description:	IDIS Project #: 27-17 UOG Code: MA 251674			
Service Net, Inc. will operate the City's cold weather shelter for individuals. The Cot Shelter, a collaborative program of Service Net, the Interfaith community, and the City of Northampton, provides food and emergency shelter to homeless adults from November through April				
Location:	Priority Need Category			
43 Center St., Northampton Services available Citywide	Select one: Public Services ▼			
Expected Completion Date: 6/30/2011	Funding for public services and anti-poverty programs targeted to the City's low and moderate-income population through community based non-profit agencies and organizations. Public services include, but are not limited to, recreational programs, youth programs, housing support programs and the provision of basic needs National Objective: LMC			
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives			
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons ▼ 2 ▼ 3 ▼			
Project-level Accomplishments	01 People ▼	Proposed 205	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
Emergency overnight shelter will improve the quality of resident's lives by allowing homeless individuals to be indoors during the coldest months of the year.	Number of people provided shelter; number of beds provided	To be reported in CAPER		
05 Public Services (General) 570.201(e) ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 15,355	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Other ▼	Proposed Amt. 99,920	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Project Name: Emergency Food Pantry					
Description:	IDIS Project #: 28-18 UOG Code: MA 251674				
The Northampton Survival Center will operate an emergency food pantry which will distribute monthly boxes of nutritionally-balanced food supplemented with weekly supplies of fresh bread and produce to low income residents. A Kids' Summer Food Program helps bridge the summer nutrition gap by providing free groceries to children who rely on the school meal program					
Location: 265 Prospect St., Northampton Services available Citywide	Priority Need Category Select one: Public Services				
Expected Completion Date: 6/30/2011	Funding for public services and anti-poverty programs targeted to the City's low and moderate-income population through community based non-profit agencies and organizations. Public services include, but are not limited to, recreational programs, youth programs, housing support programs and the provision of basic needs. National Objective: LMC				
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives:				
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons 2 3				
Project-level Accomplishments	01 People	Proposed	2,100	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
Individuals and families will have access to monthly allotments of food supplemented with weekly bread and produce preventing hunger	Number of people served; number of meals provided	To be reported in CAPER			
05 Public Services (General) 570.201(e)		Matrix Codes			
Matrix Codes		Matrix Codes			
Matrix Codes		Matrix Codes			
Program Year 1	CDBG	Proposed Amt.	15,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Other	Proposed Amt.	17,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

Project Name: Northampton Wellness Project				
Description:	IDIS Project #: 27-19 UOG Code: MA 251674			
The Western Mass Training Consortium in collaboration with the Freedom Center will provide peer supports and wellness-oriented groups to low and moderate income residents with a severe mental health diagnosis transitioning out of hospital or respite to make new supportive connections within their community				
Location:	Priority Need Category			
43 Center St., Northampton Cooley Dickinson Hospital 30 Locust St., Northampton Services available Citywide	Select one: Public Services ▼			
Expected Completion Date: 6/30/2011	Funding for public services and anti-poverty programs targeted to the City's low and moderate-income population through community based non-profit agencies and organizations. Public services include, but are not limited to, recreational programs, youth programs, housing support programs and the provision of basic needs National Objective: LMC			
Objective Category	Specific Objectives			
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	1 Improve the services for low/mod income persons ▼ 2 ▼ 3 ▼			
Outcome Categories				
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability				
Project-level Accomplishments	01 People ▼	Proposed 400	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
Individuals will receive information about resources prior to leaving the hospital or respite to enhance self-care opportunities, increase connection and reduce rehospitalization	Number of people served	To be reported in CAPER		
050 Mental Health Services 570.201(e) ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 2,500	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Other ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units



Project Name: Planning and Administration				
Description:	IDIS Project #: 27-20 UOG Code: MA 251674			
Professional planning expertise including neighborhood planning, community and economic development, affordable housing and homeless activities and administration of the Community Development Block Grant				
Location:	Priority Need Category			
Citywide	Select one: Planning/Administration ▼			
Expected Completion Date:	Funds will be used to support the Community and Economic Development office for the development and preservation of affordable housing, economic development of economic activities provide business support and job creation and retention within the City of Northampton, and administration of the Community Block Development Program			
6/30/2011				
Objective Category	Specific Objectives			
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Sutable Living Environment <input type="radio"/> Economic Opportunity	1 Improve the services for low/mod income persons ▼ 2 Improve economic opportunities for low-income persons ▼ 3 ▼			
Outcome Categories				
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability				
Project-level Accomplishments	Accompl. Type: ▼ Proposed	Accompl. Type: ▼ Proposed		
	Underway	Underway		
	Complete	Complete		
	Accompl. Type: ▼ Proposed	Accompl. Type: ▼ Proposed		
	Underway	Underway		
	Complete	Complete		
	Accompl. Type: ▼ Proposed	Accompl. Type: ▼ Proposed		
	Underway	Underway		
	Complete	Complete		
Proposed Outcome	Performance Measure	Actual Outcome		
Administer the block grant and conduct planning activities to benefit the community	Maximize the utilization of HUD funds to address the public service, public facility, housing, and economic development needs of the community.	To be reported in CAPER		
21A General Program Administration 570.206 ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 164,326	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Other ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Program Year 2009 Projects / Activities Carried Over to Program Year 2010

<u>HUD #</u>	<u>Project / Activity</u>	<u>Amount</u>
0596	Senior Center Debt Service	336,341.00 new funds
0546	Senior Center Project Delivery	8,645.00
0656	James House Learning Center	74,160.00
0586	River Valley Market	50,000.00
0654	Forbes Library Entrance Design	30,000.00
n/a	NHA Accessibility Improvements	20,000.00
n/a	ED Predevelopment Program	20,804.00
0628	Pulaski Park Infrastructure	1,974.00

Project Name: Senior Center Debt Service		
Description:	IDIS Project #: 24.6-HUD #0596 UOG Code: MA 251674	
Fourth payment for debt service obligations for the construction of a full service senior center. Initially funded in Program Year 2007		
Location:	Priority/Need Category	
67 Conz St., Northampton Services available Citywide	Select one: Public Facilities ▼	
Expected Completion Date: 6/30/2011	Development and improvement of municipal and non-profit facilities within CDBG eligible areas and/or those serving the City's low and moderate income population ensuring residents have access to and use of public facilities; access improvements ensure persons with disabilities have adequate access to public facilities and services National Objective: LMC	
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity		
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	Specific Objectives	
	1 Improve quality / increase quantity of neighborhood facilities for low-income persons ▼	
	2 ▼	
	3 ▼	
Project-level Accomplishments	11 Public Facilities ▼ Proposed 1	Accompl. Type: ▼ Proposed
		Underway
		Complete
	Accompl. Type: ▼ Proposed	Accompl. Type: ▼ Proposed
		Underway
		Complete
	Accompl. Type: ▼ Proposed	Accompl. Type: ▼ Proposed
	Underway	Underway
	Complete	Complete
Proposed Outcome	Performance Measure	Actual Outcome
Year four of 20 year debt payment	Number of people utilizing the facility; number of programs provided	To be reported in CAPER
03A Senior Centers 570.201(c) ▼	Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼
Program Year 1	CDBG ▼ Proposed Amt. 336,341	Fund Source: ▼ Proposed Amt.
		Actual Amount
	Other ▼ Proposed Amt.	Fund Source: ▼ Proposed Amt.
		Actual Amount
	Accompl. Type: ▼ Proposed Units	Accompl. Type: ▼ Proposed Units
		Actual Units
Accompl. Type: ▼ Proposed Units	Accompl. Type: ▼ Proposed Units	
	Actual Units	
Prior Years	CDBG ▼ Proposed Amt. 1,058,433	Fund Source: ▼ Proposed Amt.
		Actual Amount 1,058,433
	Fund Source: ▼ Proposed Amt.	Fund Source: ▼ Proposed Amt.
		Actual Amount
	11 Public Facilities ▼ Proposed Units 1	Accompl. Type: ▼ Proposed Units
		Actual Units 1
Accompl. Type: ▼ Proposed Units	Accompl. Type: ▼ Proposed Units	

Grantee Name: City of Northampton

CPMP Version 2.0

Project Name: Senior Center Project Delivery					
Description:	IDIS Project #: 22.32A #0546 UOG Code: MA 251674				
Project delivery costs related to the senior center including, but not limited to, purchase and planting of trees as required by the Conservation Commission and purchase and installation of outdoor benches					
Location:	Priority Need Category				
67 Conz St., Northampton Services available Citywide	Select one: Public Facilities				
Expected Completion Date:	Development and improvement of municipal and non-profit facilities within CDBG eligible areas and/or thoses serving the City's low and moderate income population ensuring residents have access to and use of public facilities; access improvements ensure persons with disabilities have adequate access to public facilities and services National Objective: LMC				
6/30/2011					
Objective Category	Specific Objectives				
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
Outcome Categories	1 Improve quality / increase quantity of neighborhood facilities for low-income persons				
<input checked="" type="checkbox"/> Availability/Accessibility	2				
<input type="checkbox"/> Affordability	3				
<input type="checkbox"/> Sustainability					
Project-level Accomplishments	11 Public Facilities	Proposed	1	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
Completion of Conservation Commission requirements	Number of people utilizing the facility; number of programs provided	To be reported in CAPER			
03A Senior Centers 570.201(c)	Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes	Matrix Codes			
Program Year 1	CDBG	Proposed Amt.	8,645	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Other	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Prior Years	CDBG	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	11 Public Facilities	Proposed Units	1	Accompl. Type:	Proposed Units
		Actual Units	1		Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

Project Name: James House Renovations				
Description:	IDIS Project #: 26-5 HUD #0656 UOG Code: MA 251674			
Building materials and contracting services for the James House, a municipally owned building being converted into a Community Learning Center by the Northampton Community Education Consortium (NCEC). The James House will provide space to non-profits providing education services, skills training and literacy programs to the City's low and moderate income residents				
Location: 42 Goth St., Northampton Census Tract: 8219.02-02	Priority/Need Category Select one: Public Facilities			
Expected Completion Date: 6/30/2011	Development and improvement of municipal and non-profit facilities within CDBG eligible areas and/or those serving the City's low and moderate income population ensuring residents have access to and use of public facilities; access improvements ensure persons with disabilities have adequate access to public facilities and services National Objective: LMC			
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input checked="" type="radio"/> Economic Opportunity				
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	Specific Objectives 1 Improve quality / increase quantity of neighborhood facilities for low-income persons 2 3			
Project-level Accomplishments	11 Public Facilities	Proposed 1	Accompl. Type:	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type:	Proposed	Accompl. Type:	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type:	Proposed	Accompl. Type:	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
Rehabilitation of a public facility to provide ABE/ESOL, college readiness, job training, family literacy, and family support services in a one-stop center accessible by public transportation	Substantial completion of project	To be reported in CAPER		
03 Public Facilities and Improvements (General) 570.201(c)		Matrix Codes		
Matrix Codes		Matrix Codes		
Matrix Codes		Matrix Codes		
Program Year 1	CDBG	Proposed Amt. 15,720	Fund Source:	Proposed Amt.
		Actual Amount		Actual Amount
	Other	Proposed Amt.	Fund Source:	Proposed Amt.
		Actual Amount		Actual Amount
	Accompl. Type:	Proposed Units	Accompl. Type:	Proposed Units
		Actual Units		Actual Units
	Accompl. Type:	Proposed Units	Accompl. Type:	Proposed Units
		Actual Units		Actual Units
Prior Years	CDBG	Proposed Amt. 74,160.00	Fund Source:	Proposed Amt.
		Actual Amount		Actual Amount
	Fund Source:	Proposed Amt.	Fund Source:	Proposed Amt.
		Actual Amount		Actual Amount
	11 Public Facility	Proposed Units	Accompl. Type:	Proposed Units
		Actual Units		Actual Units
	Accompl. Type:	Proposed Units	Accompl. Type:	Proposed Units
		Actual Units		Actual Units

Project Name:	River Valley Market		
Description:	IDIS Project #:	23.12b #0586	UOG Code: MA 251674
Traffic mitigation work for a newly constructed 15,000-sq. ft. locally owned co-op			

Location:	Priority/Need Category
North King St., Northampton Services available Citywide	Select one: Economic Development

Expected Completion Date:	The City undertakes economic development activities that promote job creation and retention within Northampton, and the development of micro-business enterprises, principally targeted to benefit low and moderate income residents National Objective: LMJ
6/30/2011	
Objective Category	
<input type="radio"/> Decent Housing	
<input checked="" type="radio"/> Suitable Living Environment	
<input checked="" type="radio"/> Economic Opportunity	

Outcome Categories	Specific Objectives
<input checked="" type="checkbox"/> Availability/Accessibility	1 Improve economic opportunities for low-income persons
<input type="checkbox"/> Affordability	2
<input type="checkbox"/> Sustainability	3

Project-level Accomplishments	13 Jobs	Proposed	1	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete

Proposed Outcome	Performance Measure	Actual Outcome
Traffic mitigation for a local co-op providing jobs for low and moderate income persons.	Number of jobs created and/or retained	To be reported in CAPER

Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1	CDBG	Proposed Amt.	50,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Other	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	
Prior Years	CDBG	Proposed Amt.	60,000	Fund Source:	Proposed Amt.
		Actual Amount	10,000		Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	

Project Name: Forbes Library Handicap Accessible Entrance					
Description:	IDIS Project #: 26-4 #0654 UOG Code: MA 251674				
Architectural design for a permanent handicap accessible ramp entrance to the public library in downtown Northampton					
Location: 20 West Street, Northampton Census Tract 8219,02 04	Priority Need Category: Select one: Public Facilities				
Expected Completion Date: 06/30/2011	Development and improvement of public facilities within CDBG eligible areas and/or those facilities serving the City's low and moderate income residents with the goal of ensuring citizens have access to and use of adequate public facilities; access improvements ensuring persons with physical disabilities have adequate access to public facilities and services. National Objective: LMC				
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input checked="" type="radio"/> Economic Opportunity					
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	Specific Objectives: 1 Improve quality / increase quantity of neighborhood facilities for low-income persons 2 3				
Project-level Accomplishments	11 Public Facilities	Proposed	1	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
Improvement to a public library allowing handicap individuals and persons of all ages unrestricted access providing recreational, technological and literacy opportunities	Completion of design to allow for construction of permanent handicap access improvements	To be reported in CAPER			
03 Public Facilities and Improvements (General) 570.201(c)	Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes	Matrix Codes			
Program Year 1	CDBG	Proposed Amt.	30,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Other	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	
Prior Years	CDBG	Proposed Amt.	30,000	Fund Source:	Proposed Amt.
		Actual Amount	30,000		Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	

Project Name: Northampton Housing Authority Accessibility Improvements					
Description:	IDIS Project #: 26.24 IDIS n/a UOG Code: MA 251674				
Provision of access improvements consisting of, but not limited to, automatic door openers for Tobin Manor and other elderly housing complexes owned by the Northampton Housing Authority					
Location: 49 Old South St., Northampton Services available Citywide	Priority Need Category: Select one: Public Facilities				
Expected Completion Date: 06/30/2011	Development and improvement of public facilities within CDBG eligible areas and/or those facilities serving the City's low and moderate income residents with the goal of ensuring citizens have access to and use of adequate public facilities; access improvements ensuring persons with physical disabilities have adequate access to public facilities and services National Objective: LMC				
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input checked="" type="radio"/> Economic Opportunity					
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	Specific Objectives: 1 Improve the services for low/mod income persons 2 3				
Project-level Accomplishments	11 Public Facilities	Proposed	1	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
Removal of architectural barriers will allow for greater accessibility and independence for households with mobility issues	Number of people served	To be reported in CAPER			
03 Public Facilities and Improvements (General) 570.201(c)	Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes	Matrix Codes			
Program Year 1	CDBG	Proposed Amt.	20,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Other	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	
Prior Years	CDBG	Proposed Amt.	25,000	Fund Source:	Proposed Amt.
		Actual Amount	5,000		Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	

Project Name:	ED Predevelopment Program		
Description:	IDIS Project #: 23.12 IDIS n/a	UOG Code: MA 251674	
Funds will be used to support predevelopment analysis on priority economic development projects in the city.			

Location: Citywide	Priority/Need/Category Select one: Public Facilities
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Expected Completion Date: 06/30/2011

Objective Category:
 Decent Housing
 Suitable Living Environment
 Economic Opportunity

Economic development activities that promote job creation and retention within Northampton, and which promote the development of micro-business enterprises, principally targeted to benefit the City's low and moderate-income residents
 National Objective: LMJ

Specific Objectives

Outcome Categories: <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1	Improve the services for low/mod income persons	▼
	2		▼
	3		▼

Project-level Accomplishments	08 Businesses	▼	Proposed		Accompl. Type: ▼	Proposed	
			Underway			Underway	
			Complete			Complete	
	Accompl. Type: ▼		Proposed		Accompl. Type: ▼	Proposed	
			Underway			Underway	
			Complete			Complete	
	Accompl. Type: ▼		Proposed		Accompl. Type: ▼	Proposed	
			Underway			Underway	
			Complete			Complete	

Proposed Outcome	Performance Measure	Actual Outcome
New or expanded businesses, public facilities, and jobs.	Number of businesses, public facilities, jobs created and/or retained	To be reported in CAPER

03 Public Facilities and Improvements (General) 570.201(c)	▼	Matrix Codes	▼
Matrix Codes	▼	Matrix Codes	▼
Matrix Codes	▼	Matrix Codes	▼

Program Year 1	CDBG	▼	Proposed Amt.	20,804	Fund Source: ▼	Proposed Amt.	
			Actual Amount			Actual Amount	
	Other	▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
			Actual Amount			Actual Amount	
	Accompl. Type: ▼		Proposed Units		Accompl. Type: ▼	Proposed Units	
			Actual Units			Actual Units	
	Accompl. Type: ▼		Proposed Units		Accompl. Type: ▼	Proposed Units	
			Actual Units			Actual Units	
Prior Years	CDBG	▼	Proposed Amt.	20,804	Fund Source: ▼	Proposed Amt.	
			Actual Amount			Actual Amount	
	Fund Source: ▼		Proposed Amt.		Fund Source: ▼	Proposed Amt.	
			Actual Amount			Actual Amount	
	Accompl. Type: ▼		Proposed Units		Accompl. Type: ▼	Proposed Units	
			Actual Units			Actual Units	
	Accompl. Type: ▼		Proposed Units		Accompl. Type: ▼	Proposed Units	
			Actual Units			Actual Units	

Project Name: Pulaski Park Infrastructure	
Description:	IDIS Project #: 26-3 HUD #0628 UOG Code: MA 251674
Improvements to sidewalks in Pulaski Park in downtown Northampton	
Location: Citywide	Priority Need Category Select one: Public Facilities
Expected Completion Date: 06/30/2011	Public infrastructure improvements within CDBG eligible areas with the goal of providing suitable living environments for low and moderate income residents National Objective: LMA
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input checked="" type="radio"/> Economic Opportunity	Specific Objectives
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons 2 3
Project-level Accomplishments	08 Businesses Accompl. Type: Proposed Underway Complete
	Accompl. Type: Proposed Underway Complete
	Accompl. Type: Proposed Underway Complete
03 Public Facilities and Improvements (General) 570.201(c) Matrix Codes	
Matrix Codes Matrix Codes	
Matrix Codes Matrix Codes	
CDBG	Fund Source:
Other	Fund Source:
Accompl. Type:	Accompl. Type:
Accompl. Type:	Accompl. Type:
CDBG	Fund Source:
Fund Source:	Fund Source:
Accompl. Type:	Accompl. Type:
Accompl. Type:	Accompl. Type: