Consolidated Annual Performance and Evaluation Report FY2016

July 1, 2016 to June 30, 2017

Richard J. Kos, Mayor

City of Chicopee
Consolidated Annual Performance and Evaluation Report FY2016-2017

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The City of Chicopee as a direct HUD Grantees is required to prepare and publically present a year-end report. The report known as the Consolidated Annual Performance and Evaluation Report (CAPER) provides details on accomplishments, activities and expenditures. The CAPER also provides an analysis of the City's progress towards meeting it's goals and objectives identified within it's five year 2015-2019 Consolidated Plan as well as the one year Annual Action Plan 2016-2017.

The City of Chicopee has prepared this year-end report to provide details of its annual accomplishments achieved through the utilization of federal Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME). The draft was presented at a public hearing on August 16, 2017. The Public Hearing represent an opportunity to provide a concise summary of annual accomplishments and expenditures.

The draft plan was published and posted on the City's website, www.chicopeema.gov on August 28, 2017. Copies of the draft report were made available at the Mayor's Office, the Central Library, and the Office of Community Development.

Most significantly during the program year, the City was able to achieve the following goals:

1. Provision of homebuyer assistance to 16 households;
2. Completion and occupancy of the Chapin Veteran's Housing;
3. Substantial completion of the Kendall Redevelopment;
4. Completion of improvements at Wisniowski park;
5. Substantial completion of Sarah Jane Park Improvements;
6. Furtherance of Environmental Remediation at Uniroyal- Facemate site;
7. Launch of Business Assistance Program and commencement of first project;
8. Launch of Non-Profit Capital Improvement Program and commitment to 3 projects;
9. Provision of a range of human services and support to low- and moderate- income households

The full CAPER on the city's website provides detailed information as required by the US Department of Housing and Urban Development.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

The following chart include all objectives indentified as priorities , funding allocations, and proposed and actual acomplishments during the Annual Action Plan (7/1/2016-6/30/2017).

The initial allocation of funds were shifted due to delay in anticipated projects. Midway through the program year, the City amended its' Annual Action plan to launch a new Downtown Business Assistance Program. The City additionally released funds for a Non-profit Capital Improvement program. This program was funded under Public Facilities program goals. These programs were well received and are slated to meet the stated objectives, just not within the program year.

CHART 1: Accomplishments during the program year

Goal	Category	Budgeted Source / Amount	Indicator	Unit of Measure	Expected – Program Year	Actual – Program Year	Percent Complete
Clearance and Demolition	Non-Housing Community Development	CDBG: $109,287	Brownfield acres remediated	Acres	2	0	0.00%
Economic Development /Brownfields Redevelop-ment	Non-Housing Community Develop-ment	CDBG: $120,000	BrownfieldRe develop/ Businesses assisted	Brownnfield Developed / Businesses assisted	3	0	0.00%
Economic Development /Business Assistance Program	Non-Housing Community Develop-ment	CDBG: $225,000	Businesses assisted	Jobs Created	4 businesss/ 7 jobs	0	0.00%
Public Parks and Open Space	Non-Homeless Special Needs Non-Housing Community Develop-ment	CDBG: $284,875	Public Facility or Infra-structure Activities other than Low/ Moderate Income Housing Benefit	Parks; Persons Assisted	1 park; 2000 persons	1 park; 5,625	281.00%

Public Facilities/ Non-profit Capital Improvement program	Non-Homeless Special Needs Non-Housing Community Develop-ment	CDBG: $170,000	Public Facility or Infra-structure Activities other than Low/ Moderate Income Housing Benefit	Persons Assisted	500	0	0%
Public Services	Homeless Non-Homeless Special Needs	CDBG: $141,000	Public Facility or Infra-structure Activities other than Low/ Moderate Income Housing Benefit	Persons Assisted	500	906	181.20%
Section 108 Loan Payment-Senior Center	Non-Homeless Special Needs	CDBG: $365,000	Other	Other	1	1	100.00%
Housing Homebuyer Production	Affordable Housing	HOME $ 81,609.	Acquisition and Rehab of property for Home-ownership	Housing units	1	0	0%
Housing Homebuyer Assistance	Affordable Housing	HOME $ 110,000	Direct Assistance to Home-buyer	Households	14	16	114.28%

Housing Rental Production	Affordable Housing	HOME $ 375,000	Rental units re-habilitated	Rental untis	10	5	50 %
Planning and Administration	Planning and Admin	CDBG: $ 200,000 HOME $35,000	Other	Other	NA	NA	NA

Annual Accomplishments

The City continues to make steady progress in the achievement of the goals and objectives identified in the Consolidated Plan. In the areas of Clearance and Demolition and Park Improvements, the City has met its five year goals and is likely to exceed the projected accomplishments. For Homebuyer Assistance and Public Services, the City is projected to exceed its 5 year goals. In the areas of Business Assistance and job creation, funds were not allocated until this program year. Two businesses received funding commitments that should result in 7 jobs. Within Public Facilities eligibility , the City committed to 3 Non-profit Capital Improvement projects in the program year. Rehabiliation is on-going but will not be completed until late 2017.

Accomplishment towards meeting 5 year goals

Goal	Category	Five year budgeted allocation	Projected 5 year performance outcomes	Year 1 and 2 Cumulative Accomplishments
Economic Development	Non-Housing Community Development	CDBG: $570,860	8 businesses to be assisted 10 jobs to be created	0 businesses 0 jobs
Affordable Housing	Affordable Housing	CDBG: $60,000 HOME $1,325,00	45 rental units to be created 80 homebuyers to be assisted	5 rental units 11% to Goal 38 homebuyers assisted 47.5% to Goal
Public Facilities and Infrastructure	Non-Housing Community Develop-ment	CDBG: $450,000	5000 Persons to be assisted	0 persons

Public Parks and Open Space	Non-Homeless Special Needs Non-Housing Community Develop-ment	CDBG: $275,000	4500 Persons to be assisted	5625 persons assisted-Goal Met
Public Services	Homeless Non-Homeless Special Needs	CDBG: $785,000	9000 Households to be assisted	3,396 households assisted 38% to goal
Section 108 Loan Payment- Senior Center	Non-Housing Community Development	CDBG: $1,800,000	Other	NA
Clearance and Demolition	Non-Housing Communtity Development	CDBG: $ 300,00	2 Buildings to be Cleared /Demolished	2 building demo'd Goal Met
Planning and Administration	Planning and Admin	CDBG: $ 600,000 HOME : $105,00	Other	NA

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

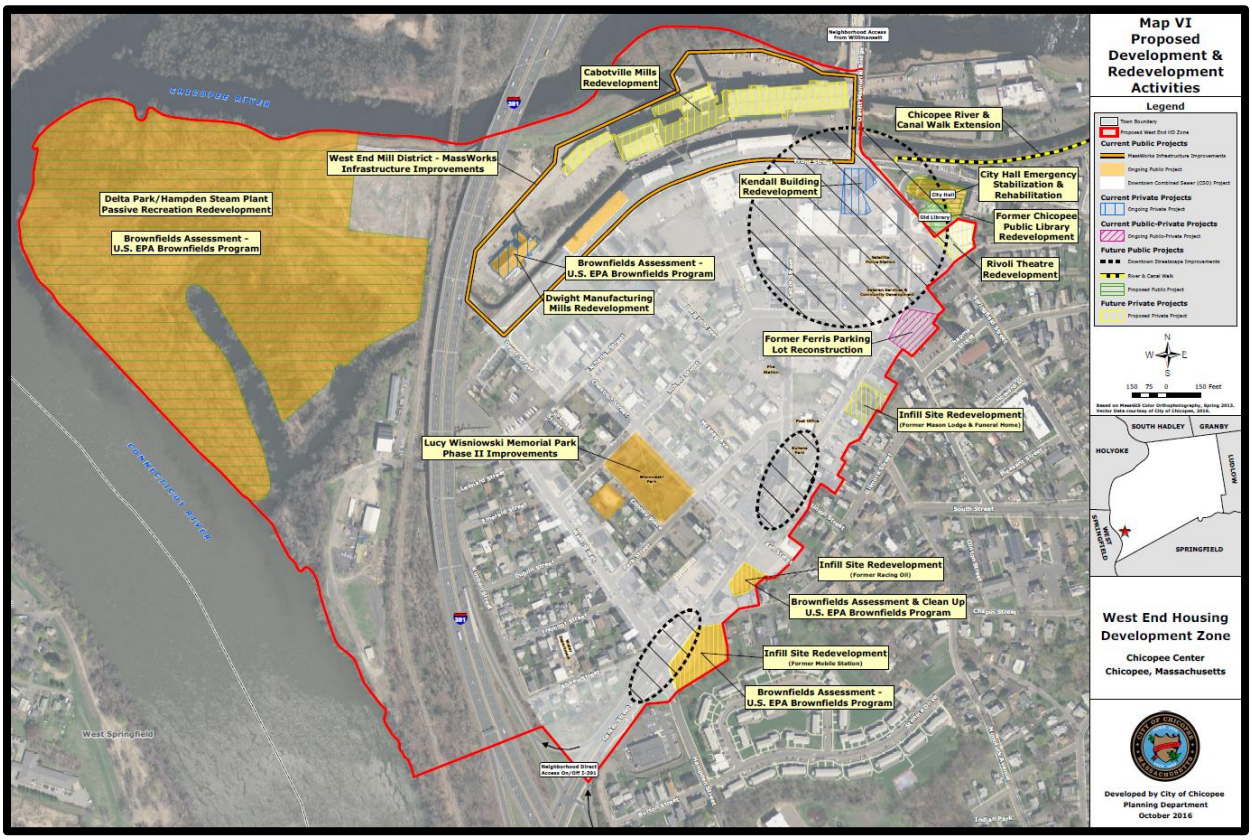
Within its 5 Year Strategic Plan, the Consolidated Plan, the City highly prioritized the redevelopment of Brownfields sites to create redevevlopment opportunities that could include public facilities, parks, mixed-use business and/or housing development. After the allocation of funds to pay the Section 108 (long-term debt) loan payment for the Senior Center, the largest financial commitment was made to the furtherance of this priority.

Clearance and Demolion funds in the amount of $109,287 were committed to continue remediation at the Uniroyal brownfields site. That work is on-going.

Economic Development/Remediation- CDBG funds of $120,000 were committed "match" for EPA Brownfields funds. At each of the three sites, the $40,000 in CDBG, leveraged $200,000 in EPA funds. Due to delays in the EPA allocations, CDBG funds were shifted to other initiates during the program year.
The three sites- Racing Oil, Facemate #1 also known as the Baskin Building, and the rail beds at Uniroyal- all made significant progress during the program year. Specifically,

> # 555- Racing oil (HUD activity #555)
> The City secured the services of a LSP for this project. The LSP has submitted their Quality Assurance Project Plans (QAAP) to the Environmental Protection Agency (EPA) for review and approval. A Request for Proposals (RFP) will issued to market the property for redevelopment, a commercial/business reuse is anticipated.
>
> Facemate parcel 1 (HUD activity #556)
> Assessment at the former Baskin building is slated to begin in early September as the QAAP has already been approved by the EPA. A Request for Proposals (RFP) will be issued to market the property for redevelopment, a commercial/business reuse is anticipated.
>
> Uniroyal tire complex Rail Beds (HUD activity #557)
> Clean-up of the Former Uniroyal Tire Complex – rail beds – at 154 Grove Street Parcel #147-10 is in progress.

CDBG funds were utilized to initiate a Downtown Business Assistance Program during the program year. The program is intended to create seven jobs within the West End Housing Development Incentive Zone. At the time of program year end, one Business Assistance Loan had closed and one other was approved. The two loans are slated to create 6 jobs.



West End Housing Development Incentive Zone- Target for Business Improvement

PARK IMPROVEMENTS

Within the Strategic five year plan, the City additionally priorities investments in public parks and infrastructure. While limited resources did not permit investment in numerous such projects in this program year, the City completed improvements to Wisniowski Park. The improvements benefit over 5,000 neighborhood residents.

Wisniowski Spray Park

The City additionally substantially completed improvements to Sarah Jane Park. Improvements included an ADA Orbit installation, new skate park elements, a Pavillion, and improvements to a Comfort/Care Station. The close out of this project won't occur until early in the 2017-2018 program year.

Sarah Jane Park Improvements

Public Facility- Under the Non-Profit Capital Improvement program, the City proposed to provide financing to three non-profits to complete improvements to their facilities. At time of program year end, three organizations had received financing.- the Boys and Girls Club, the Valley Opportuntiy Council, and Porchlight Visiting Nursing Association . In each case, the improvements will increase access and organizational capacity for low and moderate income persons. The projects are all slated to be completed prior to January 2018.

Public Services- Through funding provided to non-profit organizations a wide-range of service are provided to low and moderate income households. Adult Education, Food Security and Homeless Service are examples of programs that assisted over 2,000 Chicopee residents.

Housing Program Delivery- CDBG funds were also used to support the operational cost of housing projects including the Chapin School. A description of this project is found within section CR-50.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	798	19
Black or African American	42	2
Asian	11	0
American Indian or American Native	0	0
Multi-racial	NA	NA
Total	851	**21**
Hispanic	283	14
Not Hispanic	568	7

Table 1 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Racial and Ethnicity data assembled from Activity completion reports (HUD PR23) documents that the City has assisted 851 households with CDBG funded activities and 21 households with HOME-funded activities. The CDBG – assisted households were benefited from the services of public service agencies; the HOME –assisted housholds all received downpayment and closing cost assistance.

Data shows that the City and its public service agencies are serving a diverse racial and ethnic population.

CR-15 - Resources and Investments 91.520(a)

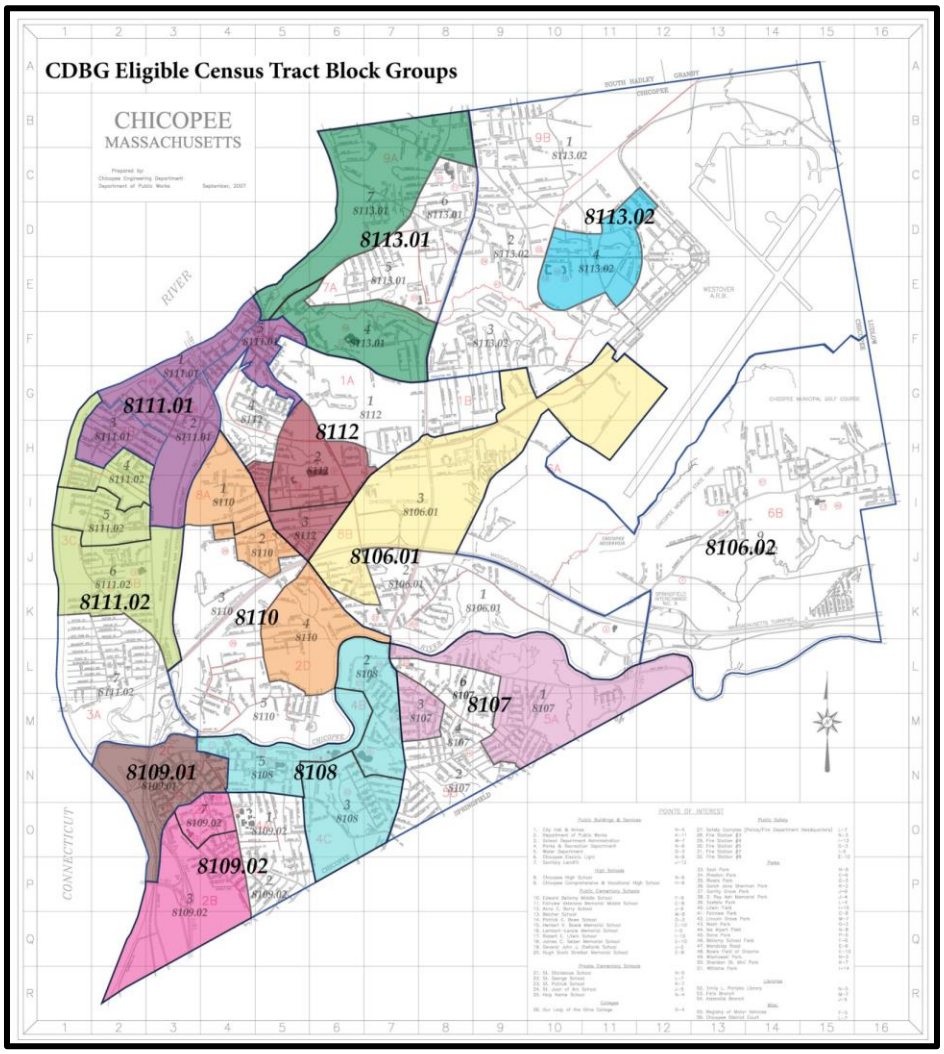
Identify the resources made available

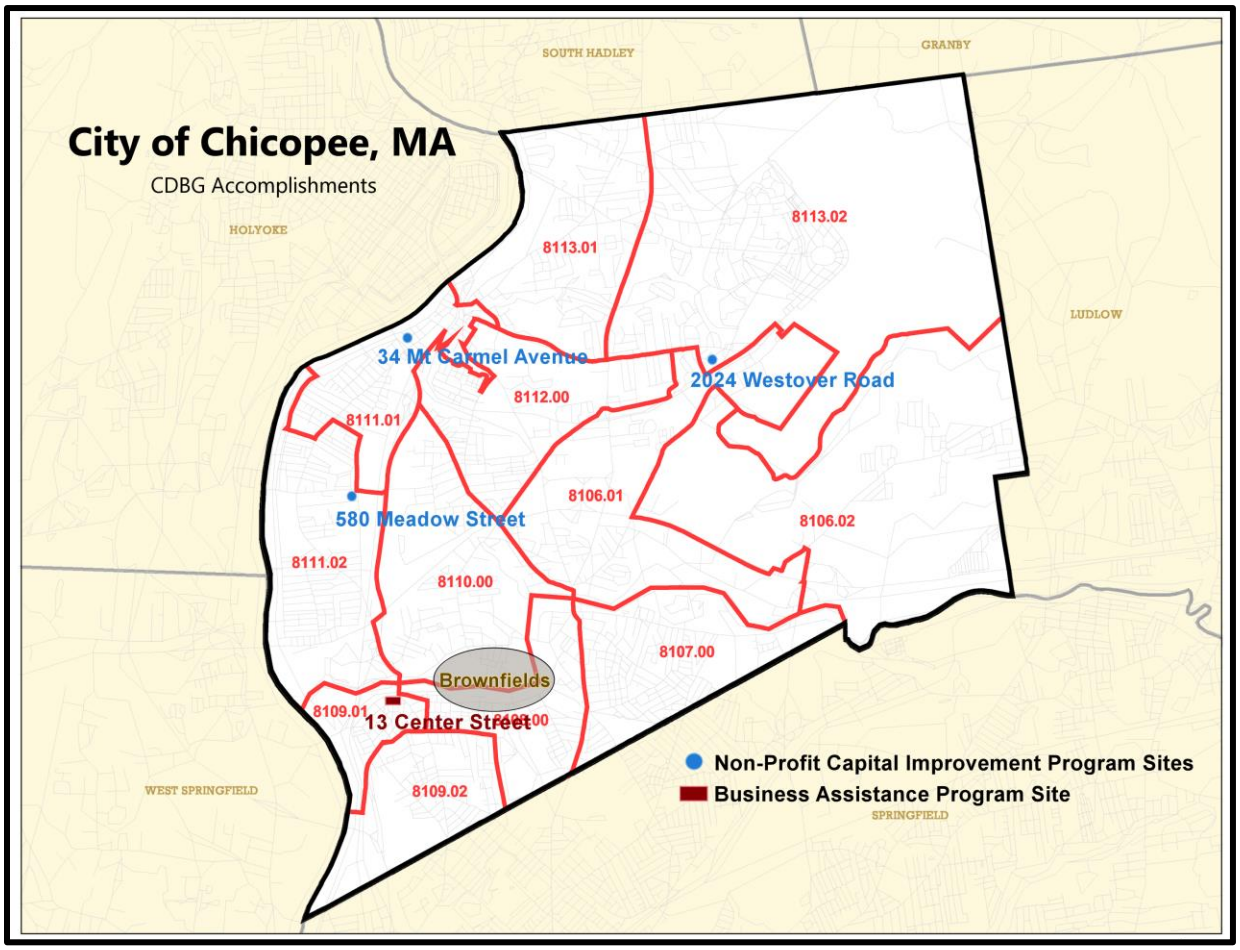
Source of Funds	Resources Made Available	Amount Expended During Program Year
CDBG	1,994,091	1,180,249.
HOME	928,275	899,674

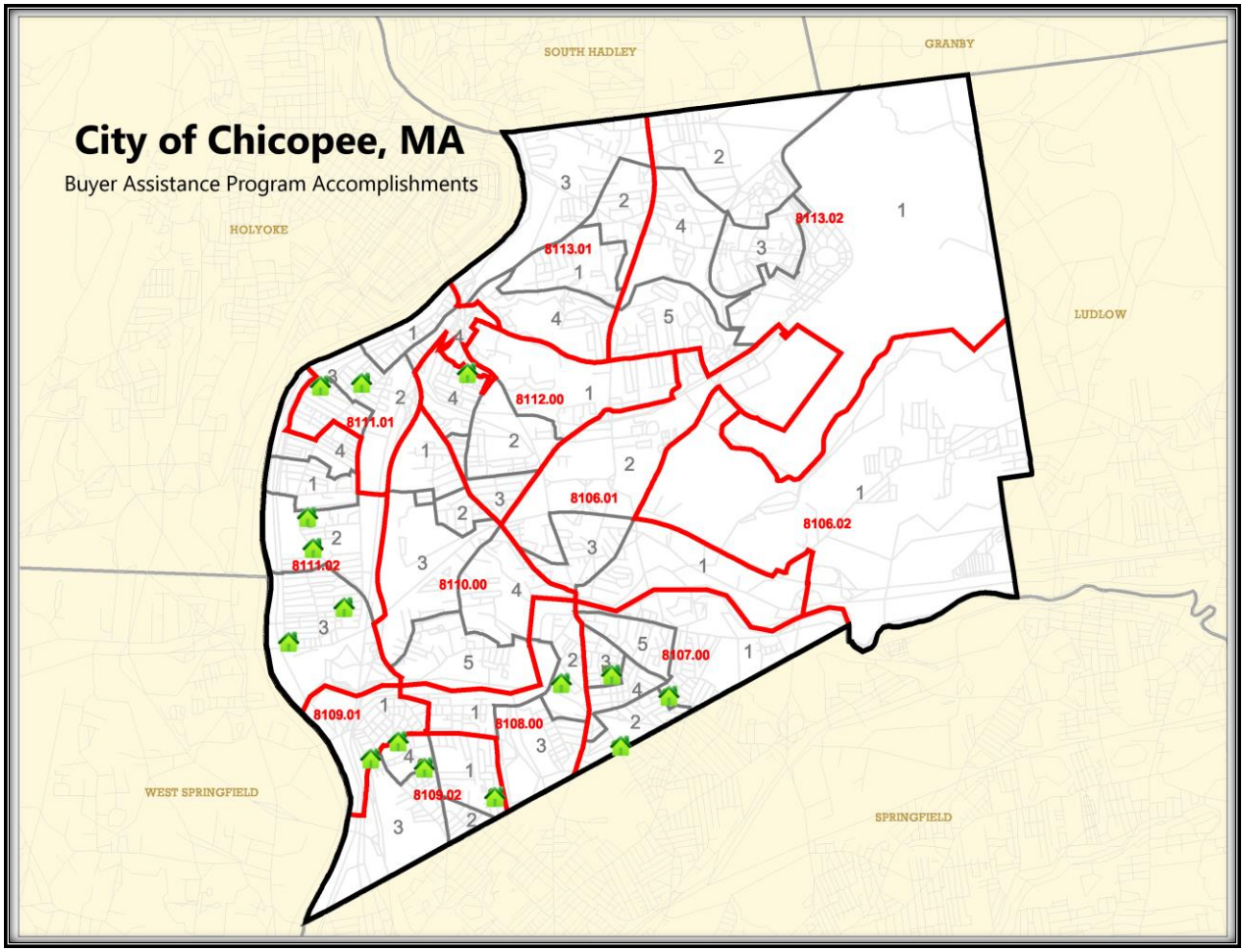
Table 2 – Resources Made Available

Narrative

The City continues to allocate and expend its federal resources to improve living conditions and create housing and economic opportunities in its CDBG target neighborhoods. As illustrated below, the City's CDBG eligible census areas are corollate to three neighborhoods: WIllimansett, Chicopee Falls, and Chicopee Center. For CDBG and HOME, 100% project-specific resources were expended within CDBG areas. Public Service activities are available throughout the City. The second set of maps illustrates the location of CDBG and HOME funded activities.




City of Chicopee, MA
CDBG Accomplishments
SOUTH HADLEY
GRANBY
HOLYOKE
LUDLOW
WEST SPRINGFIELD
SPRINGFIELD
8113.01
8113.02
8112.00
8111.01
8111.02
8106.01
8106.02
8110.00
8107.00
8109.01
8109.02
34 Mt Carmel Avenue
2024 Westover Road
580 Meadow Street
Brownfields
13 Center Street
Non-Profit Capital Improvement Program Sites
Business Assistance Program Site


City of Chicopee, MA
Buyer Assistance Program Accomplishments
SOUTH HADLEY
GRANBY
HOLYOKE
LUDLOW
WEST SPRINGFIELD
SPRINGFIELD
8113.01
8113.02
8112.00
8111.01
8111.02
8106.01
8106.02
8110.00
8107.00
8109.01
8108.00
8109.02

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Although CDBG funding does not require matching funds, the City prioritizes activities that leverage outside sources. In most cases, CDBG funds represent less than 25% of total program costs. Leveraged resources include in-kind services, federal Department of Education, MA Department of Transitional Assistance, MA Department of Victims Assistance, MA Department of Children and Families, MA Department of Public Health FEMA, Project Bread, state Health and Human Services funds, private foundations and donations. Leveraged resources from the City's CDBG funded public services exceed $2,300,000.

CDBG funds additionally were used to leverage EPA funding for the remediation of Brownfields site . The $120,000 in CDBG assistance leveraged over $ 600,000 in EPA funds.

HOME funds do require a matching contribution. The HOME match for the City of Chicopee's portion of HOME was met through the Commonwealth's Mass Rental Voucher Program expenditures of $808,934. The documentation of this match is found within the Consortium's CAPER. Additionally, the HOME program leverages federal affordable housing resources, state bond funds, private foundations, and private mortgage financing. Expenditures of Low Income Housing Tax Credits, State Bonds and construction financing were undertaken for the Chapin School project. Private mortgage financing obtained by the Buyer Assistance program participants exceeded $1,400,000 in leveraged funds.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	3	5
Number of non-homeless households to be provided affordable housing units	21	16
Number of special-needs households to be provided affordable housing units	0	0
Total	24	21

Table 3- Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	0	5*
Number of households supported through the production of new units	1	5
Number of households supported through the rehab of existing units	10	0
Number of households supported through the acquisition of existing units	14	15
Total	25	25

Table 4 - Number of Households Supported

*The rental assisted household are duplicative of the production of new units.

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

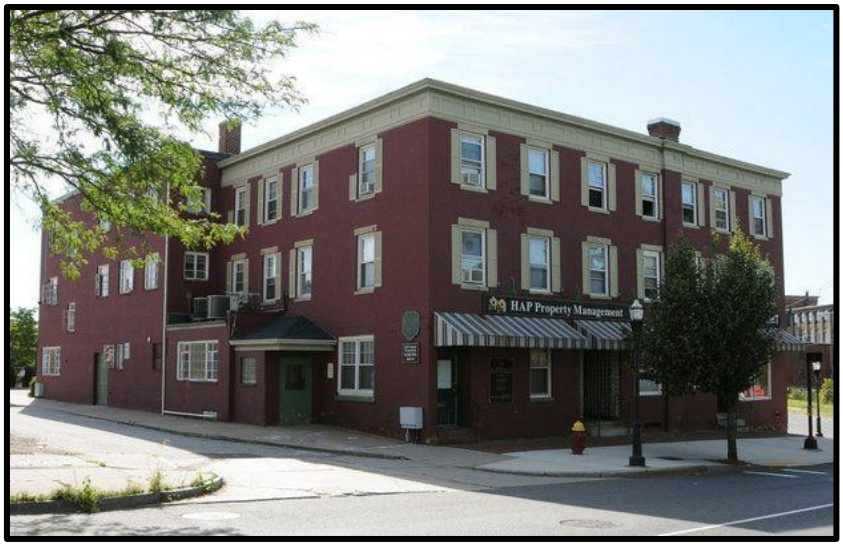
The City had projected utilizing CDBG and HOME funds to support the production of eleven (11) new affordable units within two projects - 10 rehab through existing rental units within the Kendall Redevelopment Project and one production project unit within the redevelopment of the Maple II project by the Valley Opportunity Council, a Community Housing Development Organization (CHDO).

Neither of those projects were completed but the city was able to achieve the completion of 5 rental assisted units in a new production project, that Chapin School.

The City projected that 23 households would be assisted through the Buyer Assistance Progam ; the city fell short that goal by providing down-payment and closing cost assistance to 16 housholds.

Chapin School Redevelopment – Veterans Housing

A prior year rental production project that had experienced delays, the Chapin School redevelopment, was completed and occupied during this program year. The project was made possible by the City's disposition of a surplus of school. The substantial rehabilitation provides rental assisted (VASH) housing to 43 formerly homeless Veterans. Five (5) of the units are HOME –assisted.



Kendall Redevelopment

The Kendall Redevelopment was slated to be completed this program year, providing 41 units of housing of which eight (8) are to be City HOME-assisted.

The City further anticipated supporting the acquisition of existing housing through the provision of financial assistance to first time buyers. The City projected 14 buyers to be assisted but exceeded that goal by financing 16 buyers.

Unfortunately, the City was not able to close-out either of the proposed project. The Kendall has minor delays but will be fully occupped fall of 2017. The Purchase-Rehab Homeownerhip project, Maple St II, was not closed out as the CHDO developer was not able to complete the project.

Discuss how these outcomes will impact future annual action plans.

The City will continue to assist and monitor the efforts of funded private developers in efforts to ensure timely completion of projects. This program year, two developer –driven actitities were not completed. In both cases, the City's oversight and timely involvement will ensure ultimate completion of the units.

The first project, the Kendall Redevelopment was slated to be completed by the end of the program year. The substantial rehabilitation will convert unenhanced SROs to studio apartments. While the development was not fully accomplished by the end of the program

year, the project has started marketing and is now anticipated to be fully occupied by 11/1/2017.

The second project, the Maple II continues to experience delays. The project has completed a number of milestones during the year and construction is slated to begin this Fall. The city requires montly progress reports.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	0	5
Low-income	0	0
Moderate-income	** accomplishment shown under HOME as CDBG supported program delivery	16
Total	**0**	**21**

Table 5 – Number of Persons Served

Narrative

CDBG funds were utilized for furtherance of projects that were not completed in this program year. Although there were funds expended, the accomplishment data will not be known and reported until the projects are completed. The projects are detailed in Section CR 20.

Moderate Income Households (50-80% AMI) were assisted only through the Buyer Assistance Program. The five rental assisted units within the Chapin project all assisted extremely Low Income Households.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessnesss through:

Chicopee is part of the Hampden County Continuum of Care, which undertakes homelessness planning and receives federal homelessness grants on behalf of the entire county.
The CoC's outreach capacity is indicated by the progress made over many years in reducing our homeless street population.

Emergency shelter and transitional housing. Our Continuum of Care conducts an annual gaps analysis to guide our priorities for creation of new projects. The gaps analysis indicates that Springfield and Hampden County have sufficient emergency shelter beds, and this conclusion is supported by the fact that shelter beds were available at the time of our point-in-time count. Similarly, the gaps analysis indicates that our system includes sufficient transitional housing.

Transition to Permanent Housing. The Hampden County CoC has focused attention and resources to create permanent supportive housing for both individuals and families, and target these units to the chronically homeless. As of the FY13 CoC competition, all Hampden County providers committed to use a Housing First model in all units. The City of Chicopee supports the CoC's focus on the creation of permanent affordable housing, especially with dedicated support services if appropriate. In the past three years, the City has committed the majority of its HOME funds to finance production of new affordable rental units. The Ames project, the Chapin School, and the Kendall all result in new affordable units. Chapin School created 43 units of supportive housing for veterans who have experienced homelessness or housing instability. The Kendall will result in 41 units of enhanced SRO/ Studio apartments.

Homelessness prevention. Homelessness prevention resources are targeted to those who are most at risk of homelessness. The Tenancy Preservation Program (TPP) assists households where behavior health issues are causing eviction, by bringing in the resources to improve the issues leading to lease violations. TPP is funded by the state of Massachusetts, and City of Springfield ESG funds. HAP, Inc. operates the RAFT (Resident Assistance for Families in Transition) program locally with homeless prevention funding from the state.

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

individual needs

The CoC has initiated a coordinated partnership with area Police Departments in an effort to reach unsheltered persons. Police are often aware of person who live outside along the riverbanks and other areas not meant for human habitation. In addition, the CoC continues its work with food pantry and meals programs, where homeless persons might seek assistance. In the last Point-in-Time count, the CoCs unshelter count had continued to be reduced.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City is providing CDBG funds to the Women's Shelter to support the emergency shelter. The City through the CoC continues to prioritize homeless prevention and rapid rehousing.

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

Staff from the Community Development Department interacts with the public seeking assistance with housing needs on an ongoing basis by providing referrals to appropriate local agencies and service providers. As part of the CoC Planning Group, the City participates in the Continuum of Care Grant Program application process, including the Ranking and Review of renewal applications which requires discussion of how the applications meet the needs and priorities of the CoC.

The CoC is working to create a Coordinated Entry System for individuals and the City will be an active participant in the creation of this system which will prioritize individuals with the greatest needs.

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

and families who were recently homeless from becoming homeless again.

The City of Chicopee and the CoC work with state partners to ensure that people being discharged from publicly funded institutions are not discharged into homelessness. The Massachusetts Department of Mental Health has designated several managers as representatives to the CoC to work on discharge planning. These managers are responsible for working with and monitoring all CoC providers providing mental health services and they work on discharge planning for participants with severe and chronic mental health issues. Several of the providers are also active CoC members. DMH works with other state agencies and their providers around mental health issues, street outreach and discharge planning. DMH is the state agency responsible for ensuring persons being discharged from the public mental health (MH) system are not discharged into homelessness.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Chicopee Housing Authority continues to improve its housing portfolio and resident services. Upgrades to federal projects include Vent and Waste Pipe replacement at the Canterbury Arms Apartments and a bathroom replacement project at Cabot Manor Apartments were undertaken during the reporting period.

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

The CHA continues its support for resident programming and services at the Cabot Manor Apartments with the After School Program, Summer Youth Employment Program and the year round Work Experience Program for Young Adults. These employment programs help CHA residents develop job skills and experience for resume and future full-time employment. The after school and summer programs encourage our youth to stay in school by providing additional learning tools and activities to help them become successful students.

In addition, the CHA is part of a consortium of housing authorities in Western Mass that applied for and received MassLEAP funding through DHCD. MassLEAP enables CHA's state housing tenants to grow their earned income and assets by building on the efforts of the Federal Family Self Sufficiency Program. MassLEAP is also an initiative to create a support partnership models that create an alliance of housing, education and workforce agencies that support CHA tenants. The alliance is operates with HAP Inc. as the lead along with the Holyoke Housing Authority, Agawam Housing Authority, and Northampton Housing Authority as consortium members.

Actions taken to provide assistance to troubled PHAs

The Chicopee Housing Authority is not a troubled PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City of Chicopee has adopted public policies and programs that encourage residential investment. Most recently, the City applied for and was approved for a 40R District,which allows for increased density. The 40R designation will result in the immediate creation of an additional unit with the Kendall houing project. The City has begun discussion and provision of support for a Mill redevelopment that is likely to be a mixed-use, mixed-income project.

The public policies that constitute barriers are not unique to Chicopee. These policies include:

- Costs associated with Mass Building Code;
- Hazards in the built environment such as lead paint; and
- Cost of Site Assembly of non-conforming urban lots.

The City proposes the following actions to lessen the impact of public policies:

- Participation on a regional level to encourage greater housing opportunities;
- Utilization of Tax-title and/or Municipal Properties to expand housing and economic opportunities designed to increase resident income. The Chapin Project is a surplused school building. A second school has been approved for disposition and is likely to result In additional affordable housing units; and
- Provide Down Payment and Closing Cost assistance to enable low and moderate income buyers to achieve homeownership.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

One of the City's highest priorities is the lack of affordable housing. The City's membership within the Holyoke-Chicopee-Westfield Consortium provides access to funding to address this goal. The City will seek to engage with private developers and property owners to create opportunities for low and moderate income persons. The City will continue to seek opportunities to create a range of housing options.

An additional unnet need is that of economic opportunities. Like many older urban communities, the City must find opportunities to reclaim Brownfields sites and under-utilized sites. The continued funding of Brownfields remediation, clearance, and

redevelopment will address this need.

Actions planned to foster and maintain affordable housing

Per the discussion above, the City has identified Affordable Housing as a High Priority need. Towards the goal of preserving, producing, and improving affordable housing, the City employs a Housing Specialist to engage with developers to maximize production of affordable units.

To increase ecomomic diversity in lower-income neighborhoods, the City provides financing assistance to moderate and higher income families to purchase and reside in those neighborhoods. Creation of health, diverse neighborhoods is essential for continued support of affordable housing development and long-term viability.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Actions taken to evaluate and reduce lead hazards included:

- The City provided education on lead-based paint hazards, Mass Lead Laws, and hazard remediation within its First-Time Homebuyer classes.
- Each property assisted with BAP funds was visually inspected for potential lead-based paint hazards.
- HOME-funded properties are required to comply with Mass Lead laws which are more stringent then federal requirements.
- Substantial progress was made on 40 new lead compliant affordable units with a local investment of HOME funds.
- In accordance with Massachusetts lead laws, lead based paint hazard determination is undertaken during all state sanitary inspections in units that house children less than 6 years of age.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

During the program year, the City continued to foster a close functional relationship with the recognized Anti-Poverty Agency, the Valley Opportunity Council (VOC). The VOC, as the Community Action Agency serving Chicopee, operates an array of programs and services to break the cycle of poverty. The City conducts regular meetings with VOC leadership, assisting in the identification of potential resources available for non-profit

agencies, supporting VOC housing development activities, includeding the agency in a leadership position within key community development efforts.

Coordinated accomplishments included:

- Recertification of VOC as a CHDO;
- Finalization of the redevelopment of enriched Single Room Occupancy project; and
- Continuation of Adult Education programs.

Consistent with these coordinated anti-poverty efforts, the City sought to reduce poverty through expansion of economic opportunities, equity building programs, and education and job training programs. Specific accomplishments included:

- Funding of job creation project that created five full-time jobs for low income persons;
- Continuation of Financial Literacy and Homebuyer Counseling;
- Provision of a college access program and Career Pathways classes that help individuals understand their likely employment options and get them working towards obtaining employment and increasing earnings.
- Availability of the RAFT (Resident Assistance for Families in Transition) program locally with homeless prevention funding from the state.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Institutional structure within the City of Chicopee has been developed over years of successful operation. Chicopee is truly a full-service community. Chicopee has departments including the Board of Health, the Council on Aging, and Veterans Services. In addition to the essential services provided by these programs, the Chicopee Housing Authority plays a key role in the development and provision of affordable housing.

Through clearly defined roles and responsibilities within a collaborative working environment, the City of Chicopee has a delivery system capable of undertaking projects, programs, and services to meet the priority needs of low and moderate income residents. The City will continue to enhance its program coordination functions, specifically in the areas of prioritization of projects and performance monitoring. Through interdepartmental communication, the Community Development Department will be readily available to identify ready-to-proceed public works and facility projects. The City will evaluate its process for selection of public service projects to include a greater focus on outcome measures.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City benefits from a strong network of regional housing and human services providers. The City directly operates quality programs for elders through its Council on Aging. The balance of services are provided by a network of predominately Chicopee-based organizations with which the city has long-standing relationships.

The City will continue to participate as a member of the Holyoke-Chicopee-Westfield HOME Consortium. Through this participation, the City is able to effectively coordinate its housing agenda with the surrounding communities.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City has taken proactive steps to eliminate the barriers to affordable housing by working to create affordable homeownership units and redevelop un-and under-utilized properties into mix-income properties. Given the success of the Chapin disposition, the City has initiated the disposition of a second surplus school. The anticipated reuse will be a mix-income housing project.

The City has become a major contributor to "BUY CHICOPEE NOW', a coordinated effort to increase homeownership in all Chicopee neighborhoods. Through this participation and other efforts, the CIty continues to insure the provision of first time homebuyer education including fair housing as well as financial literacy / access to credit. These education components are directly tied to barriers to fair housing choice.

The City continued its commitment of HOME funds to the production of affordable ownership properties as well as to properties that provide accessible housing for hard to serve populations.

The City continues to participate in a regional houing initiative of the Pioneer Valley Planning Commission. The PVPC's effort is to identify opportunities and complete projects that promote fair housing, regional equity and sustainable development for all households in the region.

CR-40 - Monitoring 91.220 and 91.230

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

Public Service subrecipients are required to submit quarterly reports with information on beneficiaries, expenditures, program successes, and challenges. Funds were not released unless progress reports were complete. In addition to the quarterly desktop review, each Public Services provider was monitored on site for compliance with the program.

The CDBG projects- Parks, Brownfields, Non-Profit Capital Improvement, and Business Assistance were monitored through ongoing meetings and communications with the responsible entity as well as onsite progress visits. If applicable, Pre-construction meeting were conducted and Davis Bacon wage payroll reports were submitted weekly.

HOME project developments were monitored utilizing HUD's recommended checklist. Homebuyer projects are monitored annually to ensure Assisted Buyers are in compliance with HOME LOAN Agreements. Rental Projects are monitored for occupancy and rent levels annually. Housing Conditions are done in accordance with HUD regulations.

Continued economic conditions and prolonged period of high unemployment has presented enormous challenges for lower- income household as well the organizations that provide services. Budget cuts have greatly impacted availability of resources and services during this period of reduced charitable giving. Despite this significant challenge, CDBG funding represents a small portion of public services dollars available in the community. Specific programs provide housing opportunities, economic development opportunities, adult basic education, job training, life skills, transportation, daycare and opportunities for at risk youth. This work resulted in improved living conditions and quality of life for the residents of Chicopee.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

In Accordance with HUD regulations, the draft CAPER was to available to the public for a 15 day review and comment period prior to submission. The City of Chicopee exceeded this standard by conducting a public presentation on August 16th, publishing the performance

report on August 28th[rd] and providing the citizens more than 30 days to review and comment on the performance report.

Notice of the CAPER's availability and of the public presentation were published in daily and weekly publications. The CAPER could be found online at www.chicopeema.gov, at the following public locations:

City Hall- 1 Springfield St, Chicopee
Community Develoment Office- 38 Center St;
Main Librarty- 470 Front St

No comments were received.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City did not change its CDBG program objectives. It continues to focus on redevelopment of Brownfields, creation of economic opportunities through redevelopment and business assistance, improvement in public parks and facilities, and support services to low-income households. the CDBG program achieved its goal of primarily serving low and moderate income households; programmatically only 33 of the 851 households had incomes over 80% of Area Median. These service numbers document that the city's and its partners programs are serving those most in need.

The greatest challenge in defining program objectives, is the uncertainity of the reuse of Brownfields. A specific example from this program year would be the redevelopmet of a former Brownfields site at Facemate. The parcel known as Parcel #4, now remediated, has been identified as the ideal site for a 92 room assisted living facility . As Brownfields are cleared , the City must continue to be flexible to promote a variety of appropriate reuses.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations.
As part of its annual monitoring, the City evaluates the existing housing conditions of each HOME funded project. In some cases, the properties are monitored by numerous public agencies. If the HOME unit was inspected by another agency within the past year, the City can rely upon the site inspections. The City relied upon these inspections for the VOC owned properties.

The City conducted unit inspections for the Honeyman Project, 517 Chicopee St, and at Ames, 1 Springfield St. All units passed inspection.

An assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)
The City requires developers to submit an Affirmative Fair Marketing Plan at funding application and if funded to have an approved Marketing and Tenant Selection Plan. Completion reports indicate that HOME-funded projects are attracting and housing a diverse ethnic and racial mix.
The Buyer Assistance Program (BAP) served 16 households last year. Nine households self-identified as Hispanic; one household as African –American.

Data on the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.
The City received $64,381 in program income. The source of program income is from small monthly payments on two rental projects and from repayments of Buyer Assistance. The funds will be used for the progress payment for the Kendall Redevelopment.

Other Actions planned to foster and maintain affordable housing actions taken to foster and maintain affordable housing. 91.220(k) Per the discussion above, the City has identified Affordable Housing as a High Priority need. Towards the goal of preserving, producing, and improving affordable housing, the City employs a Housing Specialist to engage with developers to maximize production of affordable units.

The City of Chicopee intends to address the availability of affordable housing on both the supply and demand side. By expanding economic opportunities for its residents, the demand for affordable housing will be reduced. By encouraging production throughout the region and providing government assistance that supports existing low income owners, the

supply of affordable housing will be expanded.

In the program year, the City is working to further two projects with our local Community Housing Development Organization, the Valley Opportunity Council . These projects will create safe, affordable rental housing. The redevelopment of the Kendall will create enhance SRO units in the downtown. The project is anticipated to achieve sustained occupancy in the Fall of 2017. The second project is a duplex that VOC will continue to manage. The project is slated to commence construction this fall.

The City also operates a First –time homebuyer program that provides forgivable loans to eligible households who purchase and occupy homes in CDBG target areas. The City additionally operates and finances with general government funds to promote the purchase and owner-occupancy of 3 family houses.