City of Chicopee
Consolidated Annual Performance and Evaluation Report FY2018-2019

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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 publicly present a year-end report. This 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 its goals and objectives identified within its five year 2015-2019 Consolidated Plan as well as the one year Annual Action Plan 2018-2019.

The City of Chicopee has prepared this end of year report details of the annual accomplishments of the City's Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) programs. The draft CAPER was presented at a public hearing on August 13, 2019. The Public Hearing represented an opportunity to provide a concise summary of annual accomplishments and expenditures.

The draft CAPER was published and posted on the City's website, www.chicopeema.gov, on August 12, 2019. Copies of the draft report were made available at the Mayor's Office, the Central Library, and the Office of Community Development. No comments were received.

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

1. Provided homebuyer assistance to 7 households;
2. Improved the energy efficiency of 86 owner-occupied homes;
3. Installed electric car charging stations at two sites;
4. Furtherance of Environmental Remediation at Uniroyal- Facemate site;
5. Completion of one Non-Profit Capital Improvement projects and furtherance of a second;
6. Completion of playground installation; and
7. Funded the provision of human services to support low- and moderate- income households that served 2,664 households.

The CAPER 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 includes all objectives identified as priorities, funding allocations, and proposed and actual accomplishments during the Annual Action Plan (7/1/2018-6/30/2019). The City was able to meet its goals in many areas. In the program areas of economic development and housing, the City did not achieve its anticipated accomplishments. This was a result of stalled projects.

CHART 1: Accomplishments during the program year

Goal	Category	Budgeted Source / Amount	Indicator	Unit of Measure	Expected – Program Year	Actual – Program Year	Percent Complete
Economic Development /Business Assistance Program	Non-Housing Community Development	CDBG: $195,000	Businesses assisted	Jobs Created	7 jobs	0	0%
Public Parks and Open Space	Non-Homeless Special Needs Non-Housing Community Development	CDBG: $50,000	Public Facility or Infra-structure Activities other than Low/ Moderate Income Housing Benefit	Parks; Persons Assisted	1 park/ 250 persons	1 park/ 445 persons	100%

Public Facilities/Non-profit Capital Improvement program	Non-Homeless Special Needs Non-Housing Community Development	CDBG: $200,000	Public Facility or Infra-structure Activities other than Low/ Moderate Income Housing Benefit	Facilities Improved/ Business Assisted	3 Facilities/ 2 businesses	3 facilities/ 10 persons	100%
Public Services	Homeless Non-Homeless Special Needs	CDBG: $145,000	Public Facility or Infra-structure Activities other than Low/ Moderate Income Housing Benefit	Persons Assisted	500	2664	532%
Section 108 Loan Payment-Senior Center	Non-Homeless Special Needs	CDBG: $365,000	Other	Other	1	1	100.00%
Housing Homebuyer Assistance	Affordable Housing	HOME $ $75,000 CDBG: $5,000	Direct Assistance to Home-buyer	House-holds	15	7	46%
Housing Rental Production	Affordable Housing	HOME $ 208,299	Rental units re-habilitated	Rental units	10	0	0 %
Housing Rehab	Affordable Housing	CDBG: $45,000	Owner units assisted	Owner Occupied units assisted	20 units	86 units	430%
Planning and Administration	Planning and Admin	CDBG: $ 220,855 HOME $13,024	Other	Other	NA	NA	NA

Annual Accomplishments

In year 5 of the Consolidated Plan, the City has met the majority of its goals and the projected accomplishments. Specifically, the City has met its goals in Brownfield Remediation, Job creation, Park Improvement, and Affordable Rental Housing production.

Accomplishment towards meeting 5 year goals

Goal	Category	Five year budgeted allocation	Projected 5 year performance outcomes	Year Cumulative Accomplishments
Economic Development	Non-Housing Community Development	CDBG: $570,860	8 businesses to be assisted 10 jobs to be created	4 businesses - 50% of goal 15 jobs - goal exceeded
Affordable Housing	Affordable Housing	CDBG: $60,000 HOME $1,325,00	45 rental units to be created 80 homebuyers to be assisted	84 rental units - goal exceeded 55 homebuyers assisted 69% to Goal
Public Facilities and Infrastructure	Non-Housing Community Develop-ment	CDBG: $450,000	5000 Persons to be assisted	8 facilities/7536 persons Goal exceeded.
Public Parks and Open Space	Non-Homeless Special Needs Non-Housing Community Develop-ment	CDBG: $275,000	4500 Persons to be assisted	6070 persons assisted - goal exceeded
Public Services	Homeless Non-Homeless Special Needs	CDBG: $785,000	9000 Households to be assisted	7077 households assisted 78% to goal
Section 108 Loan Payment- Senior Center	Non-Housing Community Development	CDBG: $1,800,000	Other	NA
Clearance and Demolition	Non-Housing Community Development	CDBG: $ 300,00	2 Buildings to be cleared / demolished	4 buildings demo'd Goal exceeded

Comparison Five year Goal to Accomplishment

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 Consolidated Plan, the City highly prioritized the redevelopment of Brownfields sites to create redevelopment 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, the highest CDBG priorities continue to be the redevelopment of Brownfield Sites and Economic Development. Additionally, the City works to improve the quality of lower-income neighborhoods through improvements to public facilities and parks.

In the final year of this Consolidated Plan, the city had the opportunity to effectively partner on two energy conservation initiatives. The city contributed CDBG funds to improve energy /heating systems for 86 low income homeowners; the city also invested CDBG as matching funds for installation of electric car charging stations at two sites.

Within the HOME program, our priorities remain the redevelopment of marginal properties in a manner consistent with zoning regulations and assisting first-time homebuyers to achieve their dreams. We also look to build capacity among our rental property owners through the provision of professional training sessions.

Program Year accomplishments

CDBG program- Site Specific Accomplishment:

Brownfield Remediation CDBG funds of $43,675 were expended for the continued clean-up of Uniroyal Brownfields sites.

Public Facility: CDBG funds were utilized to undertake three public facility/park projects.

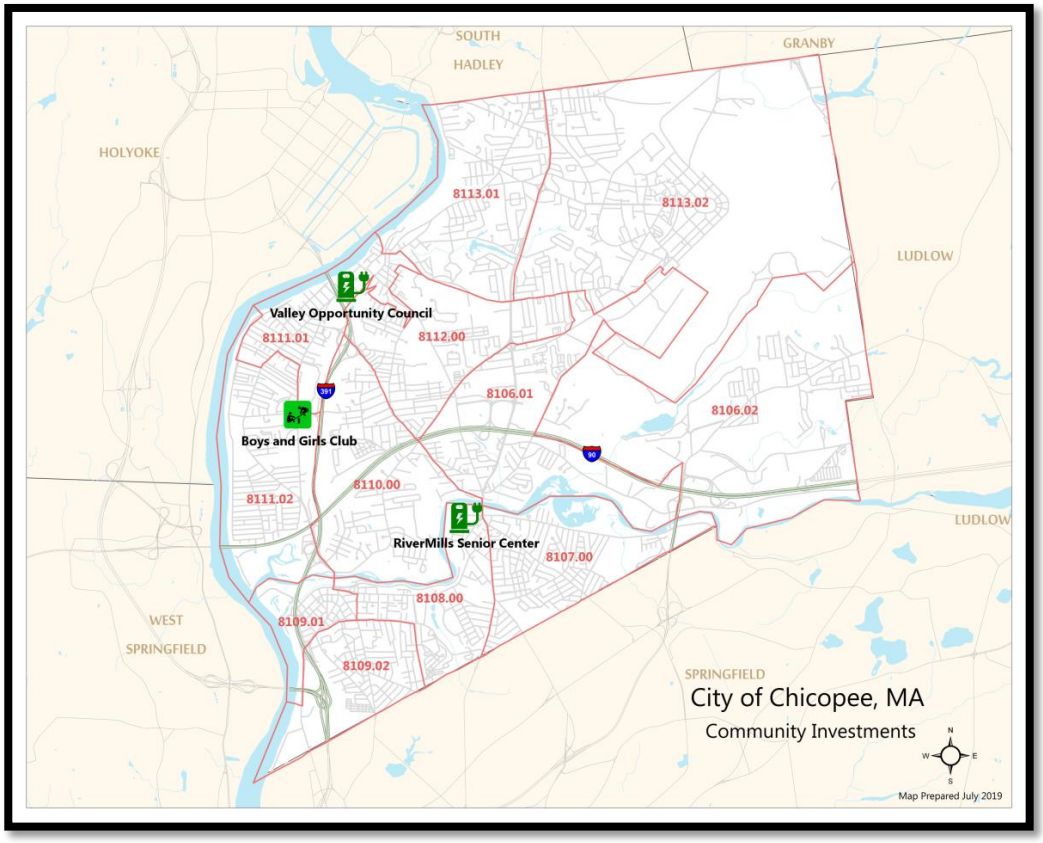
- The Center for Human Development was able to complete improvements to their Royal St facility for persons with disabilities.
- The Chicopee Boys and Girls club utilized CDBG as matching funds to a Kaboom grant that created new play area.
- A prior year project, the Holyoke-Chicopee-Springfield Head Start at the former Chicopee Falls Library, is slated to be completed prior to October 2019.

Energy Conservation Improvements were made to 86 owner-occupied properties and electric car charging stations were installed at two sites.

CDBG Non-site specific activities:

Public Services Through funding provided to non-profit organizations, a wide-range of services are provided to low and moderate income households. Adult Education, Food Security, and Homeless Service are examples of programs that assisted over 1500 Chicopee residents.

Housing Program Delivery CDBG funds were also used to support the operational cost of housing projects of the Buyers Assistance Program and HOME Investments

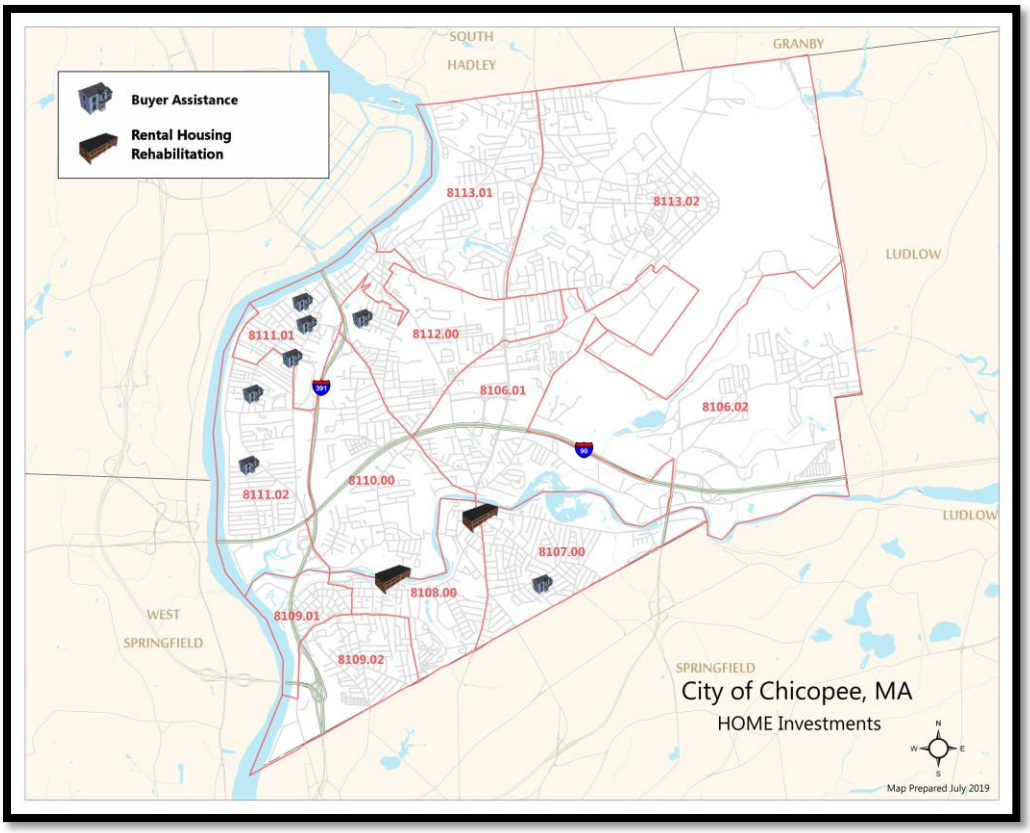


CDBG INVESTMENTS

HOME INVESTMENT PARTNERSHIP SITE SPECIFIC INVESTMENTS:

Homebuyer Assistance was provided to 7 first-time homebuyers.

Rental Housing Development projects were furthered. MacArthur Terrace continues its comprehensive rehabilitation. The Valley Opportunity initiated the development of housing at Cyman-Front St. to replace a deteriorating boarding house.



HOME PROGRAM INVESTMENTS

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	2503	6
Black or African American	270	0
Asian	37	1
American Indian or American Native	6	0
Multi-racial	66	0
Total	3124	7
Hispanic	1276	6
Not Hispanic	1848	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 3124 households.

Data shows that the City is serving a diverse racial and ethnic population.

CR-15 - Resources and Investments 91.520(a)

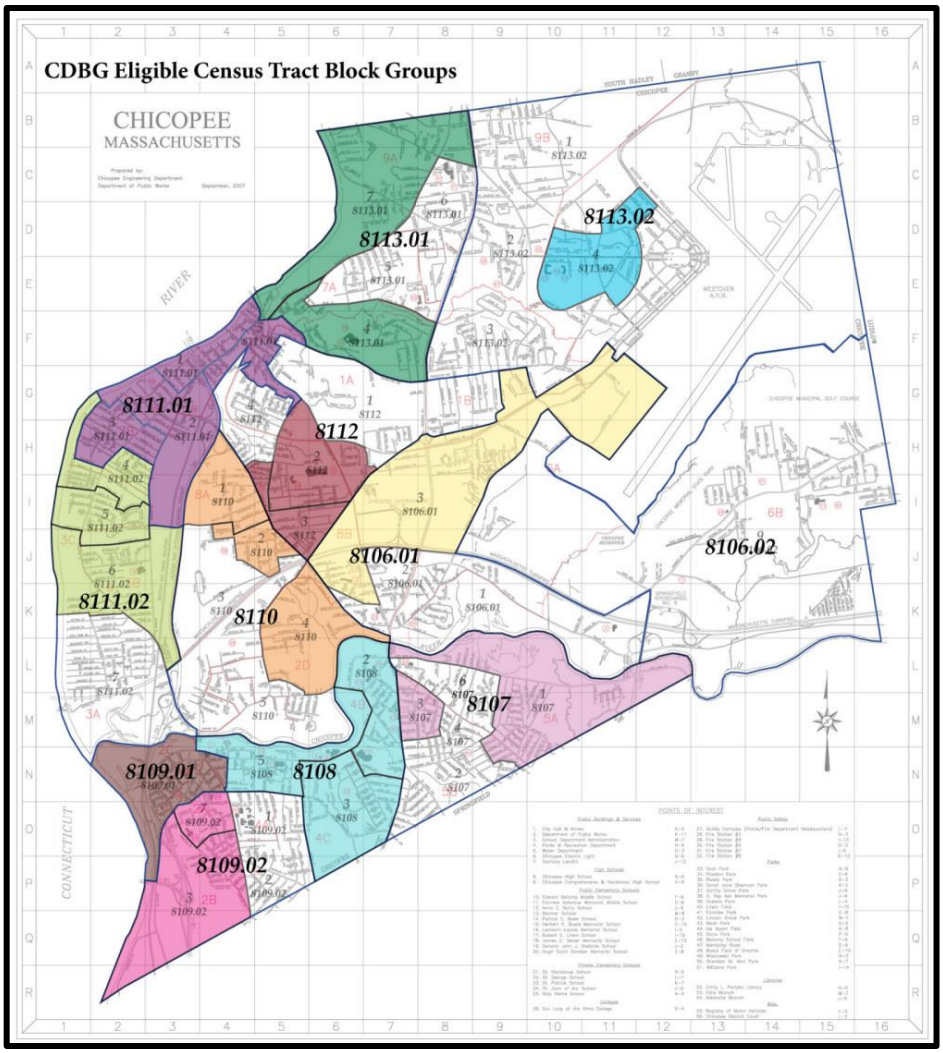
Identify the resources made available

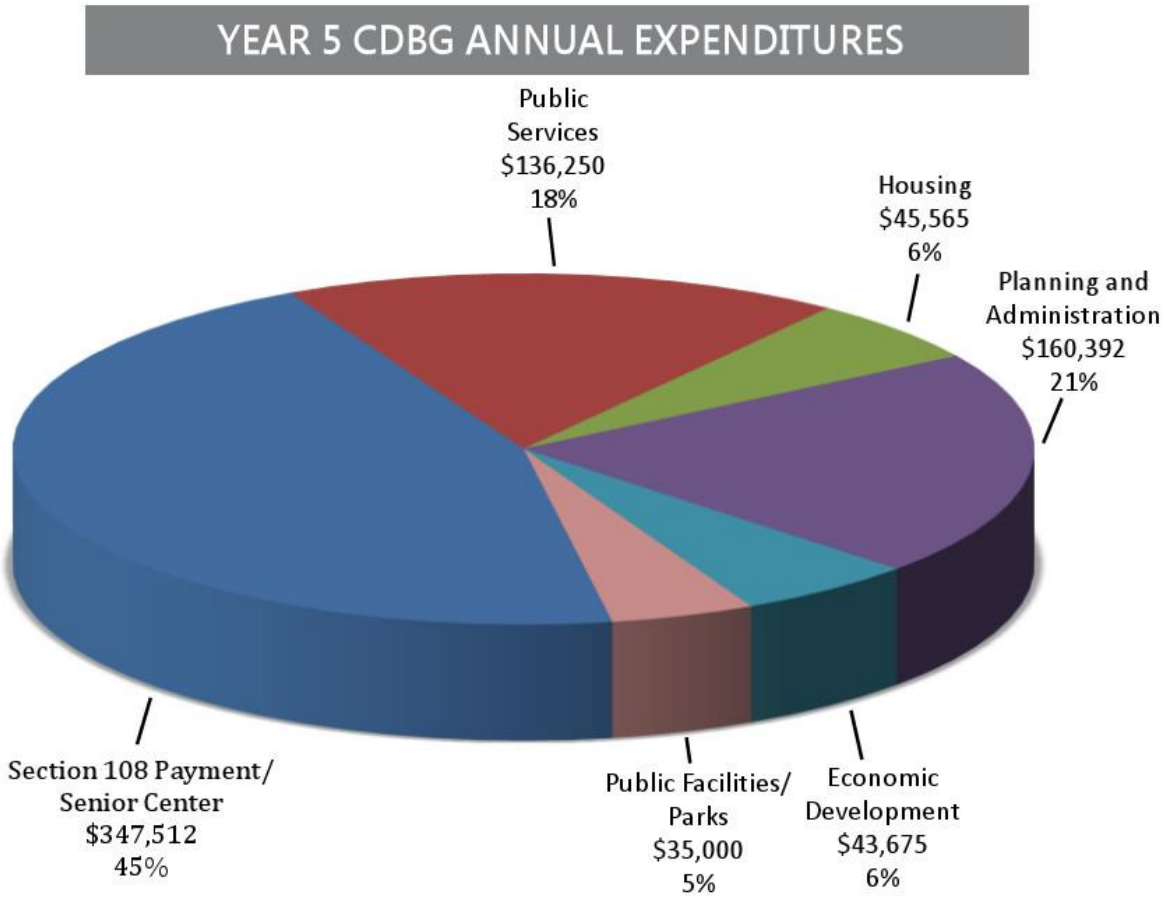
Source of Funds	Resources Made Available	Amount Expended During Program Year
CDBG	$1,743,855	$768,512
HOME	$1,138,299	$773,742

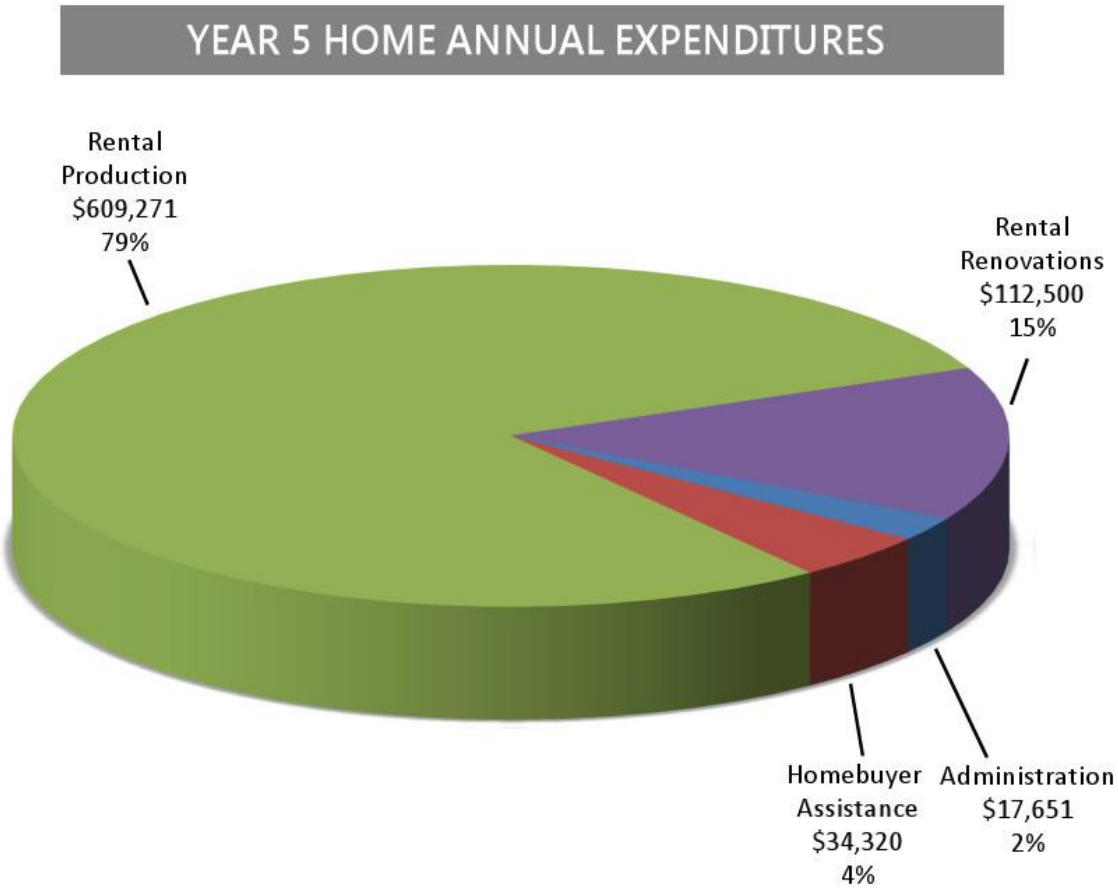
Table 1 – Resources Made Available

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 correlated to three neighborhoods: Willimansett, Chicopee Falls, and Chicopee Center. For site specific expenditures, 93 % of CDBG funds and 100 % of HOME funds were expended within target areas.




YEAR 5 CDBG ANNUAL EXPENDITURES
Public Services $136,250 18%
Housing $45,565 6%
Planning and Administration $160,392 21%
Section 108 Payment/ Senior Center $347,512 45%
Public Facilities/ Parks $35,000 5%
Economic Development $43,675 6%


YEAR 5 HOME ANNUAL EXPENDITURES
Rental Production $609,271 79%
Rental Renovations $112,500 15%
Homebuyer Assistance $34,320 4%
Administration $17,651 2%

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 exceeded $2,300,000.

HOME funds 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. 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.

The City did not utilize surplus publically owned land to address needs but has prepared a Request for Proposals to dispose of a surplus school to be developed as mixed rate housing. The City is additionally planning for the disposition of Brownfields site(s) to further economic development.

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	0	0
Number of non-homeless households to be provided affordable housing units	15	7
Number of special-needs households to be provided affordable housing units	0	0
Total	15	7

Table 2- Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	11	0
Number of households supported through the acquisition of existing units	15	7
Total	26	7

Table 3 - Number of Households Supported

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

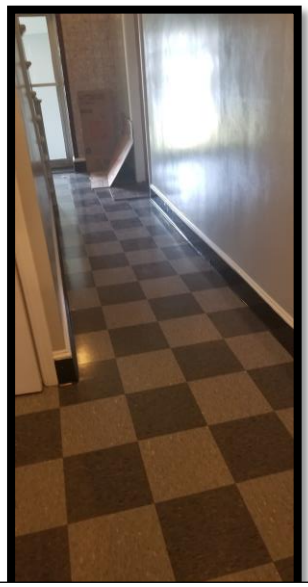
Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

As a result of project delays, the anticipated rental projects were not completed within the program year. The homebuyer assistance program experienced challenges as the market prices have escalated so that very few home are within the HOME program limits.

To foster affordable housing, the City has worked cooperatively on the reuse/ conversion of former commercial /institutional properties. The reuse of the Southwick St school as well as a former Catholic elementary school are in the pre-development phase.

Cyman-Front St Rental Production

The City had projected utilizing CDBG and HOME funds to support two developments. The first investment was intended to produce replacement units for 21 units of old Single Room Occupancy style housing. The VOC-owned property at 288 Front St will be taken off line. The property had 21 units with one kitchen and 5 shared bathrooms. Those units will be replaced by efficiencies and one-bedroom apartments at Cyman-Front St location. The City invested $650,000 to create affordable replacement units. The City not projected this project to be completed in the program year although relocation of initial tenants has now begun.



Interior photos of the CHDO project, Cyman-Front St project.

The second project is a multi -year 25million dollar renovation of a 222 unit affordable housing project, MacArthur Terrace. The City invested a modest $125,000 in HOME funds to deed restrict 8 units in the project.

The City projected that 15 households would be assisted through the Buyer Assistance Progam; the City fell short that goal by providing down-payment and closing cost assistance to 7 households. All units assisted with HOME funds this year met the Section 215 definition of affordable housing.

Discuss how these outcomes will impact future annual action plans.

The City does not intend to make significant changes to its plans; the two proposed site specific activities were not anticipated to be completed this year.

The Buyer Assistance Program failed to meet its anticipated goals. While this is primarily a function of the lack of housing stock on the market, the City plans to increase participation with organization such as Buy Chicopee Now (BCN) so as to increase awareness of the program. The City will also be undertaking an analysis of the program during the upcoming year.

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	33	0
Low-income	23	0
Moderate-income	30	7
Total	**86**	**7**

Table 4 – Number of Persons Served

Narrative

Within the CDBG-funded Energy Improvement Program, 86 household were assisted.

Within the HOME program, Seven (7) moderate Income Households (50-80% Area Median Income (AMI)) were assisted only through the Buyer Assistance Program. The 7 HOME assisted units met the definition of Section 125 housing.

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 (CoC), 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 during our point-in-time count. Similarly, the gaps analysis indicates that the City's 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.

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. Wayfinders, 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 persons 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 CoC's unsheltered 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 has implemented its Coordinated Entry System for individuals.

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 (DMH) 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.

Each of the CoC-funded projects are required to track their participants access to mainstream benefits and employment.

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. The agency has a capital needs assessment and plan that is implemented as Capital funds are received.

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 resumes and also future full-time employment. The afterschool 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 Massachusetts 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 operates with Wayfinders, 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. In 2010, the City applied for and was approved for a 40R District, which allows for increased density within a target "over-lay district". The 40R designation resulted in the immediate creation of additional units with the Kendall housing 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;
- Utilization of 40R zoning that permits more dense redevelopment;
- Consideration of Tax Incentives within the State's Housing Development Incentive Program (HDIP);
- 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 decent, 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 unmet 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.

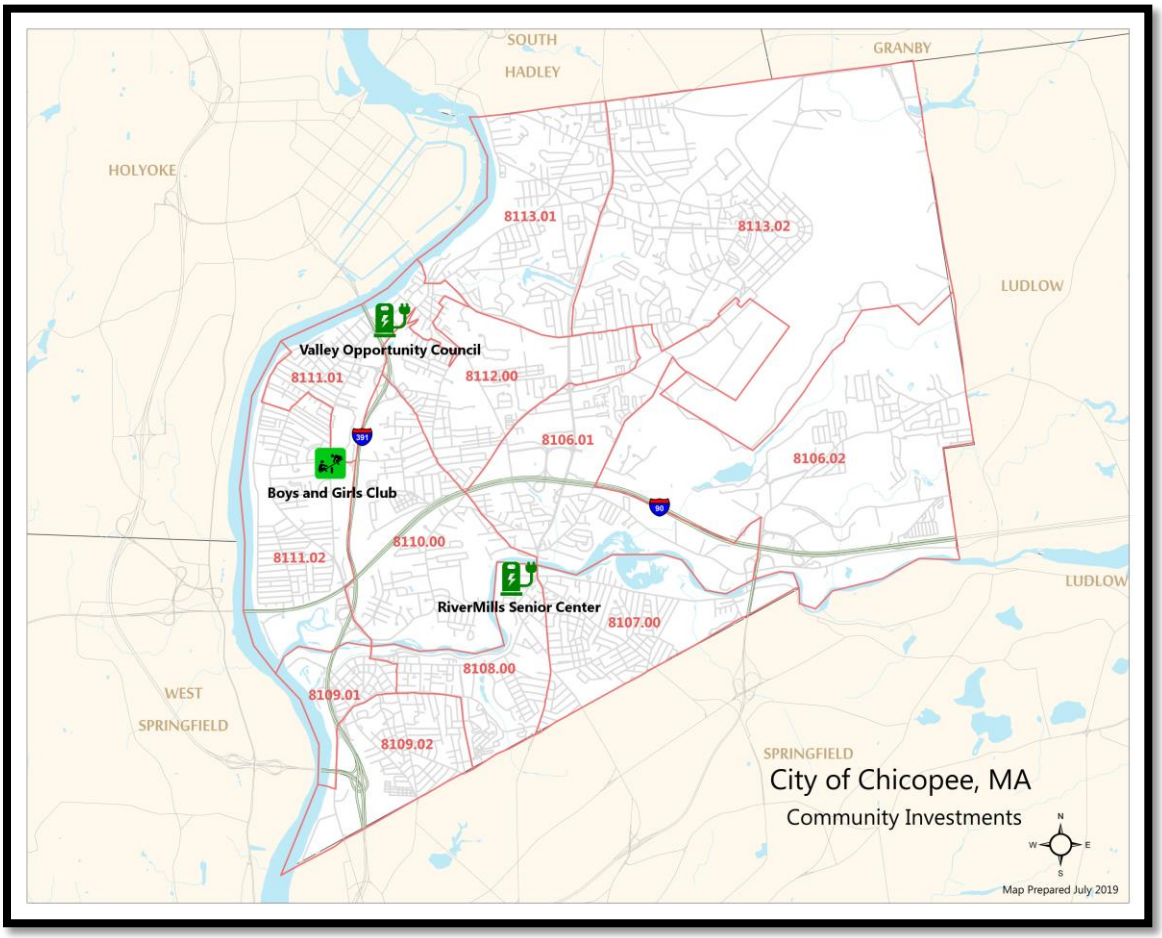
In the current year, the City funded the Valley Opportunity with supplemental funding to the federal heating system repair and replacement program. Through this program 86 low income owners received energy improvements that will reduce their housing costs.

Actions planned to foster and maintain affordable housing

Towards the goal of preserving, producing, and improving affordable housing, the City seeks to engage developers in efforts to maximize production of affordable units.

Rental Property Management Training Sessions

In addition to those projects funded by HOME funds, the City initiated a program of Rental Property Training. The City with CDBG Administrative funds hosted a three part Rental Property training that was attended by nearly 50 private landlords. In a "softer" market like Chicopee, where the market rate rents are nearly identical to affordable rents, improving the private stock is an effective strategy to address housing needs.



To increase economic 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 healthy, 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 and Massachusetts lead laws within its Rental Property Training Series. Over 45 small portfolio owners participated in the training series.
- Each property assisted with BAP funds was visually inspected for potential lead-based paint hazards.
- HOME-funded properties are required to comply with Massachusetts lead laws which are more stringent then federal requirements.
- 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, including the agency in a leadership position within key community development efforts.

Coordinated accomplishments included:

- Finalization of the redevelopment of the Single Room Occupancy replacement 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:

- 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 Planning Department, Board of Health, Council on Aging, and Veterans Services. In addition to the essential services provided by these City departments, the Chicopee Housing Authority plays a key role in the development and provision of affordable housing.

In the current year, the City has continued its strong working relationship with the Commonwealth's Small Business Development Center. The SBDC provided in-depth technical assistance and business planning to Micro-Enterprises seeking to access the City's Business Assistance funding.

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 predominantly 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 ensure 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 housing 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.

The City has joined with the Cities of Springfield, Holyoke, and Westfield to issue an RFP seeking a qualified firm to undertake an Analysis of Impediments.

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 providers 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 that involved site improvements/constructions were monitored through ongoing meetings and communications with the responsible entity as well as on-site progress visits. If applicable, Pre-construction meetings 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.

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 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 13th, 2019, publishing the performance report on August 12, 2019, 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, and at the following public locations:

City Hall - 1 Springfield St, Chicopee
Community Development Office - 38 Center St
Main Library - 470 Front St

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 of 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.

The greatest challenge in defining program objectives specifically for the Brownfield sites is that in most cases there is the uncertainty of the reuse of Brownfields. While the first completed parcel (Facemate Parcel #4) has been sold to a private developer to develop and operate a 92-unit assisted living facility, the balance of the Brownfields site are still awaiting disposition and redevelopment.

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 those 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 time of 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 7 households last year. Six households self-identified as Hispanic; one household as Asian.

Data on the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.

The City received $631,906.51 in program income. The source of program income is from small monthly payments on two rental projects, repayments of Buyer Assistance, and repayment of the construction loan for the Kendall. The funds are being utilized to fund the Cyman/Front St. Rental project.

Other Actions planned to foster and maintain affordable housing actions taken to foster and maintain affordable housing. 91.220(k)

The City has identified quality, affordable Housing as a High Priority need.

The City of Chicopee intends to address the availability of affordable housing by seeking out opportunities to improve housing stock condition, to reduce operating cost, and to expand the supply of affordable housing.

Towards the goal of improving the existing rental stock, the City has invested HOME funds to improve/replace obsolescent housing units.

In an effort to expand the supply of affordable housing, the City has granted Preferred Developer status and is negotiating the sale of a surplus school. The development plan calls for the creation of affordable housing units

Heating system program was an effort to improve existing condition but to also reduce housing cost for low-income owner occupants.

The City, with CDBG Administrative funds, hosted a three part Rental Property training that was attended by nearly 50 private landlords. Plans are underway for follow-up trainings on housing code, lead paint, fair housing, and tenant selection.

The City's belief is that by providing education, access to Best Practices, and knowledge of outside resources, private rental property owners are more likely to improve their real estate holding. In a market like Chicopee, where the market rate rents are nearly identical to affordable rents, improving the private stock is an effective strategy.

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 three-family houses.

The City did not receive any request for emergency transfers related to Domestic Violence and/or sexual assault, or stalking from owners of HOME funded projects.