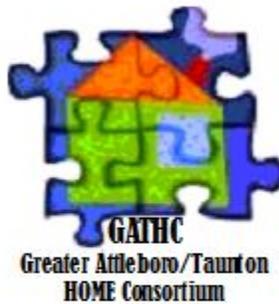


CITY OF TAUNTON, MASSACHUSETTS  
THOMAS C. HOYE, JR., MAYOR  
AS LEAD AGENT FOR:

**THE GREATER ATTLEBORO/TAUNTON HOME  
CONSORTIUM**



DRAFT  
**THIRD PROGRAM YEAR  
ACTION PLAN**



**PY 2016**

**HOME Investment Partnership Program (HOME) and  
Community Development Block Grant (CDBG) Program**

Submitted to the U.S. Department of Housing & Urban Development

# Executive Summary

## AP-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

This 2016 Annual Action Plan identifies the housing and community development needs and goals of the Greater Attleboro/Taunton HOME Consortium and the City of Taunton. The document follows a Five Year Consolidated Plan submitted to HUD in 2014. This 2016 Annual Action Plan covers the activities of the U.S. Department of Housing and Urban Development (HUD) HOME and CDBG Programs.

The Greater Attleboro/Taunton HOME Consortium (GATHC) is comprised of 14 communities south of Boston, Massachusetts. The 14 communities are the City of Taunton (a CDBG Entitlement City), the City of Attleboro (a CDBG Entitlement City), and the Towns of Berkley, Carver, Dighton, Freetown, Lakeville, Mansfield, Middleborough, North Attleboro, Norton, Plainville, Raynham, and Seekonk. The GATHC was formed to be a Participating Jurisdiction to receive and disburse HOME funds from the Department of Housing and Urban Development (HUD). The City of Taunton, through the Office of Economic and Community Development (OECD), acts as the lead agent and is responsible to HUD for all administrative functions related to the operation of the GATHC.

### HOME

The HOME Investment Partnerships Program (HOME) was initiated by the HOME Statue in Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990. The HOME investment Partnerships Program (HOME) provides funding for activities including: building, buying and rehabilitating affordable housing for rent or home ownership.

The priorities that the GATHC has established for the Five Year (2014-2018) Consolidated Plan will be consistent in this 3rd Year Action Plan (PY2016). The priorities are:

Homebuyer Assistance: Funds will be allocated for down payment and closing cost assistance for first-time homebuyers;

Housing Rehabilitation: Funds received will be invested in housing rehabilitation for low and moderate-income persons within the Consortium region;

Housing Development (CHDO): Funds will be invested through CHDO set asides to develop affordable housing units for low and moderate persons within the Consortium region (using acquisition, substantial rehab or new construction); and

Administration: Funds will be utilized for administration of the program

Agencies and organizations in, or serving populations within, each of the GATHC's participating communities are invited to propose projects which are then reviewed by staff for consistency with the Consolidated and Action Plans, content and viability. Recommendations are made to the GATHC Board which makes the final decision on which projects to fund.

The analysis of needs created for the Five Year Consolidated Plan established that the overriding housing needs are as follows:

- The number of subsidized housing units which are at risk of losing their subsidy is 623. This prospective loss will demand vigorous preservation efforts. The key tool for preservation is providing technical assistance to the owners enabling them to extend or find new subsidies. A vigorous preservation program will be more cost effective than trying to build new housing to replace those which may be lost.
- The number of units which are vacant and which may have severe physical housing problems is estimated to be over 690. Some of these are undoubtedly older housing stock which is likely to have lead paint which in turn contributes to the elevated levels of lead and even lead poisoning in children. These vacant units cannot be re-occupied until the serious physical deficiencies have been corrected. Therefore a vigorous rehab program will be more cost effective than trying to build new housing units.
- In addition, it is estimated there are more than 170 households which have severe overcrowding which can be addressed in part by increasing the supply of larger housing units.
- Finally there are over 14,500 households paying more than 50% of their income for housing. This is split roughly 9,000 rental and 5,000 owners. This housing cost burden can be partly addressed by rehab with HOME funds, which will bring new owners or developers into the program and requiring them to keep the rents affordable. In part, this issue can also be addressed by making improvements which would reduce utility costs and thus reducing costs for owners and tenants.

## **CDBG**

The Community Development Block Grant [CDBG] program was initiated by the Housing and Community Development Act (HCDA) of 1974. The statutory objectives of this program stated by Congress are to develop viable urban communities by creating and supporting the following:

### Decent Housing

- assisting homeless persons obtain affordable housing;
- assisting persons at risk of becoming homeless;
- retention of affordable housing stock;

- increase the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, sexual orientation, national origin, familial status, or disability;
- increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence; and
- providing affordable housing that is accessible to job opportunities.

#### A Suitable Living Environment

- improving the safety and livability of neighborhoods;
- increasing access to quality public and private facilities and services;
- reducing the isolation of income groups within areas through spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
- restoring and preserving properties of special historic, architectural, or aesthetic value; and
- conservation of energy resources.

#### Expanded Economic Opportunities

- job creation and retention;
- establishment, stabilization and expansion of small businesses (including micro- businesses);
- the provision of public services related to employment;
- the provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;
- availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
- empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

The major goal and priority continues to be:

The revitalization of neighborhoods to provide a desirable environment for families to live in and businesses to operate in, with the primary focus being the downtown area, where major family and business needs are found and census tracts are some of the most distressed in the city.

**2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

See tables that follow.

<u>Housing Objectives</u>	<u>Outcomes</u>
<b><i>Decent Housing:</i></b>	
Preserve existing affordable housing	<b>Affordability/Accessibility/Availability</b> Increase # of de-leaded dwelling units. Decrease # of units with code violation conditions. Increase energy efficiency. Increase accessibility for disabled occupants. Improved energy efficiency.
Affordable Housing Production	Increase the supply of affordable rental housing using CHDO developers.
Affordable Homeownership	Increase access to home ownership for low and moderate income renters including PHA residents by working with PHAs, developers and the GATCH First Time Home Buyer Program serving the GATHC area.
<b><i>Suitable Living Environment:</i></b>	
Residential Rehab Projects	Make necessary repairs to upgrade residential housing units to meet rehab standards. Create lead safe environments for young children.

**HOME**

<b>CDBG Objectives</b>	
<b>Decent Housing:</b>	
Preserve existing affordable housing	<b>Affordability/Accessibility/Availability</b> Increase # of de-leaded dwelling units. Decrease # of units with code violation conditions. Increase energy efficiency. Address emergency repairs. Increase accessibility for disabled occupants. Provide counseling to families in danger of foreclosure.
Affordable Housing Production	Increase the supply of <b>Affordable</b> rental or owner occupied housing working with developers.
Affordable Homeownership	Increase Access to home ownership for low and moderate income renters including PHA residents by working with PHAs, private developers and the First Time Home Buyer Program. Usually funded through HOME Program.
<b>Suitable Living Environment:</b>	
Infrastructure Improvements and Neighborhood Revitalization	Make improvements in the low/mod census areas to address needed infrastructure repairs to create a more suitable environment for residents, visitors, and businesses. Create open space for public use and improve environmental conditions.
<b>Creating Economic Opportunity:</b>	
Provide public services to persons to improve their self-sufficiency	Provide programming to young people in public housing to improve their educational experience and performance. Provide gang intervention program within the City.
Provide public services to persons to maintain or improve their health	Provide dental care to low income persons and provide case management and other health care to the elderly.

**CDBG**

**3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Performance during PY2015 is on track to meet it's goals and projects. The PY2015 has not been completed at this time, but looking back to PY2014, HOME and CDBG met or exceeded the number of beneficiaries assisted and most program goals.

The HOME Program met or exceeded all of PY14 goals by assisting 5 households (3 projected) with housing rehab funding and assisted 14 (10 projected) households with down payment and closing cost funds. GATHC also met the annual goal of creating new affordable rental housing by assisting a CHDO rental development project that produced 2 HOME assisted units (2 projected). Those units were constructed and will be occupied and rented shortly.

Under the CDBG 1st Year Action Plan (PY14) the City exceeded public services goals by assisting 2,250 low/mod recipients with most activities exceeding their goals. Taunton also fulfilled the Section 108 loan obligations. The Façade Improvement Program assisted 3 businesses and fell short of the 10 that were projected. Rehab and Emergency Rehab output was 3 and 3 respectively and met the projection of 6 units in PY14. Neighborhood revitalization activities consisted of street and sidewalk improvements, as well as moving forward with the planned site remediation and demolition of a city owned abandoned building, which will result in the creation of a small neighborhood riverfront park. This will become a multi-year project and not all currently budgeted funds have been expended for this activity as the planning and bidding process is now underway.

Both the CDBG and HOME programs met or exceeded their annual goals in PY14 except for one of the CDBG projects. That being the façade improvement program that assisted 3 business instead of the projected 10. This was due in part to the number of actual start-up businesses in the downtown area.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City and GATHC's approach to the Citizen Participation process for this Action Plan was to build upon information gathered from the public and stakeholders during the Consolidated Planning Process. Groups active in areas that use or could potentially use resources outlined in the Consolidated Plan were notified of the development of the plan and were invited to submit suggestions, ideas and requests for support. OECD also conducted several consultation meetings with stakeholders for input including: Continuum of Care organizations (CoCs), Public Housing Authorities (PHAs), homeless and elderly advocates, human service agencies and economic/job development agencies. There also followed a series of public meetings that were conducted to provide a forum for the public to learn about the HOME and CDBG Programs , to ask questions and to provide input on how future HOME and CDBG funds should be spent.

For the PY16 Action Plan, public meetings were held to gather additional input from stakeholder groups as well as from the public. People and organizations were notified of the meetings through e-mail, public postings and the newspaper advertisements.

Two public hearings were held on January 7, 2016 in Middleboro and Attleborough for the HOME Program and two public hearings were held in Taunton on December 16, 2015 for CDBG programing. Meeting minutes, sign-in sheets and newspaper advertisements are included in the Appendix.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Very few comments were made during the public meetings held for the HOME and CDBG programs. Most comments and discussion were related to the programs themselves. During the HOME meetings, the budget process, monitoring, auditing and the Request for Proposal process were discussed. Questions were also asked about the wait time for homeowner rehab.

Concern regarding the need for elderly credit counseling and general CDBG application questions were made during the CDBG meetings.

All comments made during the Consolidated Plan public outreach meetings were considered in this 3rd Year Action Plan.

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

All input and comments were considered in the development of the plan and priorities were established that would best serve the population, as a whole, based on overall needs and availability of funding to address identified needs.

## **7. Summary**

Although we recognize the many issues within the Consortium, we are unable to adequately address them all with current funding levels. With the HOME allocation, the Consortium will continue to invest in housing rehabilitation, provide qualified first time home buyers assistance and work with Community Housing Development Organizations (CHDOs) to develop additional affordable housing units.

With CDBG funds, the City will continue to invest in public services, housing rehab, housing development, neighborhood revitalization, economic development/jobs, and assists those individuals and families with special needs.

**PR-05 Lead & Responsible Agencies - 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

Agency Role	Name	Department/Agency
Lead Agency	TAUNTON	
CDBG Administrator	TAUNTON	OECD
HOPWA Administrator		
HOME Administrator	TAUNTON	OECD
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative**

The City of Taunton, Office of Economic and Community Development (OECD), is the agency responsible for the development and submittal of the 5 Year Consolidated Plan and related Annual Action Plans as well as the administration of funding and compliance to federal regulations related to the HOME and CDBG programs. The City (via Mayoral signature) is the party who executes grant agreements for both CDBG and HOME.

OECD is also the administrator of other sources of federal funding, such as any CDBG-R, Section 108 loans, BEDI grants, HOME funds, EPA funds, etc., as well as any state funding received through grant applications.

OECD is currently staffed by 7 positions, the Executive Director, an Assistant Executive Director, a Deputy Director of Community Development, two Program Managers, a Fiscal Manager and a Grant Writer. The operation of the office is funded through both grant funding and city funds.

As part of its development of the CDBG portion of the Five Year Consolidated Plan, the OECD conducted surveys, held meetings to discuss area issues and needs, researched data, consulted with experts in areas of concern and held public hearings and did extensive outreach to

obtain input and comments. That input serves as the basis for the development for not only the Five Year Consolidated Plan but also the related Annual Action Plans.

For HOME, the major public agencies contributing to the formulation and implementation of the programs covered by the Plan include the Housing, Economic Development, and Community Development Departments of the Consortium member communities and other City or Town departments as applicable. In addition, local Community Action Programs (CAP) and various private non-profit organizations involved in housing development, services for the homeless, elderly, disabled, and substance abuse also contribute. Development entities receiving development funds, while managing their program allocations separately, are ultimately accountable to the GATHC and are monitored by the lead agency, OECD.

The major homeless initiatives in the area are primarily administered and delivered through the Attleboro/Taunton/Bristol County Continuum of Care. This organization, also known as the Greater Bristol County/Attleboro/Taunton Coalition on Homelessness (GBCATCH), applies for and receives McKinney-Vento funding to address priorities established to address the needs of the area's homeless population. The lead agency for the GBCATCH is Community Counseling of Bristol County. Three towns within the Consortium fall under the jurisdiction of the Brockton/Plymouth CoC and one falls under the Balance of State category.

For CDBG, OECD evaluates applications for funding and recommends submitted proposals to the Mayor for approval, before finalizing each program year Action Plan, based on the following:

- Meeting a HUD national objective;
- Project eligibility;
- Income and/or area eligibility of beneficiaries;
- Consolidated plan priorities;
- Reasonable timeframe for project/activity;
- Reasonable amount of funding requested;
- Leveraged funds;
- Organizational capacity; and
- Effectiveness of activities based on project outputs and outcomes

## **Consolidated Plan Public Contact Information**

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Joseph Azevedo – Deputy Director of Community Development

Janine Peccini – OECD Program Manager

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

OECD consulted with numerous organizations in the development of the HOME and CDBG Five Year Consolidated Plan and First Year Action Plan. The process included formal, as well as, informal meetings, surveys and discussions with state and local agencies, along with many advocacy groups in the region. The process of developing the Plan began in September 2013 where community organizations were notified of the Plan and asked to participate in a survey. Meetings with advocates for the elderly and the homeless were held in November 2013 and then in early in 2014, OECD also received input from the public on housing and community needs.

Through February 2014, OECD consulted with a number of local and state agencies, local governments, groups, and organizations in developing the Five Year Consolidated Plan. They were asked for data and for input on needs, priorities and other issues. Those groups and organizations included representatives of public and private agencies who serve elderly, people with disabilities, people living with HIV/AIDS, homeless and low income residents. In addition, multiple housing agencies, mental health service agencies and regional and state government agencies were consulted.

A similar but scaled down process was used for the development of the PY2016 Third Year Annual Action Plan. Groups active in areas which use or could use resources outlined in the Consolidated Plan were notified of public meetings relating to the development of the PY2016 Annual Action Plan. They were invited to submit suggestions, ideas and requests for support. The public, throughout the Consortium area, was also notified of the public meetings through public postings and the local newspaper.

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

The process of developing the 5 Year Consolidated Plan and 1st Year Action Plan began in September 2013 where community organizations were notified of the Plan and asked to participate in a survey. OECD consulted with numerous organizations in the development of the Five Year Consolidated Plan and annually solicits input from these agencies in formulating Action Plans. The process included formal, as well as, informal meetings, surveys and discussions with state and local agencies, along with many advocacy groups in the region. Meetings with advocates for the elderly and the homeless were held in November 2013 and then in early in 2014, OECD received views on housing and community needs from the public.

Through February 2014, OECD consulted with a number of agencies, groups and organizations. They were asked for data and for input on needs, priorities and other issues. Those groups and organizations

included representatives of public and private agencies who serve the elderly, people with disabilities, people living with HIV/AIDS, homeless and low income residents. In addition, multiple housing agencies, mental health service agencies, as well as, regional and state government agencies were consulted.

A similar, but scaled down process is used to create the Annual Action Plan. The Consolidated Plan process helps to identify needs and goals for a 5 Year Period. Whereas the Action Plan Process involves how the goals to objectives of the 5 Year Plan will be carried out and addressed on an annual basis.

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

There are three Continuums of Care providers that cover the GATHC communities. The GBCATCH CoC covers about 80 percent of the population of the Consortium communities. The Brockton/Plymouth CoC covers three of the other towns and one town is covered under what is termed the Balance of the State CoC. Agencies and groups who make up the CoC's have been working closely over the years with leadership in each of the communities they represent to address the needs of homeless and near homeless people in the region. This is achieved through coordination, cooperation and partnerships between public and assisted housing providers and governmental health, mental health and additional service agencies/providers.

A ten year-plan to end chronic homelessness, titled "Ten to End" was prepared in collaboration with the City of Taunton, the City of Attleboro and many other organizations participating in the GBCATCH. This 2011 plan outlines objectives, goals and action steps that are needed to end homelessness. In addition to this ongoing coordination, the sgroup were also consulted in November 2013 to discuss current issues as well as objectives and goals of the CoC's. Homeless veterans and unaccompanied youth have emerged as priorities for the GBCATCH.

The City participates in the local Point in Time count and Project Connect for Greater Attleboro/Taunton area. OECD also works with and attends meetings of the South Coast Regional Network to End Homelessness, a homeless advocacy group that addresses larger regional issues.

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

None of the GATHC communities directly receive ESG funds. Each of these 14 communities (11 of which have local housing authorities) coordinates their own individual efforts to address the needs and services associated with their low income and public housing residents.

Each of these towns/groups is autonomous and seeks their own funds to address needs within their respective member communities. These groups must submit their own applications for funding and are subject to individual requirements from each funding source.

The CoCs bring together agencies to address homeless needs and together submit an application for MCKinney Vento funding. Homeless Management Information System (HMID) reporting requirements are a condition of receiving funds and are done by the CoCs. Some of which would include establishing performance measures and reporting outcomes in the HMIS system utilized by HUD.

## **2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Associates for Human Services
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization completed a survey and was consulted to discuss issues relating to elderly and special need populations in the region. A greater understanding of elderly and special needs is expected.
2	<b>Agency/Group/Organization</b>	Berkley Council on Aging
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted to discuss common housing issues relating to elderly populations in the region. A greater understanding of elderly needs is expected.
3	<b>Agency/Group/Organization</b>	Bristol Elder Services
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization was consulted to discuss most common housing issues relating to elderly populations in the region.

4	<b>Agency/Group/Organization</b>	Catholic Social Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization was consulted for the needs assessment and homeless strategy. A greater understanding of homeless and near homeless needs is expected.
5	<b>Agency/Group/Organization</b>	Community Counseling of Bristol County
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted for needs assessment and homeless strategy. A greater understanding of homeless and near homeless needs is expected.
6	<b>Agency/Group/Organization</b>	City of Taunton - Veterans Services
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Department was consulted for needs assessment and homeless strategy. A greater understanding of veterans needs is expected.
7	<b>Agency/Group/Organization</b>	City of Taunton - Human Service
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Department was consulted to discuss most common housing issues relating to individuals and families in the region, especially those affecting elderly and homeless populations. Better coordination of service is expected.
8	<b>Agency/Group/Organization</b>	City of Taunton, Building Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Needs Assessment and Strategies
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Department was consulted to discuss capital improvement needs of the City. Coordination of service is expected.
9	<b>Agency/Group/Organization</b>	City of Taunton, Public Works Dept.
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Needs Assessment and Strategies
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Department was consulted to discuss infrastructure needs of the City. Coordination of service is expected.

10	<b>Agency/Group/Organization</b>	Greater Attleboro/Taunton HOME Consortium (GATCH)
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Communities were consulted for data collection, needs assessment and strategy development.
11	<b>Agency/Group/Organization</b>	MA Dept. of Developmental Disabilities
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted for data collection.
12	<b>Agency/Group/Organization</b>	MA Dept. of Public Health
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted for data collection.
13	<b>Agency/Group/Organization</b>	Father Bills and Mainspring
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization was consulted for needs assessment and homeless strategy. A greater understanding of homeless and near homeless needs is expected.
14	<b>Agency/Group/Organization</b>	North Attleboro - Council on Aging
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted to discuss most common housing issues relating to elderly populations in the region. A greater understanding of elderly needs is expected.
15	<b>Agency/Group/Organization</b>	South Coast Regional Network to End Homelessness
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization was consulted for needs assessment and homeless strategy. A greater understanding of homeless and near homeless needs is expected.

16	<b>Agency/Group/Organization</b>	Housing Authorities in the Consortium
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were consulted by e-mail, telephone and surveys for housing needs and fair housing strategies.
17	<b>Agency/Group/Organization</b>	Taunton Career Center (MA Ex. Office of Labor and Workforces Dev.)
	<b>Agency/Group/Organization Type</b>	Services-Employment Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted for data collection and anti-poverty strategy.
18	<b>Agency/Group/Organization</b>	United Way of Greater Attleboro/Taunton
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization was consulted for needs assessment and homeless strategy. A greater understanding of homeless and near homeless needs is expected.

19	<b>Agency/Group/Organization</b>	PRO HOME INC
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Education Service-Fair Housing Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization was consulted to discuss common issues regarding barriers to affordable housing.

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

All of the agencies listed above were consulted for the Five Year Consolidated Plan and the 1st Year Action Plan. The agencies were not individually consulted for the 3rd Year PY 16 Action Plan, although many participated in the 3rd Year public meeting process. All information and comments previously received from the agencies listed above were included in the development of this 3rd Year Action Plan.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Community Counseling of Bristol County	Both organizations have similar goals.
Gateway Cities	State of MA-DHCD	Open space and recreation planning.
South Coast Rail	State of MA-DOT	TOD, housing and E/D planning
Myles Standish Industrial Park	Mass Development	Infrastructure and E/D/ planning.
Local BID District	BID Board	Downtown infrastructure and revitalization efforts.

**Table 3 – Other local / regional / federal planning efforts**

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

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

The GATHC and the City of Taunton have adopted a Citizen Participation Plan that establishes the process by which the Five Year Consolidated Plan and Annual Action Plans are designed, developed and implemented in consultation with stakeholders and the general public.

The planning and citizen participation activities for each Annual Action Plan generally begin in December of the year preceding the funding allocations by sending out notifications and conducting meetings for HOME and CDBG funding. These meetings and consultations, which are advertised, include three significant components:

- A primer on the Consolidated Planning and Annual Action Plan process, including the role of the Plan in providing information on the upcoming RFP and public hearing process.
- A report on prior year activities and expenditures.
- A forum for the general public and stakeholders to brainstorm, discuss priority needs, and provide input for the coming year.

Around January of each year, OECD conducts annual public meetings for the upcoming program year for HOME and CDBG funding. These meetings and consultations are conducted for the purpose of soliciting public comment and project proposals relative to community needs and program priorities.

In addition to these broader public forums, technical assistance is provided upon request to assist agencies and people with the preparation of proposals for funding and, if requested, assistance with the formation of a CHDO.

Once proposals have been submitted, this information is blended with the public-driven needs assessments for the City that was created during the Five Year Consolidated Plan process. Through this process, an Annual Action Plan is developed. Once a draft Action Plan is completed, OECD advertises the availability and access of the plan in area newspapers, on the City of Taunton website, and through flyers posted at various locations throughout the City of Taunton and GATHC communities. This draft Action Plan is then made available at Taunton OECD office, on the

OECD website (within the City of Taunton website) and in the City Clerk's office at Taunton City Hall, for public review and comment for a period of thirty days. Any comments received are considered in the final plan which is then submitted to HUD in May of each year.

The City engages in extensive outreach in an effort to maximize the public participation process. Local service providers/agencies, the Council on Aging, Greater Bristol County Attleboro/Taunton CoC (GBCATCH), Taunton Housing Authority, the Board of Health, and the general public were all solicited and asked to participate in the process. Having assessed needs thoroughly, the City of Taunton's goals included in this Consolidated Plan and Annual Action Plans have been crafted to carry out all of the activities aimed at addressing local needs to the greatest extent possible within the budgetary constraints of the Community Development Block Grant (CDBG) and HOME annual allocations.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meetings for HOME Program	Non-English Speaking - Specify other language: Spanish and Portuguese  Non-targeted/broad community	minimal	HOME program comments were mostly related to the process and the homeowner rehab program waitlist.	none	
2	Public Meetings for CDBG Program	Non-English Speaking - Specify other language: Spanish and Portuguese  Non-targeted/broad community	Good service agency response but minimal general public attendance.	CDBG comments included credit counseling and the elderly case management program. Questions regarding the CDBG Public Service Grant Application were also made.	none	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

See discussion at the end of this section.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	727,137	54,617	49,929	831,683	1,560,000	CDBG Entitlement, estimated Program Income and unexpended prior year resources.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	513,304	13,334	53,385	580,023	926,670	The amount of funds available for the remainder of the plan is based on an entitlement award of \$450,000 for the next two years.
Other	public - local	Admin and Planning	327,411	0	0	327,411	654,822	City financial cost to run the office.

**Table 1 - Expected Resources – Priority Table**

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

For the HOME program, there are two major areas where leveraged funds play a significant role in program objectives. One being co-funding leveraged through LIHTC or Historic Tax Credits and or private funding to assist in the creation of new affordable housing units. The second source being private (bank) funding leveraged to assist low income families with the purchase of their first home or construction financing for development projects. When new affordable rental units are created, additional funds are leveraged through numerous varying sources to offset construction costs and state or federal rental vouchers to assist tenants.

To satisfy HOME match requirements, we utilize any allowable source, but rely mostly on MRVP voucher credits issued to local housing

authorities through state funding.

There are no match requirements for CDBG funds. If a match is required under a grant from other sources the co-funding source(s) will have to be determined. In previous years, funding has been received from Mass Works, EPA's Brownfields Economic Development Initiative (BEDI) program, and HUD's Hope VI program. This coming programs year, PY16), CDBG funds will leveraged a \$400,000 state PARC Grant. Leveraged City funding has also been valuable for administrative purposes.

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

Currently in Taunton, several public and privately owned parcels have surfaced as potential redevelopment sites. Those include a number of City owned school buildings that have been closed and are being considered housing opportunities. One of those buildings has been has also been identified by an organization to be converted into rental housing units and it is understood at this time that the units will be affordable and for elderly residents. The developer is in the process of applying for tax credits. CDBG or HOME funds could possibly be used in the development of these sites.

This year, the City of Taunton plans to create a small riverfront neighborhood park that will be utilized by area low and moderate income residents. The site is a city owned Brownfield site that was remediated using EPA and CDBG funding.

**Discussion**

The previous table is a representation of the normal funds leveraged during any given year. No source of funding is predicatable and therefore varies from year to year.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehab	2014	2018	Affordable Housing		Housing Rehabilitation	CDBG: \$169,789 HOME: \$308,312	Homeowner Housing Rehabilitated: 5 Household Housing Unit
2	First Time Buyer Assistance	2014	2018	Affordable Housing		Homebuyer Assistance	HOME: \$90,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted
3	CHDO Development	2014	2018	Affordable Housing		Housing Development (CHDO)	HOME: \$130,380	Rental units constructed: 0 Household Housing Unit
4	Administration	2014	2018	Administration		Administration	CDBG: \$145,427 HOME: \$51,330 City of Taunton: \$327,411	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Services	2014	2018	Non-Homeless Special Needs Public Services		Public Services	CDBG: \$114,900	Public service activities other than Low/Moderate Income Housing Benefit: 2366 Persons Assisted
6	Infrastructure/Revitalization	2014	2018	Public Facilities		Neighborhood Revitalization/Infrastructure	CDBG: \$259,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2490 Persons Assisted
7	Repayment of Section 108 Loan	2014	2018	Affordable Housing		Rental Housing	CDBG: \$142,567	Other: 1 Other

**Table 2 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Housing Rehab
	<b>Goal Description</b>	Funds will be invested in housing rehabilitation for low and moderate-income persons.
2	<b>Goal Name</b>	First Time Buyer Assistance
	<b>Goal Description</b>	Funds will be allocated for down payment and closing cost assistance for first-time homebuyers.

3	<b>Goal Name</b>	CHDO Development
	<b>Goal Description</b>	Funds will be invested through CHDO set asides to develop affordable housing units for low/moderate persons within the Consortium region (using acquisition, substantial rehab or new construction). Funds remain uncommitted.
4	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Funds will be used for administration of programs.
5	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Public services will strengthen the independence and life success of various sectors of low and moderate income people.
6	<b>Goal Name</b>	Infrastructure/Revitalization
	<b>Goal Description</b>	Provide a suitable living environment. Includes: Downtown improvements, a neighborhood park, and facade improvements.
7	<b>Goal Name</b>	Repayment of Section 108 Loan
	<b>Goal Description</b>	Repayment of two Section 108 loans that were used to create new affordable housing.

**Table 3 – Goal Descriptions**

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

See below.

#	Project Name
1	HOME Housing Rehab
2	HOME Down Payment Assistance
3	HOME Housing Development
4	HOME Administration
5	Section 108 Loan Repayment
6	CDBG General Administration
7	CDBG Housing Rehab
8	Neighborhood Revitalization
9	CDBG Public Services
10	CDBG Facade Program

**Table 3 – Project Information**

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

Funds were allocated based on community input. There were no funding applications submitted by CHDOs this year. EOCD and Consortium members will continue to assist with CHDO project development.

## AP-38 Project Summary

### Project Summary Information

Table 4 – Project Summary

<b>1</b>	<b>Project Name</b>	HOME Housing Rehab
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehab
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	HOME: \$308,312
	<b>Description</b>	Single family housing rehab for low income families in the Greater Attleboro/Taunton HOME Consortium region.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Three low or moderate income households will be assisted.
	<b>Location Description</b>	Consortium wide
	<b>Planned Activities</b>	Housing Rehab
<b>2</b>	<b>Project Name</b>	HOME Down Payment Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	First Time Buyer Assistance
	<b>Needs Addressed</b>	Homebuyer Assistance
	<b>Funding</b>	HOME: \$90,000
	<b>Description</b>	Down payment assistance to low and moderate income people.

	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Ten low and moderate income families are expected to be assisted.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Down payment and closing cost assistance
<b>3</b>	<b>Project Name</b>	HOME Housing Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	CHDO Development
	<b>Needs Addressed</b>	Housing Development (CHDO)
	<b>Funding</b>	HOME: \$130,381
	<b>Description</b>	CHDO development funding
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Funds uncommitted. Units unknown.
	<b>Location Description</b>	Consortium wide
	<b>Planned Activities</b>	There were no applications submitted by CHDOs this funding cycle but applications will be accepted and reviewed by the Consortium throughout PY2016.
<b>4</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration

	<b>Funding</b>	HOME: \$51,330 City of Taunton: \$163,706
	<b>Description</b>	Funds used for administration and planning.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Administration
5	<b>Project Name</b>	Section 108 Loan Repayment
	<b>Target Area</b>	
	<b>Goals Supported</b>	Repayment of Section 108 Loan
	<b>Needs Addressed</b>	Rental Housing
	<b>Funding</b>	CDBG: \$142,567
	<b>Description</b>	108 Loan (two loans) Pre-planned repayment of Section 108 funds for the Taunton Housing Authority HOPE VI revitalization project and Robertson on the River apartments.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	108 Funds were used in the past for construction of low and moderate income units. Including:  Robertson on the River - 58 affordable housing units and Hope VI - 160 affordable units.
	<b>Location Description</b>	Taunton
	<b>Planned Activities</b>	Housing Development (previously constructed)

6	<b>Project Name</b>	CDBG General Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$145,427 City of Taunton: \$163,705
	<b>Description</b>	General administration - CDBG General program costs
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Taunton
	<b>Planned Activities</b>	Administration
7	<b>Project Name</b>	CDBG Housing Rehab
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehab
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$169,789
	<b>Description</b>	Assist low and mod income families with upgrades to their homes.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Low and moderate income families

	<b>Location Description</b>	Taunton
	<b>Planned Activities</b>	Housing rehab
<b>8</b>	<b>Project Name</b>	Neighborhood Revitalization
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure/Revitalization
	<b>Needs Addressed</b>	Neighborhood Revitalization/Infrastructure
	<b>Funding</b>	CDBG: \$249,000
	<b>Description</b>	Weir neighborhood improvements
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	About 2490 low and moderate income residents
	<b>Location Description</b>	Taunton
	<b>Planned Activities</b>	Creating waterfront access and a new neighborhood park on a brownfield site.
	<b>9</b>	<b>Project Name</b>
<b>Target Area</b>		
<b>Goals Supported</b>		Public Services
<b>Needs Addressed</b>		Public Services
<b>Funding</b>		CDBG: \$114,900
<b>Description</b>		Public Services assistance for low income residents
<b>Target Date</b>		6/30/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	About 2366 low and moderate income people
	<b>Location Description</b>	Taunton
	<b>Planned Activities</b>	Health, education, recreation, counseling and legal services that will strengthen the independence and life success of low and moderate income residents.
<b>10</b>	<b>Project Name</b>	CDBG Facade Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure/Revitalization
	<b>Needs Addressed</b>	Neighborhood Revitalization/Infrastructure
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Program provides grant funds for new signs and awnings in Taunton's downtown area.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two to five businesses will be assisted with this project and it will benefit low to moderate income residents in the area.
	<b>Location Description</b>	Downtown Taunton
<b>Planned Activities</b>	New signs and awnings in downtown Taunton.	

**AP-50 Geographic Distribution - 91.420, 91.220(f)**

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

Although the Consortium has not designated specific target areas, HOME funds are distributed to assist low and moderate income families or individuals. Funds will be distributed on a first come first served basis throughout the Consortium region to commit and expend funding as required under regulations.

The City of Taunton has not designated specific target areas however, CDBG funds are usually distributed to areas of low to moderate income or assist low and moderate income families or individuals. We have always met or exceeded the 70% L/M threshold.

It can be seen in the Minority and Income Chart found in the Appendix, Section AP50, there are five tracts (rounded up) in which there were at least 51% of the persons in the area who were low and moderate income. There were also seven census tracts in which the minority population is in excess of the City as a whole. Additionally, within each census tract there are census blocks which have varying minority concentrations. At this much smaller level, there would be additional areas exceeding the citywide minority average and the 51% income threshold.

This information above was included in the 5 year Consolidated Plan. The low and moderate income summary data can now be updated annually, by the US Census's American Community Survey. If so, the City will use the most recent HUD approved low and moderate income data available for each new project.

**Geographic Distribution**

Target Area	Percentage of Funds

**Table 5 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

None for HOME funds. First time home buyer and rehab funds are awarded on a first come first served basis and development projects are approved by the Consortium membership as projects arise and are considered for funding.

For CDBG, see discussion below and the Geographic Distribution Table found in the Appendix, Section AP50.

### **Discussion**

There are no federally designated or HUD approved target areas within the Consortium or the City of Taunton. There are several low/mod census tracts and block groups within the Consortium that are preferred areas of benefit, but to effectively expend HOME funds in a timely manner, we do not reserve or target specific areas so as to assist beneficiaries as quickly as possible and meet programmatic requirements.

In the City of Taunton, there are several low/mod census tracts and block groups that are preferred areas of benefit. The downtown area has recently undergone several improvements funded through CDBG that is hoped will stimulate economic development. This program year the City will also be using CDBG funds to develop a neighborhood park in a low/mod area.

## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

Affordable housing activities are accomplished through the use of HOME and CDBG funds. These activities include housing development, housing rehab, housing counseling, and first time home buyer assistance.

Some public services activities are available to, but not directly conducted to benefit the sub-populations in the preformatted charts below. Also, when conducted, public services activities benefit people versus households and therefore not reflected below. As a result, true output measures are not reflected below and can be better reflected in tables contained in Section AP-20.

Homeless and special needs activities are normally conducted through the CoC network.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	5
Acquisition of Existing Units	10
Total	15

## **Table 7 - One Year Goals for Affordable Housing by Support Type**

### **Discussion**

As there is never enough funding to address all the issues that HUD and society would like, we must create what we believe to be unduplicated services that can best address the needs of the residents of the city, with the resources available. Some of the topics and sub-populations mentioned in the tables above are addressed through other funding sources. For example, homeless issues are addressed by the CoC, special needs are assisted through local non-profits and state funding, and rental assistance is done through the Housing Authority (federal and state funding).

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

HOME funds are not disbursed to any public housing authorities. Twelve of the fourteen Consortium members have their own local housing authorities. Even if there were sufficient funding available, it would be difficult to equitably distribute HOME funding among all communities.

For the City of Taunton, The Taunton Housing Authority (THA) is an independent quasi-public agency that owns, operates, and maintains its own properties. It applies for and receives its own funding. When possible, OECD assists the THA by providing public services and rehab funding. Most recently we assisted with the HOPE VI project by contributing a \$2M Section 108 loan and a \$1M BEDI grant toward replacing the outdated housing units at the Fairfax Gardens housing complex. In prior years we have assisted with acquisition and rehab activities to enhance public housing. Each year we usually fund public services activities at one of the public housing complexes to benefit residents of the units.

The THA is currently working with an area non-profit to create an entity that will develop affordable housing units within the City. We anticipate supporting this effort.

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

CDBG funds will be used to conduct public services activities in Taunton that will directly and indirectly benefit residents of THA properties. CDBG funds may also be used for additional Americans with Disabilities Act (ADA) projects.

OECD provides housing counseling, under its CDBG program that is open to THA residents. OECD also provides down payment and closing cost assistance under the HOME program that is available to HA residents throughout the Consortium.

As was mentioned above, no housing authority within the Consortium receives funding through the Consortium. However, low income residents purchasing a home in a Consortium community might benefit from the HOME funded Down Payment Assistance program.

During the upcoming year OECD will make a payment against a Section 108 loan that was utilized by the THA as part of the Hope 6 project to rebuild public housing units and will additionally fund public services activities.

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

The following are initiatives the THA will implement to encourage tenant participation and further benefit its residents.

- Increase social services department;
- Initiating a smoke free campus in conjunction with the “With Every Heart Beat is Life” program;
- Ongoing modernization; and
- Federalization of Oak and Highland Court

The THA also has a Housing Choice Voucher and Family Self Sufficiency program to encourage residents to improve themselves and hopefully become independent homeowners. Participants in this program are encouraged to take advantage of the down payment assistance funding offered by the THA as part of its HOPE VI revitalization project.

Other housing authorities within the Consortium have their own outreach and tenant participation policies to include and benefit residents.

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

N/A - there are no troubled housing authorities located in the Consortium region.

**Discussion**

The Taunton Housing Authority and other housing authorities have their own funding sources, priorities, and operating or maintenance issues. The GATHC does not allocate or make available HOME funding to housing authorities as there are not enough available funds to address other priority issues within the 14 member communities. Under the CDBG program, assistance has been provided in the past to the THA and may continue in the future. Some public service activities assist Taunton Housing Authority residents.

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

The greater portion of homelessness activities are undertaken by the local CoC and its member agencies that access funding to run shelters and provide services to those who on the verge of homelessness and those who are already homeless. OECD attends regular meeting of the CoC to contribute as called upon.

We have assisted the local homeless shelter in the past through CDBG funding. The City also assists with the Annual Point in Time (PIT) Count and Project Connect.

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

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

The City of Taunton will continue a coordinated effort with the GBCATCH CoC and South Coast Regional Network to End Homelessness in their efforts to prevent homelessness. The City makes funds available for public service programs. The Consortium will assist by providing funding to help homeless and near homeless individuals and families with the transitional and permanent affordable housing. This could be in the form of rehab to facilities that provide temporary housing to those who are homeless or rehab to a home where someone may be on the verge of homelessness. Public services activities may also indirectly provide services to homeless people. Finally, City staff will also continue to actively participate in the Point-in-Time count and will join volunteers in the field for the count.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Consortium, as well as the City of Taunton, will assist by providing funding to help homeless and near homeless individuals and families with the transition to permanent affordable housing. Funding requests made by the Consortium's partners and stakeholders to prevent homelessness will be strongly considered if eligible.

The City has assisted both shelters and transitional housing in the past and will continue to do so if funding is available. Funding requests made by the City's partners to prevent homelessness will be strongly considered.

#### **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**

When requested by CHDO's, the Consortium will provide funding for additional housing units for low and moderate income individuals and families. By adding to the number of affordable housing units in the Consortium region, homeless and near homeless individuals and families will have a better opportunity to receive permanent affordable housing.

The local CoC and its member agencies receive McKinney-Vento funding as well as state and private funding to address these issues. They have been focusing their efforts to assist both homeless vets and unaccompanied youth. The City attends the CoC Meetings and assists in their efforts.

The City of Taunton will provide funding for housing rehab and the development of additional housing units for low and moderate income individuals and families. By adding to the number of affordable housing units in the City, homeless and near homeless individuals and families will have a better opportunity to receive permanent affordable housing.

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

Along with the construction of new units, the Consortium and the City will continue to assist low income individuals and families with improvements to their existing homes. By making improvements, individuals and families that may have been forced to leave substandard housing or could not afford to repair their home will be able to remain in their rehabilitated homes.

The CoCs have programs and agencies to address the above and most institutions have discharge policies that require transitional or permanent housing as a condition of release.

The City has also assisted agencies that provide transitional housing to people being discharged from facilities and/or programs they have completed or are about to take part in. Agencies must apply for this type of funding and will be strongly considered if there is available funding to address the requests.

Federal and State housing assistance (vouchers) play a major role in subsidizing rents for low and/or no income families.

## **Discussion**

Homeless and special needs activities are normally conducted through the CoC network and local human services agencies. The City sometimes assist these agencies through CDBG funding.

While there are programmatic limitations on the use of HOME funds, the funds will be used when possible to assist with homeless housing needs.

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

## **AP-75 Barriers to affordable housing - 91.420, 91.220(j)**

### **Introduction**

In general, public policies affecting the cost and production of affordable housing are governed by specific zoning by-laws. Production is enhanced in Massachusetts through the following:

- inclusionary zoning (a percentage of housing developed in the marketplace being set aside for affordable use and usually placed within mixed income developments);
- accessory apartments (particularly effective in enabling low income elderly owners to generate income and continue living in the community);
- overlay districts permit increased density and state funding support and enable affordable units within mixed income developments;
- Chapter 40B is a state law which permits an override of local zoning if local government does not have the zoning tools to permit affordable housing production. There is a voluntary process known as LIP [Local Initiative Plan] which a local government can use and thus not invoke state override of zoning; and
- The Community Preservation Act (CPA) that cities or towns can pass and enact to accumulate funds through an additional property tax that is then matched with state funds to preserve open space and/or create affordable housing.

Table AP75, located in Appendix AP75, summarizes the current state of such initiatives in Consortium communities.

Due to high development costs, it is prohibitive for investors to build new affordable units unless they are highly subsidized. With subsidies being curtailed for both development and financial assistance for occupants, the process becomes more difficult.

Some program regulations and requirements may also be a deterrent when it comes to creating affordable housing. Environmental review may trigger floodplain or historic property issues that may deter investors if they were considering the use federal funds. Additional income and rent limitations may also be a deterrent since they could limit the returns on an investment property and make it harder to find tenants.

OECD and the GATHC encourage development of affordable housing and have worked with developers to overcome obstacles that may hinder such development.

Several years ago, OECD engaged a consultant and completed an update to its Analysis to Impediments to Fair Housing Choice (AI). With the AI completed and barriers identified, OECD budgeted funds to begin addressing the barriers, particularly the need for education and better awareness of Fair Housing laws. Informational seminars have also been conducted to bring awareness to professionals such as

realitors, bankers, and non-profits that deal directly with Fair Housing issues and laws. Fair housing issues are a topic brought before potential homeowners during first time homebuyer classes conducted by one of our subrecipients. This program year (PY15), we will be funding a subrecipient that will be conducting Tenant's Rights and Fair Housing seminars and represent clients regarding housing conditions and Fair Housing issues through the CDBG program. We will also work with developers of rental housing to ensure that units are fairly and affirmatively marketed.

Funds made available through the HOPE VI grant, along with funds for first time homebuyers provided through the HOME program, will aid in addressing financial concerns for low income households who may not have the resources needed to become homeowners.

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

As can be seen in Table AP75 (in Appendix, Section AP75), many consortium members have several initiatives in place to encourage affordable housing development and others are recognizing and working to bring about change within their communities. Consortium members will continue to work on and address issues that pertain to affordable housing development.

Several years ago, the OECD engaged a consultant and completed an update to its Analysis to Impediments to Fair Housing Choice (AI). With the AI completed and barriers identified, OECD budgeted CDBG funds to begin addressing the barriers, particularly the need for education and better awareness of Fair Housing laws. Informational seminars have also been conducted to bring awareness to professionals such as realtors, bankers, and non-profits that deal directly with Fair Housing issues and laws. Fair housing issues are a topic brought before potential homeowners during first time homebuyer classes conducted by one of our subrecipients. This program year (PY16), we will be funding a subrecipient (South Coastal Counties Legal Services) that will be conducting Fair Housing and Tenant Rights seminars and represent clients regarding housing quality and condition issues. We will also work with developers of rental housing to ensure that units are fairly and affirmatively marketed.

**Discussion**

As projects are planned, individual communities usually work with developers to address issues such as zoning changes, code requirements and most importantly financial considerations such as tax incentives and fees associated to construction (building permits, sewer hookups, etc.). As examples, we have seen local communities contribute local funding such as Community Preservation Act (CPA) funding to assist with overall project costs, waived fees, and even issued municipal bonds to fund infrastructure upgrades to support a project.

In most cases there are subsidies involved when creating affordable housing. These funding sources

trigger other federal and state requirements that add further stipulations to projects. Environmental studies and review as well as comprehensive permits can create issues if host communities and developers do not work together. Larger projects could trigger Section 3, 504, affirmative marketing plans and other regulations if federal funding is utilized.

OECD and the Consortium members work closely with developers to encourage and support affordable housing initiatives.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

OECD and GATHC communities will work with CoCs, COAs, HAs, and local human services agencies to address the needs of the underserved and at risk populations. OECD has also funded a Fair Housing activity under the CDBG program that will help fund seminars and legal assistance to address fair housing issues and tenants rights complaints within the City of Taunton.

### **Actions planned to address obstacles to meeting underserved needs**

- HOME funds will be used for first time homebuyer activities;
- HOME funds will be used for CHDO rental development projects; and
- CoCs, COAs and other agencies will continue to seek funding and address the needs of the underserved.

CDBG Funding for Public services activities will:

- Assist elderly people with health and homecare issues; Assist low or no income children and adults obtain quality dental services;
- Assist extremely low income families with Fair Housing issues and legal services concerning tenant rights;
- Assist families with child development, recreational programs and gang intervention activities;
- Continue with revitalization efforts within low and moderate income areas of the City.

### **Actions planned to foster and maintain affordable housing**

OECD and the GATHC will encourage the construction of new affordable rental units and will monitor units for affordability and property standards.

### **Actions planned to reduce lead-based paint hazards**

OECD and the GATHC will encourage the construction of new units where lead paint will not be utilized and will require lead testing and abatement activities when rehab projects are undertaken within older housing stock.

### **Actions planned to reduce the number of poverty-level families**

Also, HOME funds will be used for first time homebuyer activities. HOME funds will be used to create new affordable rental units through funding CHDO development projects.

First time homebuyer activities will assist in addressing this concern. OECD will also work with the local

and regional CoC's to address homelessness issues.

CDBG funds will be utilized to conduct housing counseling and housing rehab activities.

### **Actions planned to develop institutional structure**

OECD will continue to:

- Communicate with and nurture subrecipients;
- Work with the THA in providing services to low income families;
- Work with local and regional CoCs to address homelessness issues; and
- Work with human services agencies and other service providers to address needs of special needs clientele.

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

OECD will continue to:

- Communicate with and nurture subrecipients;
- Work with the THA in providing services to low income families;
- Work with local and regional CoCs to address homelessness issues; and
- Work with human services agencies and other service providers to address needs of special needs clientele.

### **Discussion**

As the needs are great and the resources limited, OECD and GATHC communities must work with and rely upon other agencies and funding sources to address the many social needs within the GATHC. OECD and GATHC funding assist with housing needs as best they can.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

The City of Taunton OECD, as lead agent of the Consortium, follows all HOME regulations, including the 2013 HOME Final Rule. OECD staff attends seminars and webinars to keep abreast of changes in regulations and program requirements and the dates of implementation. OECD utilizes HUD's published HOME affordable home ownership limits and after rehab values. Rental units are monitored for income and rent caps as well as property standards.

Applications for HOME funded activities (rehab, first-time homebuyer and developer projects) are made available on the City of Taunton website. Recipients of first-time homebuyer funds or rehab funds are limited to 80% AMI households.

Rehab and first-time homebuyer applications are received and processed on a first come, first served basis. Development projects comprising of rental units are solicited through an open RFP process. Individual projects undergo a review process before being approved and beneficiary's income levels are determined at the time written agreements are implemented. Applications are available at OECD or on the City's website.

The GATCH does not directly receive any ESG or HOPWA funds.

The local CoC is the recipient of McKinney-Vento funding and utilizes the HMIS reporting system.

### Community Development Block Grant Program (CDBG)

#### Reference 24 CFR 91.220(I)(1)

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

- |  |        |
|--|--------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed  | 0      |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 50,561 |
| 3. The amount of surplus funds from urban renewal settlements  | 0      |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan   | 0      |

Annual Action Plan 53  
2016

5. The amount of income from float-funded activities 0  
**Total Program Income: 50,561**

**Other CDBG Requirements**

1. The amount of urgent need activities 0

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 80.00%

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

OECD and the GATHC will utilize any and all available funding sources to accomplish their goals and objectives. Many of those appear in section SP-35 of the 5 Year Consolidated Plan and Section AP-15 of this Action Plan. These sources include, but are not limited to, private sources (such as banks, private developers and first time homebuyer contributions), and public sources (such as tax incentives, grants), and local funding through varied municipal resources.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The GATHC has chosen to use and implement recapture provisions under homebuyer activities and has adopted the following Homeownership (down payment assistance) provision:

Down payment and/or closing cost assistance (capped at \$10,000) to income eligible homebuyers will be provided in the form of a deferred payment loan which shall have a 5 year loan term (affordability period). If the recipient occupies the home as their primary residence for the five year affordability period, the loan will be forgiven. Each recipient will be required to sign a Promissory Note and Mortgage, along with a Disclosure Statement. Loans will be recaptured in full if the unit is sold, transferred or otherwise encumbered during the term of mortgage/affordability period or there is a default on the terms of the loan. The down payment and closing cost assistance program is conducted by a local CHDO (ProHome) subrecipient. Loan documents provided by OECD contain recapture provisions and become an encumbrance against the property for the applicable affordability period.

During the 2014-2018 Consolidated Plan cycle, it is the City of Taunton's intention to only fund first-time home buyer activities under the homeownership scenario. Development projects will be rental only. For any future developer/ownership projects, documents will be submitted to HUD for pre-approval prior to implementation.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

To meet resale/recapture requirements for ownership activities we will use a deed restriction (mortgage) to encumber the property covering the investment of HOME funds and a recapture provision within the restriction to recoup HOME funds if affordability period requirements not complied with.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

We do not intend to utilize HOME funds to refinance existing debt.

## **Discussion**

OECD uses the HUD established (revised) HOME affordable home ownership limits for it's homeownership and housing rehab programs.

## Attachments

## Citizen Participation Comments

**PY 2016 HOME Public Hearing  
Middleboro Town Hall  
January 7, 2016  
10:00 A.M.**

Meeting was called to order: 10:05 A.M.

Attendees:

Joseph Azevedo and Janine Peccini-Taunton OECD  
Jane Kudcey – Middleboro OECD  
Joe Pacheco – ProHome, Inc.  
Aquinaldo Fonseca – HarborOne Bank

### ***MINUTES:***

Joseph Azevedo welcomed the attendees and provided an introduction.

#### Overview and PY2015 HOME Program Activities

Mr. Azevedo explained that the purpose of public hearing process and the topics that he was prepared to discuss including: an overview of the HOME Program, goals and requirements, a summary of PY 2015 activities, funding, the need for input on how funds should be spent during the upcoming year, and the PY 2016 Action Plan.

It was noted that the attendees were acquainted with the Greater Attleboro/Taunton HOME Consortium and the HOME program. With consent from the attendees, Mr. Azevedo moved through the agenda focusing on the PY 2015 activities that were accomplished and the 2016 Action Plan process. Mr. Azevedo also discussed ITUD's Final HOME Rule. He explained that the HOME funding applications reflect changes made in the Final HOME Rule and that an Assessment of Fair Housing will need to be completed prior to the next Comprehensive Plan. He also stated that the HOME program for PY2016 was expected to be level funded or near level funded.

#### Applications Made Available

HOME funding applications were made available for both development projects and non-development projects. (Homeowner rehab and first time home buyer activities will continue to be addressed on a first come, first served application process). The deadline for the submittal of funding applications is February 5, 2016.

Questions and Comments

Mr. Azavedo then opened up the floor for discussion, questions and comments regarding the program and/or projects.

Mr. Fonseca introduced to himself and let us know that his bank, HarborOne, can provide financial assistance to qualified, low income homebuyers.

There were no additional questions or comments.

Mr. Azavedo thanked the attendees and closed the meeting.

The meeting adjourned at 10:55 A.M.

Respectfully submitted,

  
Janine Peccini



**PY 2016 HOME Public Hearing**  
**Attleboro City Hall**  
**1/7/16**  
**5:30 P.M.**

***MINUTES:***

Meeting was called to order: 5:40 P.M.

**Attendees:**

Michael Ferreira, Joseph Azevedo - Taunton OECD  
Dorothy Brissette – Attleboro Community Development  
Brian – Resident of Attleboro

**Welcome:**

Mike Ferreira welcomed the attendees and provided an introduction. Participants introduced themselves.

Mike briefly explained that the purpose for public hearing process was three-fold: to provide an overview of the HOME program, to receive input on how funds should be spent during the upcoming year, and disseminate information on the funding applications.

**Overview of HOME program:**

Mike spoke briefly on the following topics – goals and objectives of program, citizen participation process, deed restrictions, and income eligibility. He also spoke briefly about eligible activities and the projects the GATLIC typically undertakes with its funding. Those were the First Time Homebuyer Program, the Housing Rehab Program and Rental Housing Development utilizing CHDO set aside funds.

**Question and Answer under this segment of presentation:**

Q. Brian was unfamiliar with the HOME program and had a number of questions regarding the program. Those questions focused on how funding is obtained and allocated, how recipients/clients are selected, the transparency of the program and if the program is audited and/or monitored by anyone.

A. A lengthy general discussion took place addressing the many questions asked. Mike, Joc, and Dorothy all contributed input into the discussion. Topics included the budgeting process, the monitoring and auditing process, and the RFP process. The waiting list process related to the rehab program was also covered.

*Public Outreach Meeting  
January 7, 2016  
Page 2*

Mike then asked for comments or concerns from participants regarding the program and what had been discussed so far.

There were no further question or concerns from Brian.

Questions, Comments, under the Public Input portion of the presentation:

Joe explained the public participation process and rationale for these meetings to Brian. Mike then asked if there were any comments, concerns for public input into the 2016 HOME Action Plan.

**There were none.**

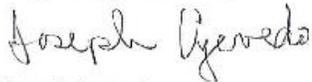
Brian thanked us for the informative discussion that took place.

Applications Made Available:

Applications were made available. Mike gave timeframes for application review, when decisions would be made, and when the Action Plan would be submitted.

The meeting adjourned at 6:45 P.M.

Respectfully submitted,



Joseph Azevedo  
Deputy Director





**City of Taunton**  
**CDBG Public Meeting**  
12/16/15  
10:00 A.M. Session

Attendees:

Michael Ferrera, Joseph Azevedo, and Janine Peccini – City of Taunton OECD

Ann Harris – Taunton Housing Authority  
Tammy Cataldo – DOT Ave Community Service Center  
Tony Demaral – ProHome Inc.  
Marilyn Greene – City of Taunton, PCPG  
Renee Menard – City of Taunton, PCPG  
Joanne Laferrara - GATRA  
Debbie Howland – Associates for Human Services  
Bill McAndrew – Community Care of Bristol County - Community Crisis Intervention  
Trish Robertson – Bristol Elder Services  
Charlene Bonenfant – City of Taunton, Human Services  
Bettie Howarth – American Credit Counseling  
Erica Scott-Pacheco – South Coast Counties Legal Services  
Paul Borges – Healthy Bodies Strong Minds  
Mike Mattos – Affordable Housing Services Collaborative  
Mike Edgar - American Credit Counseling

Meeting called to order at 10:00 A.M.

Welcome:

Mike Ferreira, Director of Community, welcomed the attendees and provided an introduction. Participants introduced themselves.

Overview of CDBG program:

Mr. Ferreira spoke on the following topics – goals of program and national objectives, the 15% public services cap, eligible activities, anticipated budget, the application process, and the need to maintain consistency with our Five Year Consolidated Plan.

Mr. Ferreira explained the purpose for the public hearing process and gave an overview of the CDBG program. He also spoke about how programs must meet a HUD national objective and must be an eligible activity. He spoke about monitoring requirements for those who may not have received funding in the past.

**Current year programs funded:**

Mr. Ferreira presented the programs and activities that were funded for the current program year (PY15). He also discussed the administrative duties and responsibilities of OECD and the difficulty in deciding what programs are funded from the large number of applications and funding request we receive each year. That decision is based upon what programs best serve the citizens of the city.

He anticipated approximately 15% of the PY16 award would be utilized for public service activities.

He also mentioned the city's commitment of CDBG funds for neighborhood revitalization, rehab projects, homeowner assistance and neighborhood revitalization/infrastructure improvements including a park project in the Weir neighborhood.

**PY 2016 Action Plan: General Information and Recommendations:**

Mr. Ferreira discussed the 5 Year Consolidated Plan and the Annual Action Plan. He expected that the City would remain committed to public services, housing needs, economic needs, and neighborhood revitalization. He also pointed out that this meeting was to gather input and comments to help guide funding recommendations.

**Applications for programs and activities for PY2016:**

Mr. Ferreira spoke about application, the application deadline (January 22, 2016), the evaluation process, and the submittal of our PY16 Action Plan. He offered to send the application electronically to anyone who would be interested. He then asked for questions or comments regarding the application or process. There were none.

**Public Comments and Input:**

Mr. Ferreira opened the floor for public comment, input and feedback regarding the needs for low and moderate income residents of the city and how CDBG funds assist with these needs.

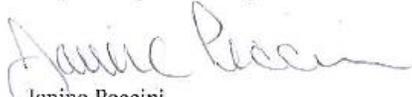
Bettie Howarth of American Credit Counseling asked if CDBG currently funded elderly advocates to help seniors get their debt in control and improve their credit because there is a need for this type of assistance. Mr. Ferreira stated that there were two programs that assisted with this. Pro-Home offered credit counseling (usually in association with first-time homebuyers and those in jeopardy of foreclosure) and the Elderly Case manager program through the Taunton Department of Human Services.

*Public Outreach Meeting  
December 18, 2014  
Page 3*

No other comments were made.

The meeting adjourned at 10:35 A.M.

Respectfully submitted,



Janine Peccini  
Program Manager

CITY OF TALANTON  
 COMMUNITY DEVELOPMENT BLOCK GRANT - COMMUNITY OUTREACH MEETINGS  
 December 16, 2015 - Time 6:00 AM.

NAME	ORGANIZATION	ADDRESS	TELEPHONE	E-MAIL ADDRESS
* Ann Harris	Taunton Driving Auth.	30 Colney St	508 822-4032	aharris@tauntondriving.com
Tommy Cantaldo	1st Ave Community Svc	80-86 Main St	508 821-9641	Tommy@tauntonandcolleyfirstst.org
Tommy Damore	Pre-Home	40 Sumner St	508 821-2514	Tommy@prehome.org
Ma-Chene	City of Taunton Park + Rec	170 Harris	508 821-1415	Mgreen@taunton.org
R Menard	Park + Rec	170 Harris	508-821-1415	Rmenard@taunton.org
* Joann Laferriere	QATRA	10 Oak St	508-823-8828	jlaferriere@qatra.org
* Debbie Howland	Associates for Human Svc (Comm Crisis Intervention) Taunton CCIT team	68 Allison Ave CCBC	508-880-0202	dhowland@ahsinc.org
Bill McAndrew	Bristol Elder Services	1 Father Devilles Blvd Unit 8	568 944-1406 774-627-1380	bill.mcandrew@es.net
* Trish Robertson	Dept of Human Services	30 Gray Street		Trish.Robertson@bristolelder.org
Greene Bonenfant	American Credit Council	2 Taunton St Main	508 821 1420	mbonenfant@tauntonma.gov
Bethie Hancock	SCCS	22 Bedford St Fall River, MA 02722	508-643-4445 774-4188-5948	bhancock@scs.org
* ENCA Scott-Pacheco	Healthy Bodies Skingolds	162 Leonard Ave Bridgewater, MA 02703	857-212-1335	healthylivingstrong@enca.org
PAUL PETERS	ATTSC, Inc.	536 Granite St Bridgewater	781-794-1095	mpeters@attsc.org
Mike MARTOS	American Credit Council	2 Taunton St Main	508-643-4445	medgar@scs.org
Mike edgar				

**City of Taunton  
CDBG Public Meeting  
12/16/15  
6:00 P.M. Session**

Attendees:

Michael Ferreira and Joseph Azevedo – City of Taunton OECD

Hank Sennott, Boys & Girls Club of Taunton

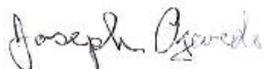
Meeting called to order at 6:00 P.M.

Mike Ferreira, Director of Community, welcomed Mr. Sennott. Mr. Ferreira provided a general overview of the CDBG program. Mr. Ferreira also explained current CDBG activities and the PY 2016 Action Plan. The participant was familiar with the CDBG program.

A discussion with Mr. Sennott took place regarding his intent and program needs. Eligibility and options regarding needs of the Boys & Girls Club of Taunton were discussed. Mr. Sennott was also provided a funding application.

The meeting adjourned at 6:40 P.M.

Respectfully submitted,



Joseph Azevedo  
Deputy Director Community Development



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Taunton Daily Gazette

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**CITY OF TAUNTON  
MAYOR THOMAS C. HOYE, JR.  
COMMUNITY DEVELOPMENT BLOCK  
GRANT PROGRAM  
PUBLIC OUTREACH MEETINGS**

Please join us to discuss how the City of Taunton should spend the federal funding that it will receive as an entitlement community in Program Year 2015 from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) program.

The city's Office of Economic and Community Development (OEC) will host two public outreach meetings regarding this issue and briefly explain the guidelines of the CDBG program. Participants will have the opportunity to discuss ideas and proposals, and to make suggestions on how federal CDBG funds can be best used to serve the needs of Taunton's low and moderate-income residents and neighborhoods. Applications for funding proposals will be made available at the meetings and through OEC following the meetings.

**MEETING INFORMATION**  
Thursday, December 18, 2014  
OEC Conference Room  
45 School Street, 2nd Floor  
Taunton, MA 02786  
10:00 A.M. and 6:00 P.M.

For additional information please contact:  
Michael J. Ferreira, Assistant Executive Director,  
Office of Economic and Community Development  
508-821-1030

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...and Dorothy Kazel, and  
lay worker Jean Donovan.)

In 1991, Associated Press  
correspondent Terry Anderson,  
the longest held of the Western  
hostages in Lebanon, was  
released after nearly seven years  
in captivity.

In 1996, the Mars Pathfinder  
lifted off from Cape Canaveral  
and began speeding toward the  
red planet on a 310 million-mile  
odyssey. (It arrived on Mars in  
July 1997.)

Ten years ago: President  
George W. Bush received the  
president of Pakistan, Gen.  
Pervez Musharraf, in the Oval  
Office; afterward, Bush pro-  
nounced himself "very pleased"  
with Pakistan's efforts to flush  
out terrorists.

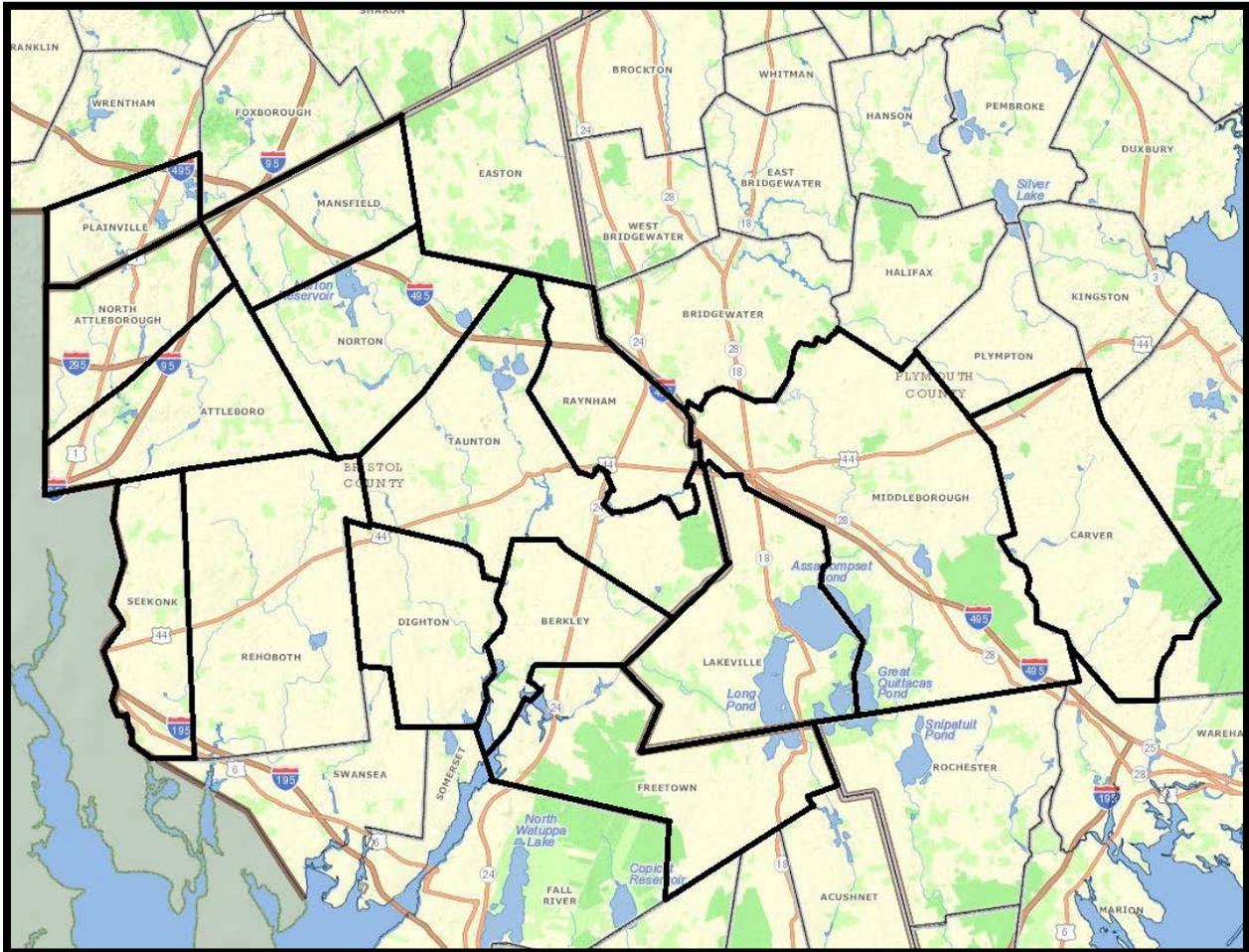
Five years ago: President  
Barack Obama began putting  
the finishing touches on a fresh  
job creation proposal, telling  
a community college crowd in  
Allentown, Pennsylvania, "I  
still consider one job lost one  
job too many." Cinnamon and  
a suicide bomber attacked a  
mosque in a military installation  
in Rawalpindi, Pakistan, killing  
35. Paula Hawkins, a Republican  
who in 1980 became the first  
woman elected to a full U.S.  
Senate term without a family  
political connection, died in  
Orlando, Florida, at age 82.

One year ago: A senior  
commander in the militant  
group Hezbollah, Hassan al-  
Legisi, was shot dead outside  
his home in Lebanon, the latest  
in a series of attacks against  
the Iranian-backed organiza-  
tion, which accused Israel of  
the attack. Oscar De La Hoya  
was selected for induction into  
the International Boxing Hall of  
Fame; two of his contemporaries  
in the modern era — Puerto  
Rican star Felix "Tito" Trinidad  
and Joe Calzaghe of Wales  
— were also selected.

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**Appendix**  
**PY 2016**  
**3<sup>nd</sup> Year Action Plan**

**Section AP05**



**Greater Attleboro/Taunton HOME Consortium**

## Section AP50

### Minority Populations and Income by Census Tracts

Neighborhood Names	Census Tract	% Minority 2000 Census	% Minority 2008 ACS	% Minority CPD Maps 2010	HUD CPD Maps 2013 Low-Mod Areas and %	Household Income			
						Median Income	80% of Median	50% of Median	30% of Median
	Taunton	8.33%	10.58%	15.92%		\$53,600	\$42,880	\$26,800	\$16,080
North Taunton	6131	2.96%	5.80%	6.23%		\$63,002	\$50,402	\$31,501	\$18,901
Oakland/ Westville	6133	2.92%	5.30%	10.78%		\$85,221	\$68,177	\$42,611	\$25,566
Parker Golf Course/Westside	6134	9.39%	13.50%	16.32%		\$66,500	\$53,200	\$33,250	\$19,950
Whittenton	6136	4.10%	8.50%	29.87%	67.38%	\$33,417	\$26,734	\$16,709	\$10,025
School Street	6137	4.40%	8.10%	9.64%		\$50,333	\$40,266	\$25,167	\$15,100
Downtown	6138	11.62%	18.40%	23.54%	74.07%	\$25,568	\$20,454	\$12,784	\$7,670
	6139	8.12%	12.40%	16.42%					
Kilmer Ave..	613901			17.76%	51.39%	\$41,302	\$33,042	\$20,651	\$12,391
Baker Rd	6139.02			15.61%	50.61%	\$47,143	\$37,714	\$23,572	\$14,143
Weir	6140	10.91%	17.50%	22.48%	66.35%	\$35,603	\$28,482	\$17,802	\$10,681
Bristol- Plymouth HS/County St	6141.01	7.67%	12.30%	33.17%		\$60,843	\$48,674	\$30,422	\$18,253
East Taunton	6141.02	3.16%	6.40%	11.81%		\$81,149	\$64,919	\$40,575	\$24,345

Census Tracts in Yellow meet the 51% low and moderate income test for CDBG area funding DATA

### Geographic Distribution (Estimated)

Target Area	Use of Funds	Percentage of Funds
Downtown L/M census tracts	Infrastructure/Revitalization	22%
Citywide	P/S areas	15%
Citywide	Rehab	27.5%
L/M census tract	108 loan -1	6.5%
L/M census tract	108 loan -2	10%
	Administration	20%

Table 5 - Geographic Distribution

**Section AP75**

**Table AP75 –A Status of Major Initiatives Affecting Affordable Housing**

<b>Community</b>	<b>Inclusionary Zoning</b>	<b>Accessory Apartment</b>	<b>Overlay Districts such as 40R</b>	<b>Chapter 40B LIP</b>	<b>CPA</b>	<b>Other Affordable Housing Incentive Zoning</b>
Attleboro	Yes (working on it now)	No	Yes	Yes	No	Yes (working on open space /residential development)
Berkley	No	No	No	Yes	No	No
Carver	Yes	Yes	No	Yes	Yes	Yes (density bonus)
Dighton	No	Yes	No	No	Yes	No
Lakeville	Yes	Yes	Yes	Yes	No	No
Mansfield	Yes	Yes	No	Yes	No	Yes (density bonus)
Middleborough	No	yes	No	Yes	Yes	No
North Attleboro	No	Yes	No	No	No	No
Norton	Requires 10% of projects to be affordable	Yes	No	Yes	No	No
Plainville	Anyone who builds 8 or more units must provide 10% affordable housing)	No	Yes but senior overlay district	Yes	No	No
Raynham	No	Yes (in-law)	Yes	No	No	Yes (open space by-law)
Seekonk	No	No	No	Yes	Yes	No
Taunton	Yes – as a requirement for any increase in density	Yes – but no affordable housing permissions	Yes (not 40R but Transit Oriented Development)	Yes	Pending	Affordable housing fund linkage for industrial and commercial development