



# Fifth Program Year CAPER (2012)

*The CPMP Fifth Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.*

*The grantee must submit an updated Financial Summary Report (PR26).*

## **Table of Contents**

GENERAL .....	3
Executive Summary.....	3
Program Year 5 CAPER Executive Summary Response: .....	3
General Questions.....	4
Program Year 5 CAPER General Questions Response: .....	4
Managing the Process .....	26
Program Year 5 CAPER Managing the Process Response:.....	26
Citizen Participation.....	27
Program Year 5 CAPER Citizen Participation Response: .....	28
Institutional Structure.....	29
Program Year 5 CAPER Institutional Structure Response: .....	30
Monitoring.....	30
Program Year 5 CAPER Monitoring Response: .....	31
Lead-based Paint .....	38
Program Year 5 CAPER Lead-based Paint Response: .....	38
HOUSING.....	39
Housing Needs.....	39
Program Year 5 CAPER Housing Needs Response: .....	39
Specific Housing Objectives .....	39
Program Year 5 CAPER Specific Housing Objectives Response: .....	40
Public Housing Strategy.....	44
Barriers to Affordable Housing .....	45
Program Year 5 CAPER Barriers to Affordable Housing Response:.....	45
Zoning Relief and Other Bonuses.....	46
Inclusionary Housing .....	46
Commercial/Industrial Linkage Fee.....	46
Availability of Financing .....	46
Accessory Apartments .....	46
Gap Financing and Fee Reductions .....	46
Permit Processing.....	47
HOME/ American Dream Down Payment Initiative (ADDI) .....	49
Program Year 5 CAPER HOME/ADDI Response: .....	49
HOMELESS .....	52
Homeless Needs.....	52
Program Year 5 CAPER Homeless Needs Response: .....	52
Specific Homeless Prevention Elements.....	53
Program Year 5 CAPER Specific Housing Prevention Elements Response: ...	53
Emergency Shelter Grants (ESG) .....	55
Program Year 5 CAPER ESG Response: .....	56
COMMUNITY DEVELOPMENT .....	56

Community Development ..... 56  
    Program Year 5 CAPER Community Development Response: ..... 59  
Antipoverty Strategy ..... 68  
    Program Year 5 CAPER Antipoverty Strategy Response: ..... 69  
NON-HOMELESS SPECIAL NEEDS ..... 70  
Non-homeless Special Needs ..... 70  
    Program Year 5 CAPER Non-homeless Special Needs Response: ..... 70  
Specific HOPWA Objectives ..... 71  
    Program Year 5 CAPER Specific HOPWA Objectives Response: ..... 73  
OTHER NARRATIVE ..... 73  
    Program Year 5 CAPER Other Narrative Response: ..... 73  
    Program Year 5 CAPER Other Attachments: ..... 74  
ATTACHMENT A1: IDIS REPORTS CDBG (PR01) ..... 75  
ATTACHMENT A2: IDIS REPORTS CDBG (PR03) ..... 76  
ATTACHMENT A3: IDIS REPORTS CDBG (PR23) ..... 77  
ATTACHMENT A4: IDIS REPORTS CDBG (PR59) ..... 78  
ATTACHMENT A5: IDIS REPORTS HOME ..... 79  
ATTACHMENT A6: SECTION 504 AND AFFIRMATIVE ACTION CONTRACT ..... 80  
ATTACHMENT B1: CDBG FINANCIAL SUMMARY REPORT (PR26) ..... 83  
ATTACHMENT C1: SECTION 3 REPORT CDBG ..... 84  
ATTACHMENT C2: SECTION 3 REPORT HOME ..... 85  
ATTACHMENT D: HOME ANNUAL PERFORMANCE REPORT ..... 86  
ATTACHMENT E: HOMEMATCH REPORT ..... 87  
ATTACHMENT F: MAPS ..... 88

## GENERAL

### Executive Summary

*This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the first year.*

#### **Program Year 5 CAPER Executive Summary Response:**

During the Consolidated Plan's fifth program year, 2012, there were no major changes in program objectives. The Brockton Redevelopment Authority, Brockton Housing Authority and the City of Brockton believe it has substantially met its responsibilities under the 2012 Annual Plan. Major HOME funded projects are complete or well underway. The rescue of foreclosed properties initiative has had concrete results and continues in such a manner as to better leverage other resources, including NSP funds, enlisted for this cause; new economic development efforts have been successfully launched; accessibility retrofit of the war memorial building has been completed; and all public service projects have been completed to the benefit of many low and moderate income residents.

The City has opted to continue its designation of the Brockton Housing Authority (BHA) as sub-recipient for HOME program funds and to preserve and continue its inter-agency agreement with the United Way for management of Continuum of Care strategies and actions. The City believes these arrangements provide a more effective management of available resources to better meet community needs.

In the course of the program year, the City undertook several other changes in the programs by means of amendments so as to accommodate newly identified needs and to address changing circumstances. Specifically these were:

- The City of Brockton has a growing vulnerable population that requires safe, clean affordable housing. One of the many obstacles to meeting the underserved housing needs of low income and moderate income populations continues to be the availability of funds, especially as a result of the draconian cuts to the HOME program, cuts to the CDBG program, the phase-out of ARRA funds and the completion of NSP funding. The City of Brockton is committed to continuing to work with and support public non-profit agencies such as the elder service organizations, homeless providers and other special needs providers in their mission to create suitable housing alternatives which meet the needs of the underserved population of the area.
- Brockton has taken steps to attract new job generating businesses to the community by such means as available, such as targeting downtown sites for various types of growth as part of a major initiative underway to revitalize the downtown core and provide expanded employment to the benefit of the inner core neighborhoods where there is a greater concentration of low income residents. In addition to activities at the Brockton Redevelopment Authority such as Façade Improvement and

Streetscapes, the Brockton Housing Authority has focused project based section 8 vouchers into the central city core.

## General Questions

1. *Assessment of the one-year goals and objectives:*
  - a. *Describe the accomplishments in attaining the goals and objectives for the reporting period.*
  - b. *Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.*
  - c. *If applicable, explain why progress was not made towards meeting the goals and objectives.*

### **Program Year 5 CAPER General Questions Response:**

#### **Accomplishment of goals**

The 2012 Action Plan and 2008-2012 Consolidated Plan established certain objectives and outcome measurements for the plan's CDBG and HOME funded activities.

#### ➤ **Housing Objectives**

##### **Preservation Objectives:**

1. *Maintain, support and preserve the existing housing stock*
2. *Prevent housing deterioration and vacancies*
3. *Prevent neighborhood deterioration due to foreclosures and vacancies through a variety of means including counseling*

##### **Production Objectives:**

1. *Increase the overall availability of affordable permanent housing through the creation of new units and the return to habitable status of vacant/deteriorated units.*
2. *Preserve the quality of life in existing neighborhoods while accommodating smart growth; support a well-conceived balance between housing development, transportation, open space and recreational facilities and appropriate commercial development opportunities.*
3. *Housing Rehab loan programs that place affordable restrictions on rental units in owner-occupied multi-family properties throughout the City.*
4. *Support organizations using NSP funds for foreclosed properties;*

##### **Access Objectives:**

1. *Down Payment and Closing Cost Assistance to assist low and moderate income first time home buyers who are looking to enter the housing market and purchase their first homes.*
2. *Support low and moderate income households who invest in older, more affordable housing stock in the jurisdiction through a purchase and rehab program.*
3. *Housing counseling courses for low and moderate income households who are considering purchasing a property.*
4. *Increase and expand current fair housing activities, including affirmative fair marketing, outreach efforts and translation of vital documents.*

**Homeless Objectives:**

- 1. Continue support to organizations that provide case management, advocacy, and court support to low and moderate income individuals who are at risk of losing their homes.*
- 2. Support organizations that create or maintain permanent housing for the homeless*

**Non-Homeless Special Needs Objectives:**

- 1. Develop services for special needs populations which have been growing in scope and size*
- 2. Support housing programs which serve special needs populations.*

Outcomes for these housing objectives were measured by the following:

- Number of new homeowners.
- Number of homeowners preserved in place.
- Number of actual homes purchased with down payment assistance
- Number of rental and homeownership units developed
- Documentation indicating lead base paint reduction
- Number of units rehabbed
- Number of landlords educated.
- Building space converted into at least 25 units of rental housing including 14 affordable units of which 11 will be HOME funded.

➤ **Non-Housing Community Development Objectives**

**Neighborhood Stabilization Objectives:**

- 1. Support projects that stabilize foreclosed properties (or properties at risk of) Or low income households at risk because of loss of income and inability to service their mortgages or who are renting in properties at risk of foreclosure.*
- 2. Provision of better fire protection for housing by means of more and more effective fire equipment.*
- 3. Provision of more flexible police programs to reduce crime.*

**Economic Development Objectives:**

- 1. Attracting businesses to operate in under-served neighborhoods through business planning support and infrastructure improvements.*
- 2. Provide marketing and other advice to business in the downtown.*
- 3. Improve parking in the downtown*

**Support Services Which Promote Self-Sufficiency Objectives:**

- 1. Provide a supportive learning environment for children which will enable them to be successful at school*

Outcomes for these community development objectives were measured by the following:

- Number of BHA participants assisted
- Number of people prevented from homelessness
- Number of elderly who received supplementary food and other social and educational programs
- Number of low income children attending camp

Number of homeless families moved out of homelessness.  
Crime rate  
Number of people securing regular part-time or full-time jobs.  
Number of Youth assisted  
Completed Fire Truck serving residential and commercial properties in Brockton  
Section 108 repayment made  
Number of storefronts provided with art to alter negative perceptions of the downtown.

**Housing accomplishments by specific project/activity:**

• **Self Help, Inc. – Lead Abatement Program**

The City of Brockton has been awarded \$2,100,000 from HUD's Lead Based Paint Hazard Control program to produce 125 units of lead safe housing to residents of Brockton. The city of Brockton will contract with Self Help Inc. to implement this program. In addition, the City of Brockton, through Community Development Block Grant funding has provided funding of \$50,000 in matching funds that will be available to assist 20 Brockton property owners with their share of abatement costs.

During the course of 2012, The City of Brockton and Self Help Incorporated agreed to increase the amount of funding to homeowners from a maximum of \$2,500 to \$5,000 in an effort to provide assist more property owners. The intent is to provide clients with a 10% match of abatement. Most low and moderate income residents could not afford to pay their share of abatement costs. Therefore, the increase of the amount provided to homeowners would provide a great many residents to be assisted and therefore, more homes to be de-lead. A Substantial Amendment was written in February 2013 that would allow for the increase. Since that time, there has been an increase in the number of homeowners assisted.

During all of the plan year 2011, only two property owners were assisted. Through June 30, 2013, fourteen (14) Brockton property owners have been assisted due to the increase in the amount of funding per household.

• **Homeowner Housing Rehab**

The Brockton Redevelopment Authority will provide funding in the form of deferred payment loans to qualified low and moderate income property owners in the City of Brockton. The funds will be expended according to the scope of work to be completed and will not exceed \$30,000. For single family applicants, this will be an interest free loan for qualified applicants who meet income guidelines established by the U.S. Dept. of Housing and Urban Development. A lien will be placed on the property. Should the owner sell, refinance or transfer the property, the total amount of the loan must be repaid at 0% interest. No properties with more than 2 units will be considered. At least 51% of the total units must be occupied by low and moderate income households. As of June 30, 2013, ten homeowners have been assisted through the use of these funds, and several are in various stages of being assisted.

**1. Creation of Secured Lender Registry**

Owners of 363 vacant or abandoned properties and the lenders with a security interest in them are required by a new City Ordinance established during the first quarter of 2011 to register such properties with the City annually for an assessed fee of \$150.00. During program year 2010 and 2011, the Brockton Redevelopment Authority, Mayor's Office, City of Brockton Building Department, Board of Health Department, City Solicitor's Office, Brockton Police Department, Brockton Fire Department met on several occasions to create the new City Ordinance and establish procedures for the program. On June 27<sup>th</sup> 2011 Brockton City Council voted and approved the City's first "Regulation of Vacant and Abandoned Property" Ordinance. The new ordinance implementation date was on or before April 1, 2012. The new ordinance was created and procedures have been established. The Brockton Redevelopment Authority hired a staffer to work with various city departments in the creation of the registry. The program manager, working for the Brockton Redevelopment Authority, creates and maintains the registry and coordinates with the Inspectional Services personnel in the Building Department. Inspectional Services systematically view these properties and give written notice to the owner and the lender if health and safety code violations appear or if the property fails to be generally maintained to neighborhood standards. If the owner/lender fails to correct any such conditions cited within a specified time, the responsible party will be assessed a fine secured by a lien on the property. The City will place all registration fees and fine assessments in a dedicated purpose fund which will be used to secure properties and to correct any health and safety conditions cited by inspectors. Enforcement will be on a spot basis.

During the 2011 program year, this activity was successful having registered 182 properties and secured registration fees of \$150. CDBG funds expended through June 30, 2012 for salary of the person hired by the BRA to create and maintain the registry was \$18,995.

During the program year 2012, the program continued with the registration of vacant properties. There was a total of 379 properties were reported as being vacant or abandoned during the year, most of which were assessed a fine of \$300.00 (\$150.00 for the first year of vacancy and an additional \$150.00 due to the fact that they were vacant for a second consecutive year).

- **Acquisition and Rehabilitation – Rental Housing Development [HOME]**  
FY2011 HOME funds in the amount of \$199,962 and FY2012 HOME Program Income/Recaptured funds in the amount of \$14,750 utilized in conjunction with NSP funds received from the Massachusetts Department of Housing and Community Development to acquire and rehabilitate eight units of abandoned bank-owned and foreclosed properties. Rehabilitation on all units was completed in May 2013. 100% occupancy is expected by August 2013. Three units were occupied by low income families (30-50% AMI) and 5 units remain vacant at the end of the reporting period.
- **Station Lofts [HOME]**  
Capstone Communities LLC utilized HOME funds to redevelop the Knight Building located at 124 Montello Street, Brockton, into 25 units which will include 14 units of affordable housing as well as 11 market rate units. Capstone utilized HOME funds, state and federal historic tax credit, federal low income housing tax

credits, state Commercial Area Transit Node Housing Program (CATNHP) funds, state Affordable Housing Trust funds, state Housing Stabilization funds, and state Brownfield funds for the \$8.9 million project. Station Lofts is located in the heart of Brockton's downtown and is located in the Downtown Brockton Smart Growth Overlay District Downtown Core Sub-District. The site is one block from the MBTA Commuter Rail Station. \$200,000 of HOME funds has been committed to this project. FY2011 and FY2012 funds in the amount of \$155,000 have been expended. Estimated expected completion date is December 31, 2013.

### **Non-Housing Community Development accomplishments by project**

- **Vacant Lot Cleanup**

CDBG funds are used on a spot basis to remove debris and garbage, to generally cleanup, fence and secure, and in some case plant vegetation on lots where buildings have been demolished and the property is contributing to incidents of blight in the surrounding neighborhoods. During the 2011 program year, this activity was modified to include any vacant lot throughout the city that contributed to incidents of blight. Initially \$50,000 of CDBG funding was set aside for this activity. Because the program was so successful, Mayor Linda M. Balzotti added an additional \$30,000 to this activity. City officials and residents of the City of Brockton commented on the success of this program. As of June 30, 2012, 43 vacant lots (combination of 2010 through 2012) throughout the City of Brockton have been cleaned up of debris and trash, grass was mowed and bushes trimmed as needed. Over \$64,500 of CDBG funding has been expended for this program as of June 30, 2013. This program will continue until all funds have been expended.

- **Brockton Police Department – Mobile Anti Crime Unit**

The Brockton Police Department utilized \$118,500.00 of CDBG funding for partial payment of salaries dedicated to a four person Mobile Anti-Crime unit focused on a high crime target area concentrated in four census tracts consisting of over 16,200 low and moderate income residents. During the 2012 program year, the unit handled approximately 2,000 crime/assistance calls in the target area.

The Police Officers assigned to this area have the unique opportunity, much like any typical community police officer, to remain focused in an effort to better assist the neighbors and business owners on short and long term problems. Many neighbors have come to know the officers on a first name basis. The two cruisers, each manned by two officers, have more of an opportunity to familiarize themselves with residents and business owners. These officers have the ability to step out of their vehicles to learn more about the specific needs of the area including language difficulties, pot holes, graffiti, gangs and drug dealings as well as gaining an understanding of the resources available to them within the neighborhoods.

Gaining trust with the local various cultures in Brockton is paramount to successful policing in today's society. Building that trust takes time and starts with involvement and positive activities within the community.

The Brockton Police Department is in the process of providing training of its officers on the subject of mental health first aid. This tool will provide the officers

overall knowledge to address the needs of mentally ill persons and those with behavioral issues.

- **Brockton Fire Department**

During the program year 2011, the Brockton Fire Department was awarded a contract to purchase a new 1,500 gallon per minute pumping engine. This equipment would be located at Station 1 (42 Pleasant Street, census tract 5109) or Station 2 (945 Main Street, census tract 5116). This equipment is necessary to meet the emergency service needs of all residents of Brockton. The construction and delivery of the new vehicle has been completed as of December 2012. A total of \$450,000.00 was expended for the purchase of the new fire truck.

- **Section 108 Programs for Downtown Development**

This is the second repayment of the Section 108 loan of \$2,600,000 awarded by HUD for the rehab of the Adams Street Garage; BRA's economic development loans to Brockton businesses; the "Acquisition/Rehabilitation and Receivership" programs. Both of the housing programs (AR&R) programs will continue to aid the City in addressing distressed vacant and abandoned properties. The rehabilitation of the Adams street garage had been awarded to various contractors and is currently nearly 100 percent of being completed. During this program year, all of the construction relating to the rehabilitation of the Adams Street Garage has been completed with the exception of some minor electrical work and the installation of security cameras. Total expended as of June 30, 2013 from the Section 108 Loan is \$ 1,070,789.97. It is anticipated that by the end of the summer of 2013, the entire project will be completed.

As of June 30, 2013 \$27,840.95 of CDBG funds has been expended as repayment of the Section 108 Loan during this plan year.

- **Arts in the Windows**

This program is intended as a means of attracting people and businesses to the central business district of the city and to generally improve the quality of life and create a more suitable living environment for the residents of this predominately low and moderate income area. Funds will be used to pay the salary of a program coordinator and for a limited level of supplies to be used by the artists in their original creations. The project is regarded as high priority for Brockton in terms of altering negative perceptions of the Main Street corridor. Six city windows have been completed and \$11,707.57 of CDBG funds expended for this activity.

- **Streetscapes**

None of the CDBG \$100,000 of funding that was allocated to this activity for the 2012 program year has been expended. The funding is intended to supplement a \$1.5 million MassWorks Grant the City received for Streetscape improvements. The MassWorks funds have been used to construct lighting, drainage, sidewalk and roadway improvements beneath four downtown train overpasses, and included the repaving of a portion of Commercial Street. This project improved the connections between the two sides of Downtown which are separated by the elevated MBTA commuter rail corridor. Community Development Block Grant funds have been committed for the final portion of this project and will be utilized for lighting and road construction for a portion of Lincoln Street and West Railroad Avenue. This was the City of Brockton's participation in the MassWorks program which allowed the City to be awarded the Grant. The use of CDBG funds is being coordinated with the work being completed on a twenty five unit housing development. This development, Station Lofts, is a conversion of an old mill

which is adjacent to the project area. It is estimated that most, if not all of the \$100,000 will be expended by the end of October 2013.

Adjacent to the City owned Corcoran building on Montello Street in the Brockton's downtown, there is an old City owned parking lot. The Brockton Redevelopment Authority funded the survey of this property and creation of a preliminary development plan for the property. This initial project was necessary as an EPA's Brownfield's assessment determined that there are some old underground storage tanks on this lot. The Brockton Redevelopment Authority, Brockton Parking Authority and the Brockton Planning Department then worked together to secure a grant from Mass Development to remove these tanks. The initial survey and plan were necessary to demonstrate to Mass Development how the property will be utilized to promote economic development in this portion of the downtown. Once the tanks are removed, two thirds of the parking lot will be reconstructed by the Parking Authority. The rebuilt parking lot will support the redevelopment of the Corcoran Building, and serve as additional parking for the library and the south end of downtown. The remaining portion of this site contains a covered over section of the Salisbury River. The BRA will then work on a final design for the day lighting of the river and construction of a park at this end of the property.

- **Parks**

CDBG funds have been used for the surveying and design of two new parks in the downtown area and the redesign of George Keith Park in Campello. The two new parks are located along the Salisbury River and include a new one acre park on a former brownfield site (the Ralsco property) and a small pocket park on an overgrown corner on Main Street.

Additional CDBG funds have been used to help improve several parks and facilities, including two ADA lift chairs for the Cosgrove Pool, a safety net at the baseball field at James Edgar Playground and for improvements to several playground structures throughout the city. The total amount expended for these activities is \$ 41,303.97

**Leveraging Resources:**

In program year 2012 the Brockton Redevelopment Authority set aside \$215,000 to provide a match to a State Grant application to reconstruct City Hall Plaza. The goal of this project is to reconstruct City Hall Plaza to establish a beautified central public space that is able to host large civic events. This plaza was approved for funding under a different state program, the Gateway City Parks Program. The BRA provided initial funding for the survey of the plaza and discontinuance of old ways in order for the Plaza to be designated as a City Park by the City Council. Once the plaza was accepted to the Gateway City Parks Program, the State committed \$155,000 for the redesign of the plaza. The current estimate for the reconstruction is approaching \$3 million. This project is currently out to bid.

The BRA reallocated the \$215,000 to provide the City match to another PARC Grant application to reconstruct James Edgars Park. The grant was approved in the amount of \$400,000. The City also submitted an application to the Tony Hawk foundation and received an additional \$10,000 to be used towards a skate park which is included in the redesign. The redesign of the park has been

completed and is currently out to bid. Construction of the park will be estimated by June 30, 2014.

Most recently the BRA submitted two grant applications to construct the riverfront park on the Ralsco property. Plans for the park are at 75% complete and upon approval of either grant they will be completed and put out to bid. It is estimated that the park will cost \$280,000 to construct. The BRA has committed to fund this construction with unallocated funds once the grant is approved. If the grant is approved the BRA could receive up to 70% reimbursement of the construction cost up to \$196,000.

With Homeowner Assistance, the Brockton Redevelopment Authority applied for and received the Attorney General's Office Community and Restoration Grant, (\$125,000) and additional grant through the Attorney General's Office being run by TRI (The Resources Inc.) which provides homeowner assistance to homeowners that are within a targeted neighborhood of low and moderate income areas of the City.

- **EDI Special Grant – Parks**

The EDI Special Project Grant funding total is \$600,000. Over the course of the past two years, the Brockton Redevelopment Authority, on behalf of the City of Brockton, managed the EDI Special Project Grant. As a result of the funding, the following activities were accomplished.

- A. Eleven basketball courts were completely rebuilt with new asphalt, game lines, posts and backboards along with rims and nets.
- B. Asphalt Play areas in four playgrounds had cracks repaired and the entire area seal coated. All vegetation was removed prior to repairs.
- C. New playgrounds were built in two of the parks in the City (Tukis and Buckley). At three other playgrounds, there was no safety surfacing. In these parks, the playgrounds were excavated and new playground borders were installed and new safety surfacing was installed.
- D. Four new benches were installed at the O'Donnell and Gilmore Playgrounds. (two in each park)
- E. Six banks of bleachers were installed at the Buckley, O'Donnell and Nelson Playgrounds. (2 in each playground)
- F. New fencing was installed in a variety of parks. (Tukis, O'Donnell, Buckley, Old Gilmore, and Holster)
- G. Cosgrove Pool – The pool was in desperate need of repair. The pool was scraped, seams and cracks repaired and painted.
- H. Field work (aerating, seeding, fertilizing was completed at three fields (O'Donnell, Hillstrom and Parmenter Playgrounds)

As of the end of the fiscal year, \$580,000.00 of the \$600,000 has been expended. The remaining funds will be used to resurface three tennis courts in the Buckley Playground. This grant (B-10-SP-MA-0077) will be completed by the end of the summer, 2013.

- **BAMSI (Brockton Area Multi Services Inc.) Helpline**

Helpline is a program operated by Brockton Area Multi Services Inc., the local anti poverty umbrella organization serving the City of Brockton and surrounding areas. Helpline is an informational and referral resource that has for the past

several years helped thousands of Brockton residents to locate services and assistance for a variety of needs. \$2,500 of CDBG funds were used to fund one (1) part time position for the Homeless Prevention Program that will assist low income households who are facing severe financial hardship which may jeopardize their housing. During the program year Helpline received 1,796 calls and inquiries from Brockton residents. These households consisted of 4,317 persons, of which 99% were extremely low or low income. The majority of the calls were for housing or utility issues including rental assistance, housing search, mortgage assistance, foreclosure counseling and home repairs. Helpline works with families and individuals to help them maximize their incomes and take advantage of any possible resources.

- **Father Bill's and Mainspring – Work Express Program**

The Work Express program had a higher job placement ratio with its graduates than any other year. Seventy seven percent of the Work Express graduates secured employment within 6 months after graduation. The average earnings for these individuals were \$11.13 per hour. Ninety four percent of graduates retained their jobs. The types of jobs obtained ranged from electrical assembler, laundry attendant, truck drivers, painters, security guards, administrative assistants, cashiers and landscapers. For the third straight year, 100% of the graduates had housing secured the day they completed the program. During the program year Father Bill's and Mainspring assisted 64 extremely low persons, (61 of which were in the program for the first time). \$6,000.00 of CDBG funds was used to support the costs of a training coordinator of the Work Express job placement and training Program.

- **Old Colony YMCA – David Jon Louison Family Center**

Utilizing CDBG funding has been used to support the staffing needs at the family center. The David Jon Louison Family Center has been committed to stabilizing families and works toward ending homelessness one family at a time. During 2012, the family center has been extremely busy assisting over 119 persons, far beyond the 65 projected to be assisted. CDBG funds of \$2,500 was used to partially pay the salaries of a case worker who works toward helping families reach an enhanced level of efficiency and meeting their desired housing goals.

This was a very productive year for the center who worked tirelessly to help families transition into safe, affordable and permanent housing. Despite reductions in funding from numerous sources, we have continued to provide the same quality service to meet the needs of families.

- **BAMSI (Brockton Area Multi Services Inc.) Dorn Davies Senior Center**

The achievements of the Dorn Davies Senior Center have been notable with over 3,340 persons being served through this program. The agency continues to provide much needed services to the elderly of the City of Brockton. The majority of those assisted are on a very limited income, many of whom have no family to rely on. The objective of this program is to try to fill that void with programs and services. By providing these services, the center takes the burden and worry from the clients and their caregivers. The clients served who were isolated, lonely and vulnerable are now supported and have become more independent. With \$2,500 of CDBG funding to partially offset costs, the center was able to provide a

variety of health, social, nutritional and recreational services during the 2012 program year.

- **Old Colony YMCA - Cosgrove Pool**

CDBG funds of \$53,583 were used for structured summer swimming programs for low and moderate income youth. In the 2012 program year, 11,528 Brockton Youths benefited from this organized recreational activity. The pool is located in an area with a high concentration of low and moderate income families and is well served by public transportation, making it very accessible to these residents. Funding was also used to provide training of lifeguards for the upcoming 2013 season.

- **Old Colony YMCA – Camp Massasoit**

During the summer months of July and August 2012, Camp Massasoit served 106 low and moderate income single parent children living in the City of Brockton within elevated crime areas. These children would not normally have access to a summer camp program. Campers were able to expand their knowledge and build resiliency. Many of these children are considered high risk by school administrators and were recommended for the program CDBG funds of \$2,500 was used to partially pay camp coordinators and provide transportation for the children attending the camp. All campers are provided with free transportation and lunch.

- **Associaco Cabo Verdiana de Brockton – Youth Enhancement Program**

In the 2012 program year, the Youth Enhancement Program at the Cape Verdean Association assisted a number of youths find jobs, assisted other youths with after school programs by providing homework assistance and recreational activities to others. Additionally, these summer programs provided a safe, nurturing environment for participants of the program. This program exceeded its initial expectation of 75 persons by providing assistance to 89 during the year.

Each day younger youths were assisted by staff and older youths in the program with homework assistance in all topics and mentoring. The children had access to computers and high quality sports equipment.

One of the most significant outputs in this fiscal year has been the change in attitudes of the children who attended regularly. As each month passed, there was a significant change in their attitudes about school work and school in general. There was a better performance in school as measured by test scores and grades.

## **BREAKDOWN OF CDBG and HOME GRANT FUNDED ACTIVITIES**

**Total CDBG 2012 Entitlement - \$1,270,554**

<b>ITEM</b>	<b>From CDBG Allocation FY2012</b>	<b>From Program Income</b>	<b>Total Funds Expended through 6/30/13</b>	<b>All</b>
<b><u>REHABILITATION/HOUSING</u></b>				
Self Help, Inc. – Lead Abatement Program	\$50,000		\$27,719	
Homeowner Housing Rehab	\$279,856		\$254,818.40	
<b>Subtotal</b>	<b>\$329,856</b>	<b>\$0</b>	<b>\$282,537.40</b>	
<b><u>PUBLIC SERVICES</u></b>				
BAMSI (Brockton Area Multi Services Inc.) Helpline	\$2,500	\$416.66	\$2,500	
BAMSI (Brockton Area Multi Services Inc.) Dorn Davies Senior Center	\$2,500	\$416.66	\$2,500	
Father Bill’s and Mainspring – Work Express Program	\$6,000	\$ 1000.00	\$6,000	
Old Colony YMCA - Cosgrove Pool	\$53,583	\$2,524.92	\$53,583	
Old Colony YMCA – Camp Massasoit	\$2,500		\$2,500	
Old Colony YMCA – Jon David Louison Family Center	\$2,500	\$ 833.36	\$2,500	
Brockton Police Department – Mobile Anti Crime Unit	\$118,500.00	\$15,912.81	\$118,500	
Associaco Cabo Verdiana de Brockton – Youth Enhancement Program	\$2,500	\$ 625.03	\$2,500	
<b>Subtotal</b>	<b>\$190,583</b>	<b>\$21,729</b>	<b>\$190,583</b>	
<b><u>PUBLIC FACILITIES AND IMPROVEMENTS</u></b>				
Section 108 Programs for Downtown Development	\$ 27,840.95		\$ 27,840.95	
<b>Subtotal</b>	<b>\$27,840.95</b>	<b>\$0</b>	<b>\$27,840.95</b>	
<b><u>ECONOMIC DEVELOPMENT</u></b>				
Arts in the Windows	\$ 38,963.02	\$ 1,530.00	\$ 11,707.57	
<b>Subtotal</b>	<b>\$38,963.02</b>	<b>\$0</b>	<b>\$11,707.57</b>	
<b><u>ADMINISTRATION</u></b>				
Administration - CDBG	\$254,110.00	\$40,618.00	\$ 254,110.00	
Administration - CDBG Program Income & Prior Year Unobligated Funds	\$40,618.00		\$40,618.00	
<b>Subtotal</b>	<b>\$294,728</b>	<b>\$40,618</b>	<b>\$294,728.00</b>	
<b>TOTAL ALL REQUESTS</b>	<b>881970.97</b>	<b>\$40,618</b>	<b>\$807,396.92</b>	

**Note Regarding CDBG expenditures:**

The following projects funded have expended funds from prior fiscal years and from

ITEM	From CDBG Allocation FY2012	From Program Income	Total Funds Expended through 6/30/13	All
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program income during the 2012 program year.

Project:	Original Program Year	0	From Program Income	Expended in 2012
War Memorial Building	2009	\$350,000.00	51061.89	\$144,501.24
Parks and Recreation	2009	\$152,441.00		\$ 41,776.01
Streetscapes	2010	\$275,000.00		\$61,013.94
Vacant Lot Cleanup	2010	\$80,000.00		\$7,729.10
Secure Lending Registry	2010	\$50,000.00	\$1348.37	\$ 24,378.27
Rescue of Foreclosed Homes	2010	\$360,000.00	\$7711.58	\$265,109.20
<b>Total pre-2012 expended funds</b>		<b>\$2,965,000.00</b>		<b>\$544,507.76</b>

**HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM**

**Total HOME 2012 ALLOCATION - \$413,042**

ITEM	HOME Allocation	Program Income/ Recaptured Funds	Expended through 6/30/13
<b>HOMEOWNERSHIP</b>			
<b>CHDO: Homeownership</b>	\$86,000		\$0
<b>Homeownership: Southeastern Mass Affordable Hsg</b>	\$85,742		\$0
<b>RENTAL</b>			
<b>New Construction – Brockton Housing Authority:</b>	\$100,000		\$0
<b>Acquisition &amp; Rehab Rental Housing - Station Lofts</b>	\$100,000		\$55,000
<b>Acquisition &amp; Rehab Rental Housing</b>		\$14,750	\$14,750
<b>HOME Administration</b>	\$41,300		\$41,300
<b>TOTAL</b>	<b>\$413,042</b>	<b>\$14,750</b>	<b>\$111,050</b>

**NOTE:** The following 2011 funded projects were completed during this reporting period and are thus included in this CAPER.

**2011 Program Year Expenditures**

New Construction – Brockton Housing Authority	\$0.00
Acquisition & Rehab Rental Housing - Station Lofts	\$100,000.00

Acquisition & Rehabilitation Rental Housing	\$199,962.00
HOME Administration	\$34,431.00
<b>TOTAL</b>	<b>\$334,393.00</b>

**TOTAL HOME EXPENDITURES FOR THE PERIOD 7/1/12 - 6/30/13 ARE \$445,443.00**

**HOME Program Income and Recaptured Funds:**

Program Income in the amount of \$20,095 was received during the reporting year. \$5,000 represents program income received for loan repayment; \$15,095 represents repayment of a deferred loan for a homeowner rehabilitation project that did not fulfill the period of affordability. \$9,750 was recaptured from the homebuyer program for a deferred loan that did not fulfill the period of affordability. These funds were allocated to the Acquisition & Rehab Rental Housing project. Program income and recaptured funds are included in the total HOME expenditure amount identified above.

**Neighborhood Stabilization Program (NSP)**

As a grantee under the Neighborhood Stabilization Program (NSP1) the City of Brockton exceeded the requirement of October 6, 2008 Federal Register Notice (73 FR 58340), to expend at least 100% of allocated funds within four (4) years from date funds became available to the City for obligation (March 9, 2013). On March 1, 2013, the Disaster Recovery Grant Reporting System (DRGR) illustrated that the City had drawn down 105.4% of its NSP1 award.

During this program year (2012) the following properties were rehabilitated and the proposed end use will be to sale to a first time homebuyer; with the rental units to be rented to low/ moderate income families:

- 427 Ash Street - SF – Sold- Low/Mod Income Family- (120% or less of AMI)
- 117 Laureston Street- 2 units- Sold- Low/Mod Income (120% or less of AMI)

**Neighborhood Housing Services Inc. of the South Shore (NHS) – Brockton Office** Provided the following properties with Down Payment Assistance and/or minor rehabilitation loans through NSP1:

- 59 Russell Road, Brockton –SF – Low/Mod Income – (80% or less of AMI)
- 96 Thatcher Street, Brockton – SF –Low/Mod Income – (80% or less of AMI)
- 90 Sawtell Avenue, Brockton – SF – Low/Mod Income – (80% or less of AMI)

In coordinating and leveraging our housing efforts using CDBG, NSP and PRIVATE funds the City of Brockton has been the recipient of several grants from Massachusetts Attorney General Martha Coakley’s Office (AGO) and the Department of Housing and Community Development (DHCD). Under the AGO’s “Affordable Housing Initiative” we received \$100,000 to be used towards the “Brockton Receivership Program” and \$125,000 towards our “Homeowner Rehabilitation Program” (both activities are targeted for our most distressed census tracts/neighborhoods). Under DHCD the City received \$604,000 of NSP3 funds for acquisition, rehabilitation and our receivership program. All of our housing activities

have been targeted in low and moderate income areas most impacted by the national foreclosure housing crisis.

During fiscal year 2012 the City of Brockton continued its efforts in targeting the following census tracts: 5108, 5104, 5113 and 5115 that have been severely impacted by vacant abandoned properties and the national foreclosure crisis. Our strategy continues to be to have the most impact to mitigate the foreclosed, abandonment and vacant properties in each of these particular neighborhoods with the limited amount of resources from Federal, State, Local, Private, and other available resources.

262 Green Street – 3 units – will be rented to low income families (50% or less of AMI)

Sources: NSP3, AGO and Private

278 Grove Street – 3 units – rented to low income families (50% or less of AMI)

Sources: CDBG and Private

These sub-recipients are now actively working these programs as follows:

**Southeastern Massachusetts Affordable Housing Corporation (SMAHC)** - has acquired five foreclosed properties in the target neighborhood. Currently all of these properties are in various stages of rehabilitation or pre-bid.

As of fiscal year end June 30, 2012 SMAHC has occupied all ten (10 units) in accordance with their NSP contract with the Brockton Redevelopment Authority. 23-25 Park Street has been reviewed and it has been determined that the property was beyond rehabilitation and is a blight on the neighborhood. We have completed the HUD Environmental Review: "The project is NOT Categorically Excluded due to its location within a 100 year floodplain area". The Brockton Redevelopment Authority implemented HUD 8 Step Process and demolished the property in 2012 with CDBG funds.

Rental Properties:

88-90 Highland Street- 3 units- Rental- Low Income (50% or less of AMI)

100 Highland Street- 2 units- Rental- Low Income (50% or less of AMI)

9-11 Sheppard Street- 3 units- Rental- Low Income (50% or less of AMI)

224 Ames Street- 2 units- Rental- Low Income (50% or less of AMI)

**Neighborhood Housing Services Inc. of the South Shore (NHS) – Brockton Office** Provided the following properties with Down Payment Assistance and/or minor rehabilitation loans through NSP1:

59 Russell Road, Brockton –SF – Low/Mod Income – (80% or less of AMI)

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90 Sawtell Avenue, Brockton – SF – Low/Mod Income – (80% or less of AMI)

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Program” (both activities are targeted for our most distressed census tracts/neighborhoods). Under DHCD the City received \$604,000 of NSP3 funds for acquisition, rehabilitation and our receivership program. All of our housing activities have been targeted in low and moderate income areas most impacted by the national foreclosure housing crisis.

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262 Green Street – 3 units – will be rented to low income families (50% or less of AMI)

Sources: NSP3, AGO and Private

278 Grove Street – 3 units –rented to low income families (50% or less of AMI)

Sources: CDBG and Private

These sub-recipients are now actively working these programs as follows:

**Father Bills MainSpring (FBMS)** - Acquired a vacant foreclosed property at 278 Grove Street. As of fiscal year end June 30, 2013 FBMS has occupied all three units with income eligible residents in accordance with CDBG income guidelines.

**NEIGHBORHOOD STABILIZATION PROGRAM (Federal) \$2,152,979.00**

	BUDGETED	EXPENDED 6/30/13	BALANCE
<b>1. Administration</b>	\$215,298.00	\$215,298.00	\$0.00
<b>2. Program Delivery</b>	\$267,169.00	\$195,208.28	\$71,960.72
<b>3. Acquisition</b>	\$509,230.00	\$509,230.00	\$0.00
<b>4. Rehabilitation</b>	\$1,058,782.00	\$1,006,101.00	\$52,681.00
<b>5. Homebuyer Counseling/Ed.</b>	\$17,500.00	\$16,725.00	\$773.00
<b>6. Down Payment Assistance</b>	\$60,000.00	\$46,000.00	\$14,000.00
<b>7. Marketing Brockton Properties</b>	\$25,000.00	\$6,000.00	\$19,000.00
<b>TOTAL</b>	<b>\$2,152,979.00</b>	<b>\$1,994,562.28</b>	<b>\$267,590.72</b>

**NEIGHBORHOOD STABILIZATION PROGRAM 3 (State) \$604,600.00**

Activities:	BUDGETED	EXPENDED 6/30/13	BALANCE
<b>Administration</b>	\$25,000.00	\$22,000.00	\$3,000.00
<b>Program Delivery</b>	\$22,500.00	\$7,636.00	\$14,864.00
<b>Acquisition</b>	\$151,000.00	\$151,000.00	\$0.00

<b>Rehabilitation</b>	\$406,100.00	\$283,285.78	\$122,814.22
<b>TOTAL</b>	<b>\$604,600.00</b>	<b>\$463,921.78</b>	<b>\$140,678.22</b>

**MASSACHUSETTS ATTORNEY GENERAL’S MARTHA COAKLEY’S OFFICE  
AFFORDABLE HOUSING INITIATIVE \$250,000.00**

	<b>BUDGETED</b>	<b>EXPENDED 6/30/13</b>	<b>BALANCE</b>
<b>1. Administration</b>	\$25,000.00	\$0.00	\$25,000.00
<b>2. Receivership Program</b>	\$100,000.00	\$63,610.00	\$36,390.00
<b>3. Homeowner Rehabilitation</b>	\$125,000.00	\$0.00	\$125,000.00
<b>TOTAL</b>	<b>\$250,000.00</b>	<b>\$63,610.00</b>	<b>\$186,390.00</b>

2. Describe the manner in which the recipient would change its program as a result of its experiences.

As a result of its experiences, during the fourth year of this five year plan, Brockton again broadened the scope of its economic development activities and will look to continue that trend as it gains greater experience dealing with small businesses seeking to upgrade and/or expand physical plants. The City is also likely to undertake more park/playground improvements in future years as part of the CDBG program, as this has now emerged as a need.

**3. Affirmatively Furthering Fair Housing:**

- a. Provide a summary of impediments to fair housing choice.

Foreclosed, vacant and abandon residential properties has presented a challenge for the city in helping our residents find safe and affordable housing in neighborhoods they are comfortable with. Many of Brockton neighborhoods continue to struggle regaining stability while others attempt to maintain after the effects of our nations foreclosure crises. Low income and minority neighborhood have been disproportionately affected during this crisis. Brockton has continued to lead the state in the number of distressed properties for the past four years. <sup>i</sup>

Lending inequities continue to hinder fair housing choices in the City. While affordable first mortgages, refinance loans and home improvement loans are

available, awareness of and access to these loan products among low income and minority residents continue to be a major impediment to fair housing choice in Brockton.

Communicating and educating low income and minority residence on the types of housing programs that are available. Our **limited** resources to assist non-English speakers with credit questions, applications and confidential information continues to be an impediment.

b. Identify actions taken to overcome effects of impediments identified.

Federal, state, local and private resources have been leveraged to address the city's foreclosed, vacant and abandon property issues. Having these units come back in to proper use will provide much needed units. Discussions have continued regarding federal and state fair housing laws as they relate to people with disabilities. Publishing a "Resources for Fair and Affordable Housing" guide in several languages was needed to communicate the array of housing resources available in the City. On March 21, 2013 the city sponsored a "Fair Housing Event" at the local mall. Participants included non-profit housing advocates, for-profit developers, local banks and credit unions, social services providers, realtors, state and federal housing agencies. The Brockton Redevelopment Authority developed and received a survey from approximately 300 residents.

The Mayor's Advisory Committee on Brockton's Analysis of Impediments to Fair Housing Choice (AIC) continues its efforts to eliminate discrimination and increase access to housing within Brockton and surrounding communities through the development and promulgation of fair housing policy recommendations, affirmative marketing, identification of fair housing resources and interagency coordination. The AIC also manages and maintains an online and hardcopy brochure of agencies and services, which identifies fair housing resources in an effort to decrease impediments to fair housing and provide low-income households with increased access to affordable housing in Brockton and surrounding municipalities.

As a community the City of Brockton continues to educate and provide programs that assist residents of Brockton of the many housing programs and resources that are available.

Lower income households are the most vulnerable and continue to experience a higher rate of housing challenges than other households in Brockton.

Brockton will continue to work with local and regional nonprofits and others to pursue opportunities to develop new and affordable housing. Networks like the Massachusetts Smart Growth Alliance can provide resources and support to promote growth and increased housing opportunities.

Brockton will also continue to use CDBG, HOME and NSP funds, and other funds as available, to develop affordable housing and affordable housing that is adaptable or accessible to people with mobility impairments.

The City of Brockton and the Brockton Redevelopment Authority working in coordination with the Mayor's Taskforce on Housing and Foreclosure prevention; Neighborhood Housing Services of the South Shore, Massachusetts Office of

Consumer Affairs and Business Regulations; and the Federal Reserve Bank of Boston monitored local banking institutions operational practices in Brockton's low and moderate income areas. The City is also working with the Commonwealth of Massachusetts Office of Consumer Affairs and Business Regulations which held workshops on Foreclosure Counseling and Mitigation.

The City of Brockton, the Brockton Redevelopment Authority and the Brockton Housing Authority are members of the Brockton Housing Partnership which is a collaboration of local lenders and Fannie Mae and Massachusetts Housing Partnership, a collaboration of local financial institutions. We have worked with this group to establish lending programs such as "Buy Brockton" Mortgage Program. In partnership with Citizens Housing and Planning Association (CHAPA); National Community Stabilization Trust (NCST); Massachusetts Housing Partnership (MHP); and Massachusetts Housing Investment Corporation (MHIC) we have promoted and leveraged several lending programs for the benefit of the Brockton low and moderate income residents.

The City offers many opportunities through its HUD funding to increase fair housing choice. All programs implemented by the Brockton Housing Authority and the Brockton Redevelopment Authority are predicated on reaching out to all members of the community to ensure they know what housing choices are available to them, and to improve the condition of their existing housing conditions. All marketing throughout the community is completed in multiple languages and through multiple media outlets. NSP, CDBG, and HOME programs provide a broad spectrum of funding resources to return abandoned and foreclosed properties to productive use and occupancy, whether rental or homeownership; new rental construction provides safe, decent, affordable, lead-free housing that meets accessibility standards and is available to individuals, families, and those with disabilities. Homeowner property rehabilitation assistance is available to income-eligible homeowners to correct code violations (including lead paint contamination); while the program is available to all income eligible homeowners, lead removal removes a major barrier to families with children, who are particularly impacted by the age of the City's housing stock. Brockton's partners in housing delivery work together and on an ongoing basis with HUD to ensure that our programs are affirmative and inclusive.

Discussions have continued regarding federal and state fair housing laws as they relate to lead paint and specifically people with disabilities. Discussion took place on how the community can support and uphold the Fair Housing Laws. Other items discussed were protected classes; discriminatory actions, properties covered and remedies. Participants prioritized activities to focus on for the next several months such as carrying out surveys by tenants, service providers, real estate agents brokers, property owners, lenders and others; to hold a broader meeting to discuss the survey results for future content in an updated Analysis of Impediments.

The Mayors Advisory Committee on the Analysis to the Impediments of Fair Housing Choice continues to provide and sponsor recommendations to implement strategies. This task force is being chaired by Robert Jenkins, Director of Housing, Brockton Redevelopment Authority. The task force has met on a regular basis to discuss the issues raised in the analysis and is continuing to meet in order to finalize its recommendations.

For the last twelve months the Mayor's Advisory Committee on the Impediments to Fair Housing Choice in the City of Brockton has been meeting on a regular basis. The advisory committee to Mayor Balzotti will be responsible for reviewing changes and recommendations to document and public process for the City's Analysis Of Impediments to Fair Housing Choice.

Brockton's limited supply of affordable housing is one of the community's most significant barriers to fair housing choice. Lower income households experience a higher rate of housing problems than other households in Brockton, and this impacts minority households and people with disabilities in the community.

During the past year, the City of Brockton has funded Southeastern Massachusetts Affordable Housing Corporation and the Brockton Redevelopment Authority with HOME, CDBG and NSP funds to acquire and rehabilitate vacant foreclosed housing and to create affordable housing units. The City also funded the Brockton Housing Authority and Old Colony YMCA on a Youth-build project to create affordable housing units. The city has also allocated HOME funds for affordable Home Ownership down payment assistance with Neighborhood Housing Services.

Since Mayor Linda M. Balzotti took office in January 2010, she has sought to make local government and City programs inclusive by reaching out to Brockton's rich and diverse community. Mayor Balzotti has appointed members representative of Brockton's diverse population to City Boards and Authorities to facilitate access to and inclusion in City government to all City residents. The City's Authorities, Boards, Departments, and local non-profits collaborate to provide information to residents regarding housing choice and the resources they need to access the opportunities of their choice.

Local public services programs also improve access to housing choice. The David Jon Louison Center provides transitional shelter and support services to homeless individuals and families in Brockton. Father Bill's & Mainspring provides transitional housing, case management, and a work express program to improve economic well-being and transition into appropriate housing. Associacao Cabo Verdiana de Brockton provides educational and legal resources to non-English speaking residents, thereby improving access to housing opportunities. BAMSI Helpline is a key initiative that helps families and homeless families by providing emergency assistance, and handles over 2,000 calls per year for housing assistance alone and BAMSI Dorn Davies Senior Center provides a variety of services to over 3,000 elderly residents of Brockton each year.

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

As the effects of the subprime lending debacle, the deep recession and the resultant foreclosure crisis continues largely unabated, Brockton continues to suffer serious consequences threatening much of the progress made in Brockton in recent years in terms of housing, the living environment, and social/employment status. Brockton remains at the top of the list of most negatively impacted communities in Massachusetts. Because of this, it is imperative that collaborative efforts between federal, state and local governments together with community based organizations and the private sector now underway be accelerated and expanded as soon as possible in order to stem the tide.

As of October 2012 as reported by the Massachusetts Housing Partnership, Brockton now had the highest "Distressed Property" rate in Massachusetts. At that point there were 35,552 housing units of which 988 were distressed properties. The percentage of distressed properties per thousand was 27.8 which is a 7.5% decrease from October 2011. Distressed properties are all those properties where a foreclosure petition has been filed, an auction scheduled in the previous year, or is bank held for up to two years. That represented a rate of 30 distressed units per thousand. Brockton ranked first in number of distressed properties among communities statewide.

Distressed and foreclosed properties are located in every Census Tract in Brockton, with high concentrations in the tracts that were predicted in Brockton's Neighborhood Stabilization Program application in 2009. As this crisis continues, many Brockton families and individuals are losing their homes, or face the imminent threat of losing them. Job loss, illness and other factors can turn into catastrophic housing consequences for many – not just the lowest income ones and not only those surviving from paycheck to paycheck. Home foreclosure leads to displacement of families and impacts tenants as well as homeowners. Vacant homes and buildings are a magnet for theft, vandalism, arson, drug abuse and other crimes; they quickly plant the seeds of blight and deterioration in previously stable neighborhoods. As persons and families are displaced, the strain on social service providers increases proportionately. Shelter operators report ever greater numbers of homeless persons and families requiring support services as well as shelter. Service agencies have also witnessed an increase in the number of cases of domestic violence stemming from income loss in this severely down economy. Other outgrowths of the crisis in housing and the recessionary economy are visible in more home owners and renters seeking home heating and other utility payment assistance and in a rise in fires caused by improper use of space heaters. Other more subtle consequences can be seen in the increase in the number of vacant properties being stripped of copper pipes and wiring as well as heating apparatus systems and plumbing fixtures, causing further strain on the police force as its tries to prevent theft even while it attempts to counter the health and fire safety threats posed by squatters and vagrants in vacant properties. Brockton also now struggles against the trend of single and multi-family homes illegally becoming rooming houses as individuals and families continue to be displaced.

Obstacles to meeting underserved needs are clearly attributable to insufficient resources with which to address growing needs. As the general trend in recent years has been a reduction in federal and state assistance to urban areas, notably CDBG

and HOME, housing and public service needs have continued to grow exponentially. As in other cities throughout the country, Brockton is now experiencing a myriad of new housing and social problems stemming from the sub-prime mortgage/foreclosure crisis. Throughout program year 5 (2012) the City of Brockton worked tirelessly alongside a network of providers and programs at all levels of government and in the private sector to implement strategies and responses to this national housing crisis. In mid program year, Brockton amended its CDBG plan to allow the use of program funds for selective demolition in order to compliment these other efforts aimed at addressing the foreclosure crisis. The City and its sub-grantees have sought any and all new public and private mechanisms that have become available to further meet underserved needs and to leverage the limited means at their disposal.

5. Leveraging Resources

- a. Identify progress in obtaining “other” public and private resources to address needs.
- b. How Federal resources from HUD leveraged other public and private resources.
- c. How matching requirements were satisfied.

**a. CDBG** – The City of Brockton has worked to obtain other resources with which to better address identified needs and has succeed with respect to the foreclosure crisis. The City has secured both federal and state NSP funds which in turn are leveraging other private and public resources to rehabilitate and market derelict properties and to train and place low and moderate income first time buyers back into these properties. With respect to the War Memorial, HUD EDI funds have been secured to help continue this ongoing restoration and rehabilitation project and the City continues to seek private contributions and support. In terms of Economic Development, the lending/financing tools have been substantially reformatted as a means of leveraging larger levels of private investment and conventional lending; although minimal progress was made in this area in the 2012 program year. Lastly, public service organizations assisted with CDBG funding were aided during the program year in sustaining their ongoing operations and external fund raising efforts as they undertook the specific activities funded by CDBG.

**HOME** – In 2010, the Brockton Housing Authority (BHA) and Southeastern Massachusetts Affordable Housing Corporation (SMAHC) received \$2 million in Neighborhood Stabilization Program (NSP) grants from the Mass Dept of Housing and Community Development (DHCD) to acquire and rehabilitate vacant, foreclosed, bank-owned two/three family homes for the purpose of neighborhood revitalization. In conjunction with the HOME funds these grants helped BHA and SMAHC continue the ongoing renovation of former abandoned and bank owned properties. Renovated properties have proven to be the catalyst in stabilizing neighborhoods and attracting private investment. BHA an SMAHC have targeted neighborhoods hardest hit by the foreclosure crisis of the last several years. The city’s core has seen so much disinvestment as a result of foreclosures that without stabilizing investment, these neighborhoods could easily decay to the point of irretrievable breakdown. The grants have allowed the BHA and SMAHC to achieve their goals of creating neighborhood stabilization with high-quality housing. Twenty units of low income affordable housing have been created since 2010; eight of which were completed during FY2012.

The Station Lofts project is utilizing HOME funds, state and federal historic tax credit, federal low income housing tax credits, state Commercial Area Transit Node Housing Program (CATNHP) funds, state Affordable Housing Trust funds, state Housing Stabilization funds, and state Brownfield funds for the \$8.9 million project.

**b. CDBG** - 2012 funding for the rescue of foreclosed properties continued to be used in conjunction with remaining federal NSP funds and an additional \$1,050,000 in state NSP funds which in turn have served to leverage other public and private resources targeting this crisis. To supplement its multi-year CDBG commitment to the War Memorial building accessibility project, the City of Brockton secured and has expended \$190,000 of a Special EDI grant for the installation of a sprinkler system and rehabilitation of the building’s fire alarm system. Prior to these funds being expended, this building did not have a sprinkler system, thus becoming a safety issue for persons entering the premises.

Through the installation of a sprinkler system and updating of the fire alarm system, as well as other rehabilitation activities, this facility can now function as a regional performing arts center.

**HOME** - BHA and SMACH have utilized private financing from Rockland Trust in the amount of approximately \$1.1 million to combine with the HOME and NSP funds to help stabilize neighborhoods. In a three-block area of the Highland/Newbury neighborhood, three projects have spurred private investors to acquire and renovate two three-family homes, one two-family home and one single-family home. The proactive programs of DHCD, BHA and SMAHC, together with the City of Brockton and the Brockton Redevelopment Authority, have begun the turnaround of the neighborhood. The federal and state tax credits from the Station Lofts project will attract private investment through the allocation and sale of the credits. It is anticipated that tax credit allocates and purchasers include insurance companies, banks subject to CRA, and widely held corporations.

**c. Matching requirements**

**CDBG – N/A**

**HOME** - The Brockton Housing Authority’s Massachusetts Rental Voucher Program fulfilled the City’s HOME Match obligation during the reporting period in the amount of \$684,664.00. This information is provided in the table below.

**HOME Match Report**

<b>Excess Match from Prior Federal Fiscal Year</b>	<b>2012 Match</b>	<b>2012 Match Liability</b>	<b>Excess Match to Carry Over to next Federal Fiscal Year</b>
\$ 3,447,348	\$ 684,664	\$ 93,206	\$ 4,038,806

## Managing the Process

1. *Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.*

### **Program Year 5 CAPER Managing the Process Response:**

Throughout the program year, a high level of cooperation and coordination among the BRA and BHA, local human service, housing, and job resource and economic development providers has continued, with the office of the Mayor remaining as the focal point. The BRA and the BHA have continued working cooperatively to implement the projects and activities funded with CDBG & HOME funds through coordinated actions and processes. Both agencies have worked tirelessly together with the United Way, and other organizations such as Father Bill's & Mainspring, the Brockton Housing Partnership, Self Help, Inc. and a network of local entities to help rescue and re-populate foreclosed homes. At the end of this program year two (2) vacant/foreclosed units had been acquired by the Brockton Redevelopment Authority. Because these properties are beyond rehabilitation, both were demolished during the program year 2012. The BRA has also worked in close cooperation with city departments to carry out the ongoing accessibility retrofit of the War Memorial throughout the program year. The BRA has also worked very closely with Brockton 21st Century Corporation to administer the Façade Improvement program and to create the new financing tools under the substantial amendment for economic development. Lastly, as the BRA relied on its sub-recipients to carry out its programs, the BRA strived to improve and enhance communication and interaction with these entities.

In addition to the publicly advertised Citizen Participation process which included notification of proposed program amendments, the BRA and BHA continued to encourage input from public agencies, the business community, community-based organizations and other groups. Again this year, under the auspices of the office of the Mayor, BRA and BHA made great efforts to outreach to community partners in terms of program performance and the identification of neighborhood needs and in formulating community development objectives, priorities and specific resource allocations. This included significant aspects of the process employed to develop the first year Action Plan (2013) and the Five Year Consolidated Plan (2013-2017). The BRA and BHA have shared and reviewed various standard sources of information having regional and local significance. Both agencies have actively sought public input at advertised public hearings and invited written comments. The BHA and the BRA have been active participants in forums on housing and community development issues and have taken part in collaborative dialogues centered on social issues particularly as relates to the housing foreclosure crisis. Both agencies specifically outreached to a range of public entities focused on the areas of housing, public work, public services, planning and economic development. The BRA and BHA relied heavily on these consultations in implementing programs and projects, on monitoring and evaluating performance and on developing the Annual Plan and Consolidated Five Year Plan. The City of Brockton acting through the BRA and the BHA will continue to encourage vigorous communications with these organizations and agencies in completing the first year plan (2013), and in crafting and carrying out subsequent years' plans consistent with the objectives established in the 2013-2017 Consolidated Plan.

The Brockton Redevelopment Authority created a document that surveyed Brockton citizens, Brockton Business Owners and employees working in Brockton as to the needs of the City. Approximately 350 responses were received from various employees and residents. The general consensus of the responses revolved around better housing opportunities, improved streets and economic development.

The availability of the CAPER for public comment was advertised on September 6, 2013 in the Brockton Enterprise newspaper and placed on the City website. No comments were received.

## Citizen Participation

1. *Provide a summary of citizen comments.*
2. *In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirements may also be satisfied by specifying the census tracts where expenditures were concentrated.*

\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

**Program Year 5 CAPER Citizen Participation Response:**

Citizen Comments

The CAPER availability was advertised in the Brockton Enterprise on September 4<sup>th</sup> 2013 and copies of the CAPER were made available on the City of Brockton Web Site and placed in the three public libraries, City Hall and the BRA and BHA offices. Staff was made available to answer questions. The 15 day Public comment period ended on September 23, 2013. There were no public comments received.

Funding Allocation

<b>ITEM</b>	<b>Total amount of Funds Expended through 6/30/13</b>	<b>Geography Allocation</b>
<b><u>REHABILITATION/HOUSING</u></b>		
Self Help, Inc. – Lead Abatement Program	\$ 27,719.00	City-Wide
Homeowner Housing Rehab	\$254,818.40	City-Wide
<b><u>PUBLIC SERVICES</u></b>		
BAMSI (Brockton Area Multi Services Inc.) Helpline	\$2,500	City-Wide
BAMSI (Brockton Area Multi Services Inc.) Dorn Davies Senior Center	\$2,500	City-Wide
Father Bill’s and Mainspring – Work Express Program	\$6,000	City-Wide
Old Colony YMCA - Cosgrove Pool	\$53,583	City-Wide
Old Colony YMCA – Camp Massasoit	\$2,500	City-Wide
Old Colony YMCA – Jon David Louison Family Center	\$2,500	City-Wide
Brockton Police Department – Mobile Anti Crime Unit	\$118,500	CDBG Eligible Census Tracts 5104, 5108, 5109 and 5114
Associaco Cabo Verdiana de Brockton – Youth Enhancement Program	\$2,500	City-Wide
<b>Subtotal</b>	<b>\$ 190,583.00</b>	
<b><u>PUBLIC FACILITIES AND IMPROVEMENTS</u></b>		
Section 108 Programs for Downtown Development	\$27,840.95	CDBG Eligible Census Tract 5109
<b>Subtotal</b>	<b>\$27,840.95</b>	
<b><u>ECONOMIC DEVELOPMENT</u></b>		

<b>ITEM</b>	<b>Total amount of Funds Expended through 6/30/13</b>	<b>Geography Allocation</b>
Arts in the Windows	\$ 11,707.57	CDBG Eligible Census Tracts 5104, 5108, 5109 and 5114
<b>Subtotal</b>	<b>\$60.00</b>	
<b><u>ADMINISTRATION</u></b>		
Administration - CDBG	\$254,110	City-Wide
Administration - CDBG Program Income & Prior Year Unobligated Funds	\$40,618.00	City-Wide
<b>Subtotal</b>	<b>\$294,728.00</b>	

<b>Project:</b>	<b>Expended in 2011</b>	<b>Geography Allocation</b>
War Memorial Building	\$ 144,501.24	CDBG Eligible Census Tract 5108
Parks and Recreation	\$41,776.01	CDBG Eligible Census Tracts 5103, 5104, 5105.02, 5108, 5109, 5110, 5112, 5114 and 5116
Adams Street Garage Section 108	\$1,070,789.97	CDBG Eligible Census Tract 5109
EDI - Special Grant - Parks	\$566,580.55	CDBG Eligible Census Tracts 5103, 5104, 5105.02, 5108, 5109, 5110, 5112, 5114 and 5116
Streetscapes	\$111,855.44	CDBG Eligible Census Tracts 5103, 5104, 5105.02, 5108, 5109, 5110, 5112, 5114 and 5116
Vacant Lot Cleanup	\$6,881.03	City-Wide
Secure Lending Registry	\$24,378.27	City-Wide
Rescue of Foreclosed Homes	\$ 265,109.2	City-Wide

## Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

**Program Year 5 CAPER Institutional Structure Response:**

During the program year, a collaborative effort took place among local government, community-based organizations, and private concerns to assemble and integrate all available federal, state, local and private resources so as to have the greatest possible impact in staving off the most threatening consequences of rising foreclosures and declining economic circumstances. There was broad agreement that those resources are insufficient to address the growing scale of the problem but there has also been great determination to do the utmost to alleviate these conditions in Brockton so as to preserve and protect the substantial community development progress that has been achieved in recent years. During the program year, the BRA and BHA under the direction of the Mayor worked closely with the Brockton Housing Partnership and the Mayor's Economic Advisors to craft responses to quickly changing housing, economic development, and public service needs and circumstances.

Also during previous years, the City entered a similar Memorandum of Agreement with the United Way - so as to better address the needs and marshal resources to help the City alleviate homelessness. This agreement continued in 2012 serving to ensure that the City remains focused on identified problems and helping facilitate its actions and responses to prevent homelessness through the auspices of the Plymouth County Housing Alliance and working in conjunction with the Commonwealth of Massachusetts and other homeless service providers.

## Monitoring

1. *Describe how and the frequency with which you monitored your activities.*
2. *Describe the results of your monitoring including any improvements*
3. *Self Evaluation*
  - a. *Describe the effect programs have in solving neighborhood and community problems.*
  - b. *Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.*
  - c. *Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.*
  - d. *Indicate any activities falling behind schedule.*
  - e. *Describe how activities and strategies made an impact on identified needs.*
  - f. *Identify indicators that would best describe the results.*
  - g. *Identify barriers that had a negative impact on fulfilling the strategies and overall vision.*
  - h. *Identify whether major goals are on target and discuss reasons for those that are not on target.*
  - i. *Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.*

**Program Year 5 CAPER Monitoring Response:**

1. **HOME: Rental** - The Brockton Housing Authority (BHA), on a yearly basis, reviews all tenants' income and rents to make sure the families are still program eligible and any changes needed are made accordingly, if needed. The BHA checks all rental units on a yearly basis to ensure that property standards requirements are being met. During the development stage, projects are monitored weekly for compliance with construction contracts. Payment requisitions are signed off by architects and/or project managers prior to payment. *Homeownership* - To ensure long term affordability requirements of the HOME Program mortgages or restrictions of sale are filed with the Plymouth County Registry of Deeds on all rental, homebuyer and homeowner rehabilitation agreements. Recapture provisions are included in all homebuyer agreements calling for repayment if the property is sold within varying time periods keyed to the amount of assistance. Subordinations and/or discharges are prepared on a case by case basis. Each year when the City accepts proposals for HOME funds, applicants are required to supply specific information on primary beneficiaries of the intended project, number of minority persons served, target populations and service needs, along with development budgets. Monitoring is used to evaluate performance with regard to meeting goals and objectives; compliance with HUD rules, regulations and administrative requirements; timely use of funds; and prevention of fraud and abuse of funds. There is also a system of performance measurement in place. Each recipients is required to relay information on anticipated goals of the project and identify actual measurable accomplishments including timeliness of expenditures, which are outlined in written agreements.

**CDBG: Public Services** - As described in the 2012 plan, The BRA required, and subsequently received and reviewed as to accuracy, quarterly performance and fiscal reports from all social service providers funded with CDBG resources; additionally the BRA staff made mid-year site visits to each of these entities to observe operations and review source files first-hand. With respect to the War Memorial rehabilitation and retrofit project, the City of Brockton has used municipal (Inspectional Services) personnel and consultant engineers to oversee construction work. **Public Facilities** - The same was true of the park playgrounds improvement project. The BRA staff has made periodic inspections and has verified payment requests and supporting documentation, including HUD forms 11 and weekly payroll forms. Contract bid documents stipulated participation by Minority Business Enterprises (MBE) and Women Business Enterprises (WBE) to the greatest extent possible. As the economic development tools were being re-tooled throughout the program year there was little activity requiring any formal monitoring.

2. **HOME:** No major violations of housing codes or other applicable regulations have been discovered; minor violations are quickly rectified upon inspection determination. Since the enactment of the Consolidated and Further Continuing Appropriations Act of 2012 monitoring checklist have been revised and updated to comply with long term monitoring requirements. All recipients of HOME funds have been informed of the requirements of the Act as the city has incorporated its policies and procedures into its HOME funding application.

**CDBG:** Other than the occasional need for better and timelier record keeping, no circumstances or events have been revealed that require closer scrutiny or tighter monitoring procedures.

### 3. Self Evaluation

#### HOME

a. The BHA, in cooperation with the City, has targeted the Highland Street area for revitalization through acquisition of abandoned, distressed properties, which will be renovated and transformed into viable housing for low income families. The neighborhoods clustered around the downtown contain the oldest and densest residential development; they clearly lack evidence of maintenance, numerous foreclosed and vacant properties, disinvestment and higher rates of poverty and incidence of crime. The BHA has targeted neighborhoods hardest hit by the foreclosure crisis of the last several years. The city's core has seen so much disinvestment as a result of foreclosure that without stabilizing investments, these neighborhoods would continue to deteriorate. The Station Lofts project represents an opportunity for the City of Brockton to partner with Capstone Communities in revitalizing one of Brockton's more prominent buildings. Its redevelopment complements Trinity Financials larger proposal on the Enterprise site and will help stimulate future downtown development.

b. A few of the City's long standing housing objectives are as follows:

- Maintain, support and preserve the existing housing stock and prevent housing deterioration and vacancies; prevent neighborhood deterioration due to foreclosures. HOME funds, along with Neighborhood Stabilization Funds, assisted 20 units of vacant bank-owned foreclosed property to be rehabilitated and returned to productive rental use since 2010.
- Preserve the quality of life in existing neighborhoods while accommodating smart growth; support a well-conceived balance between housing development, transportation, open space and recreational facilities and appropriated commercial development opportunities. Station Lofts project is located in the heart of Brockton's downtown and is located in the Downtown Brockton Smart Growth Overlay District Downtown Core Sub-District. The site is one block from the MBTA Commuter Rail Station. Station Lofts will be an adaptive reuse development designed in accordance with the Secretary of the Interior's Standards for Rehabilitation. The development team will utilize federal and state historic tax credits that will enable it to preserve the building's historical integrity. The community will provide residents with a fitness center, resident storage for each unit, and onsite property management and maintenance. The units will comply with HUD, EPA, and state lead paint laws. Station lofts will include two handicap accessible units, and one unit adapted for the hearing and visually impaired.

- c. A total of 8 units of safe, decent affordable housing units were completed during the reporting period in conjunction with the NSP funds to rehabilitate vacant, foreclosed, abandoned buildings. The Knight building has been vacant for almost a decade and is an eyesore for the thousands of people who drive and walk by each day on Montello Street, who speed by on the MBTA Commuter Rail, and who work and live in downtown Brockton. The building's transformation into 25 affordable, workforce and market rate apartment homes will infuse life into the downtown and will help spur future housing and economic development. Renovations are expected to be completed by December 31, 2013.
- d. Three activities identified in the FY2012 Annual Action Plan have fallen behind schedule. Due to the implementation of the Consolidated and Further Continuing Appropriations Act of 2012, which imposed new requirements for market needs analysis, underwriting and developer capacity, several of the projects identified in the FY2012 Action Plan are behind schedule. New policies and procedures were prepared by the City of Brockton to comply with the Act. These policies and procedures were incorporated into the City's HOME funding applications. Those applications were made available in February of 2013 for FY2012 projects. Two homeownership applications were received prior to the year end of 6/30/13 with the third expected by July 31, 2013. All projects will meet the two year funding commitment deadline of June 30, 2014 and will be reported on during the next fiscal year.
- e. Specific housing objectives – As stated in the City's 2012 Annual Plan the City's housing objectives include maintaining, supporting and preserving the existing housing stock; preventing housing deterioration and vacancies; preventing neighborhood deterioration due to foreclosures; and increasing the overall availability of affordable permanent housing through the creation of new units and the return to habitable status of vacant/deteriorated units. To address the foreclosure crisis the BHA partnered with Southeastern Massachusetts Affordable Housing Corporation (SMAHC), a local non-profit and CHDO to acquire and rehabilitate 20 units of vacant, bank owned, foreclosed properties, eight of which were completed during FY2012. (See IDIS Report 22-Status of HOME activities for addresses). These projects not only addressed the foreclosure crisis but also increased the supply of affordable rental units. The City uses its programs and gives consideration to projects which are in high poverty or minority concentration areas which have disproportionate needs, of which target very low and extremely low income households in order to better meet underserved needs. Also increasing the supply of rental units in the community was the beginning of the historic rehabilitation of the Knight building located at 124 Montello Street, which, when completed, will consist of 25 affordable, workforce, and market rate apartment homes.

- f. The SNAPSHOT of HOME Program Performance is a quarterly cumulative performance and accomplishment report from HUD tracking the HOME Program progress of participating jurisdictions (PJ). It measures the PJ's performance in delivering affordable housing assistance with the HOME Program Funds. During three of the four quarters of the 2012 program year, Brockton retained its No. 1 overall ranking in the state of Massachusetts, with a national ranking in the 98<sup>th</sup> percentile overall. This report is a great indicator of how well Brockton is meeting its goals.
- g. Brockton's limited supply of affordable housing is one of the community's most significant barriers to fair housing choice. Lower income households experience a higher rate of housing problems than other households in Brockton, and this impacts minority households and people with disabilities in the community disparately because they are more likely to be low income households. Limited public funding and private investment interest are remaining barriers to increasing the supply of affordable housing. The City has taken steps to create zoning which will promote affordable housing development such as 40R. The City of Brockton has designated five "Smart Growth" development districts which provide incentives for the development of affordable housing adjacent to transportation centers. Limited public funding and private investment interest are remaining barriers to increase the supply of affordable housing. Nevertheless, the City is taking steps to create attractive development and redevelopment opportunities including improving the appearance and curb appeal of business districts, by demolishing derelict buildings and by clearing and cleaning-up vacant lots.
- h. Major goals are on target to meet HOME funding commitment deadlines of 2 years. As previously mentioned the Consolidated and Further Continuing Appropriations Act of 2012 has temporarily stalled several of the projects. Funding applications have been reviewed and are proceeding in a timely manner. A substantial amendment to the FY2011 Annual Plan was made to re-allocate the funds from the First Time Homebuyer Assistance Program to the Rental Development – Acquisition & Rehabilitation project in order to be spent in a timely manner. As was the case in the previous funding year market conditions were not supportive of the mission of the Homebuyer assistance program.
- i. The strategies to be used to produce affordable housing units include: Increasing the overall availability of affordable permanent housing through the creation of new units and the return to habitable status of vacant/deteriorated units; preserving the quality of life in existing neighborhoods while accommodating smart growth; supporting a well-conceived balance between housing development, transportation, open space and recreational facilities and appropriate commercial development opportunities; housing rehab loan programs that place affordable restrictions on rental units in owner-occupied multi-family properties throughout the City; and supporting organizations using NSP funds for foreclosed properties. The City will continue to work with local and regional nonprofits and others to

pursue opportunities to develop new affordable housing. A substantial amendment to the FY2011/2012 Plan converted the construction of a rental duplex located at Plot 48-2 Tribou Street to the new construction of a single family home for homeownership for eligible low/moderate income home buyers. This change was the result of a market analysis and limited funding. The budget was revised to comply with maximum HOME per unit subsidy amount limits. Funds were re-allocated to the Rental Development - Acquisition & Rehabilitation project.

### **CDBG**

- a. During the program year, two properties were demolished (111 Laureston Street and 130 Laureston Street). These properties were a concern for the neighborhood residents due to a safety and health issue. \$39,400.00 of CDBG funds under the 2010 program year for Rescue of Foreclosed Homes was utilized for demolition of these properties. The BRA working in conjunction with SMAHC has worked towards the acquisition, rehabilitation and repopulation of vacant distressed housing so that both initiatives have served to stabilize low and moderate income neighborhoods and to help stave off the effects of the foreclosure crisis. The Secure Lender Registry / Registration of Vacant, Foreclosed and Abandoned Properties (Code Enforcement) continued throughout the 2012 plan year. This program requires the registration of all vacant buildings, both residential and commercial, to assist the city government in protecting the public health, safety and welfare of its residents by encouraging the prompt repair, rehabilitation, and subsequent occupancy of vacant properties. During the program year 2011, the BRA hired a part-time person who will coordinate the registration and maintenance of the registry with the Building Department, Board of Health and Code Enforcement officials and continued to fund this position throughout 2012.

For the past 24 - 30 months the BRA has been working actively with the City of Brockton Code Enforcement team and the Attorney General's office to identify potential receivership properties throughout the City and within our targeted neighborhoods. Throughout the year, the BRA has engaged the assistance of the Massachusetts Housing Partnership and The Resources Inc. (TRI) to establish a receivership loan pool. The loan pool will be funded with CDBG and NSP3 funding. They will also track and assist with identifying potential receivership properties in the NSP2 and NSP3 target areas. During the 2012 program year, the Brockton Redevelopment Authority was appointed receiver by the court for three properties (117 Laureston, 113 Laureston, and 262 Green Street).

The property at 117 Laureston Street is currently nearing completion of rehabilitation. Upon completion, the property will be sold to a qualified first time income eligible home buyer. Under the direction of the Receivership Program, 113 Laureston Street has been rehabilitated and is currently occupied. The property located at 262 Green Street is currently under rehabilitation and should be completed by the fall of 2013. Additionally, The Brockton Redevelopment Authority acted as receiver in order to assist in the rehabilitation of the 234 Green Street, and due to a safety and health issue to the neighborhood, demolished 111 Laureston Street and 130 Laureston Street. The Resources Inc. has been appointed as Receiver for 72 Newbury

Street. Rehabilitation of this property will begin during the summer of 2013. All of these properties had been vacant or abandoned.

- b. Under **CDBG-Rescue Foreclosed Homes** Mayor Linda Balzotti allocated \$60,000 of 2010 funding for the "**Receivership Program**". Using the statutory power authorized in M.G.L. Chapter 111, Section 1271, to seize buildings to ensure enforcement of the state sanitary code. "The Law provides for the property to be placed under the control of judicially supervised receiver who has the power to collect rents, make repairs, and borrow money when necessary". Working closely with the City Solicitor, the City Legal Department, Building Department, Brockton Board of Health and Code Enforcement, The BRA has aimed at aggressively eliminating or preventing troubled properties from creating conditions of slums and blight in the City. Five properties have been identified for potential receivership. BRA has also been working very closely with the Attorney General's Office. Through their efforts the Brockton Housing Court has begun appointing receiver(s). The Attorney General's Office has worked with BRA in a coordinated effort to identify potential receivership properties. The BRA's future role in the program will be to serve as the program administrator and coordinator. During this program year the BRA was named receiver on six properties. For two properties the BRA's role was to monitor and inspect, when and if necessary assist owner with contractor and subcontractor. On two properties the BRA role is to rehabilitate the property and return it to a status fit for human habitation. Two properties have been demolished in an effort to provide health and safety conditions to the residents of the neighborhoods. The Resources Inc. will be rehabilitating one property working with the BRA. These efforts too, are viewed as critical tactics necessary to advance the City of Brockton's vision of a stabilized residential and commercial property stock.
- c. In the fifth program year, three derelict vacant properties have been identified and are scheduled for demolition during the 2013 program year. These properties are 21 Ellsworth Street, 39 Highland Street and 15 Elm Circle. CDBG funds will be used to demolish 21 Ellsworth Street. 39 Highland Street has since been purchased by an investor who will rehabilitate the property. The property located at 15 Elm Circle will be demolished using City funds. 21 Ellsworth Street is severely fire damaged and is a major concern to the neighborhood residents and the City of Brockton. The property located 15 Elm Circle will be demolished by the City of Brockton Building Department using City funds. This property is also severely damaged as a result of fire. Our continued neighborhood stabilization efforts coupled with playing field restoration and street improvements have served to help provide a suitable living environment for low and moderate income persons. Similarly, during the program year new financial incentive mechanisms were established to induce small retail and commercial businesses property owners to improve facades thereby helping to provide a suitable living environment and hopefully helping to facilitate the expansion of economic opportunity. During the 2012 program year, a number of the Public Service activities supported in part with CDBG funds have helped provide a suitable living and expanded economic opportunity for low and moderate income persons, among them: Associacao Cabo Verdiana de Brockton, Inc, Father Bill's Work-Express program, and Old Colony YMCA Camp Massasoit and Cosgrove Pool programs.

- d. The Brockton Redevelopment Authority has made great strides during the 2012 plan year with regard to rescue of foreclosed home projects. Under the Receivership Program, 117 Laureston Street has begun rehabilitation and will be completed during the summer of 2013.

The City had hoped the façade improvement initiative would have been further along at program year end. At this time, there are three businesses that have been accepted by the Façade Committee for funding. Through June 30<sup>th</sup>, 2013, work has not begun at any of these businesses, but should begin during the summer of 2013.

- e. As detailed in the City of Brockton's 2012 Annual Plan, the City intends to stabilize, improve and increase access to owner-occupied housing for low and moderate income residents, including addressing the community's significant needs related to the foreclosure crisis. The City's plans to stabilize, improve and increase the supply of affordable rental units for low and moderate income community members and to establish effective locally-based home buyer training and financial assistance have a substantially greater chance of success as a result of the close working partnerships founded during the 2009 program year using CDBG resources. The specific partnership efforts launched with NHS, SMAHC, and Self-Help, Inc. are now beginning to have a noticeable positive impact on identified needs.
- f. The best indicator of CDBG performance in the 2012 program year can be found in the concerted efforts of multiple stakeholders acting in the public interest in a well coordinated effort to assemble all tools and marshal additional resources including: NSP federal and state funds, EDI funds, Homelessness Prevention and Rapid Re-Housing Program funds and foundation and private funds to address the foreclosure crisis and the myriad social issues that have either been caused by or exacerbated by it.
- g. Though no major barriers to fulfilling the overall strategies and vision for the CDBG program and the implementation of the CDBG projects, administrative and operational shifts in the BRA during the program year have served to slow progress on fulfilling overall vision and carrying out the strategies designed to achieve it. With the planned restoration of administrative responsibility to the BRA, Brockton believes its CDBG capacity and effectiveness is substantially enhanced.
- h. For the 2012 CDBG program year, one major goal was not fully on target as of June 30, 2013. Specifically, this is the case with respect to the Façade Improvement economic development activity. Systemic matters continued to be addressed and operation of the CDBG program improved greatly in these areas, yet more fundamental changes were deemed necessary that have now been emplaced and took full effect with the start of program year 2013. In the fifth program year, public facilities improvements and the delivery of public services have been largely on target.

## Lead-based Paint

1. *Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.*

### **Program Year 5 CAPER Lead-based Paint Response:**

According to the American Community Survey, 32,134 housing units in Brockton were built prior to 1980 and of these 16,982 were built before 1950. Lead was widely used in interior and exterior paint prior to 1978 when its use was banned by the Environmental Protection Agency. No reliable calculation exists as to the number of Brockton housing units containing lead paint, although it can be assumed that a number of older properties, have lead paint present. Overtime a number of properties have been de-lead through various state and federal programs to encourage de-leading, so the number with lead paint is slowly diminishing.

In 2012, Brockton continued to be ranked 5<sup>th</sup> in the State for the incidence of lead poisoning

The key strategies used to address the problem during the fifth Plan year were as follows:

1. The City of Brockton's systematic code enforcement inspections.
2. The lead remediation program administered by Self Help, Inc.,
3. The BRA and BHA's CDBG-funded and HOME-funded property rehabilitation programs and property rescue efforts.
4. MassHousing's "Get the Lead Out" program.
5. The BRA's housing rehabilitation program which requires testing for lead paint in any property to be rehabilitated under this program following the Lead Safe Housing Rule.
6. Work with HUD's Office of Healthy Homes, the State Department of Public Health, the local Board of Health and Building Department, to provide information booklets and outreach programs to make residents aware of lead based paint hazards and to generate referrals for lead based paint identification and abatement.
7. Partner with organizations that receive lead testing and abatement funds.

The Commonwealth of Massachusetts Department of Public Health operates a Childhood Lead Poisoning Prevention Program and publishes an annual "Childhood Lead Poisoning Screening and Incidence Statistics by Community". The data for the City of Brockton from July 1, 2011 through June 30, 2012 (the most current data available) indicates that 93% of the children between nine (9) and forty-eight (48) months old had been screened for elevated lead levels. The incidence of elevated levels of lead in the blood of these children was 1.6 cases per 1,000. This is substantially higher than the statewide average of .6 cases per thousand over the same period. It is also the highest non-adjusted rate in the state.

The Brockton Redevelopment Authority (BRA) carried out housing rehabilitation activities for the past few years, routinely testing for lead paint in any unit to be rehabilitated with children under the age of 8, although not a federal regulation, it was necessary to have the 5 units safe and healthy for the low to moderate income families to reside. To the extent that housing rehabilitation was undertaken in the

Annual Plans for 2011 and 2012 program years, mainly in conjunction with coordinated NSP and CDBG Rescue of Foreclosed Properties, and Homeowner Rehabilitation Program efforts, and within the budgetary constraints of the City's CDBG and HOME annual allocations, this practice continued under the auspices of the BRA and BHA and their sub-recipients respectively. When the cost of de-leading exceeded program resources, the BRA and the BHA referred such cases to Self Help, Inc., a regional community based nonprofit organization that accesses federal and state resources including Massachusetts "Get the Lead Out" funds to remove lead paint hazards from older properties. It is anticipated that a certain number of the rescued foreclosed properties going forward are likely to require lead paint remediation; in most cases Self Help, Inc. will be enlisted to assist in assessment and lead paint remediation through its programs.

Brockton will continue to build on its Healthy Homes consortium that includes the Board of Health, The Brockton Redevelopment Authority, Brockton Housing Authority, Brockton Housing Partnership, Metro-South Landlord Association, Neighborhood Health Center, Self-Help Inc. Weatherization Program and representatives of area utility companies.

## HOUSING

### Housing Needs

\*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. *Describe Actions taken during the last year to foster and maintain affordable housing.*

### **Program Year 5 CAPER Housing Needs Response:**

The City of Brockton worked to stabilize, improve and increase access to affordable owner-occupied housing for low and moderate income residents, including addressing the community's significant needs related to the foreclosure crisis. The City also worked diligently to stabilize, improve and increase the supply of affordable rental units for low and moderate income community members as well as residents with special housing and service needs. In the 2012 program year, the city sought to achieve these objectives by means of the projects described in the following section.

### Specific Housing Objectives

1. *Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.*
2. *Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.*

3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.

**Program Year 5 CAPER Specific Housing Objectives Response:**

**Annual Plan Objective - Rescue of Foreclosed Homes**

**Priority:** Owner Occupied Housing

**Objective:** Decent Housing

**Funding:** \$360,000.00

In a continuing effort to prevent the growing number of foreclosures in Brockton from decreasing the supply of affordable housing and from destabilizing neighborhoods through the presence of deteriorating vacant homes, the BRA is working closely with the Brockton Housing Partnership (a collaboration of financial local institutions, public agencies and community-based non-profits) and other parties to rescue some of these properties and return them to productive use and occupancy by low-income and moderate-income families. CDBG funds will be used to acquire and rehabilitate vacant and/or foreclosed single family homes which will be re-sold to low- and moderate-income families under existing First Time Home Buyer programs. The BRA and BHA may also provide HOME funds for Down Payment Assistance for properly qualified and trained low-income and moderate-income First Time Home Buyers. The City of Brockton will coordinate its efforts with other agencies and programs such as Self Help, Inc. and Massachusetts' Get the Lead Out program. At least a portion of the rehabilitation funds advanced will be in the form of deferred payment loans with annual declining balances and recapture provisions secured by lien. The homes sold will carry conventional mortgages, likely soft-second mortgages from the Massachusetts Housing Partnership and the aforementioned down payment assistance (ultimately forgiven) and rehab loans. Acquisition funds advanced will be repaid to the BRA when conventional mortgages/Soft Second mortgages are placed. BRA will use the repayment proceeds to acquire additional properties and start the process again.

Because the foreclosure crisis continues to hit all sections of the city, and because foreclosures are complex and have varying circumstances, the BRA cannot target a specific area, but rather must approach this effort on a case by case basis as properties move through the process and become available. Any excess CDBG or HOME funds not required in **Rescue of Foreclosed Homes** initiative will be made available to income eligible single family home owners for rehabilitation or first time homebuyer assistance.

In 2010 the city added a new tool to its response to the foreclosure crisis by adding \$60,000 for its receivership program so that it can aggressively eliminate or prevent troubled properties from creating conditions of slums and blight. The BRA and other partners designated by the city and approved by the court will take possession of targeted properties, restore them to habitable condition, and after foreclosure auction, offer them for sale to trained and qualified first time homebuyers. The Receivership Team is made up of various City officials including the Brockton Fire Department, Brockton Police Department, Building Department and Board of Health as well as The Attorney General's Office and The Resources Inc. (TRI).

**Progress:** In September of 2009, the BRA amended the program (both 2008 and 2009) to include demolitions of vacant or abandoned properties that have become

unsafe conditions for the neighborhoods as well as spot slums and blight throughout the City of Brockton. During the course of the 2008 and 2009 program years, the City of Brockton has demolished 16 properties in low and moderate income areas. The results of these efforts have been the removal of serious threats to public health and safety in the areas throughout the city. During 2011, the BRA did not demolish any properties. However, during 2012, the Brockton Redevelopment Authority did demolish two properties (111 Laureston Street and 130 Laureston Street) and have identified an additional property that is currently being marked for demolition with CDBG funds during the 2013 program year (21 Ellsworth Street).

**Neighborhood Stabilization Program (NSP)**

The City of Brockton has received an allocation of \$2,152,979 in Neighborhood Stabilization Program (NSP) funds for a variety of responses to the foreclosure crisis within targeted census tracts of the City of Brockton. Brockton may receive additional NSP funding from the allocation of NSP funds made to the Commonwealth of Massachusetts. These include the purchase and rehabilitation of foreclosed residential properties for ownership and rental tenancy by low- and moderate-income persons and families; land-banking of foreclosed properties; the establishment of funding/finance mechanisms for re-tenancy of vacant or foreclosed properties by low and moderate income persons and families; and the demolition and/or redevelopment of abandoned or foreclosed properties deemed unsalvageable. Acting by and through the BRA and BHA, the City of Brockton will use its 2009 CDBG and HOME resources to the greatest extent possible to leverage and support NSP funded activities and similar efforts aimed at resolving this crisis.

**Annual Plan Objective – Homeownership Development - Acquisition and Rehabilitation**

**Priority:** Increase access to homeownership for low/mod income households

**Objective:** Sustainability of Decent Housing [DH-3]

**Funding:** \$85,742 HOME

Southeastern Massachusetts Affordable Housing Corporation (SMAHC), a private non-profit entity, will utilize HOME funds to acquire and rehabilitate single family homes and sell them to low/moderate income families as additional affordable housing opportunities in Brockton. Proceeds from the sale of the HOME-assisted housing activity will be returned to the local HOME Investment Trust Fund account to be used to benefit other low/moderate income families.

**Progress: 2012 Funding:** Due to the implementation of the Consolidated and Further Continuing Appropriations Act of 2012 which imposed new requirements on projects that receive FY2012 HOME funds the property search was delayed until the City of Brockton could implement policies and procedures imposed by the Act which improved project developer selection by participating jurisdictions and ensured that there is adequate market demand for the project. The City’s policies and procedures were incorporated into the City’s HOME funding application. SMAHC submitted an application for funding in May 2013. The funding application has been approved. Acquisition is expected in the summer of 2013 with rehabilitation completed by late fall 2013.

Project Status – Underway

**Annual Plan Objective – Homeownership Development - Acquisition and Rehabilitation (CHDO)**

**Priority:** Increase access to homeownership for low/mod income households

**Objective:** Sustainability of Decent Housing [DH-3]

**Funding:** \$218,000 HOME

Neighborhood Housing Services of the South Shore (NHS), acting as the local Community Housing Development Organization (CHDO), will utilize HOME funds to acquire and rehabilitate single family homes and sell them to low/moderate income families as additional affordable housing opportunities in Brockton. Proceeds from the sale of the HOME-assisted housing activity will be returned to the local HOME Investment Trust Fund account to be used to benefit other low/moderate income families.

**Progress: 2012 Funding:** Due to the implementation of the Consolidated and Further Continuing Appropriations Act of 2012 which imposed new requirements on projects that receive FY2012 HOME funds the property search was delayed until the City of Brockton could implement policies and procedures imposed by the Act which improved project developer selection by participating jurisdictions and ensured that there is adequate market demand for the project. The City's policies and procedures were incorporated into the City's HOME funding application. NHS submitted an application for funding in July 2013 which is under review.

Project Status – Underway

**Annual Plan Objective – Rental Development – Acquisition & Rehabilitation**

**Priority:** Increase the supply of affordable housing

**Objective:** Sustainability of Decent Housing [DH-3]

**Funding:** \$218,000 HOME; to be determined – other funding)

The Brockton Housing Authority (BHA) will utilize HOME funds to supplement a commitment of \$2 Million in grants to the Brockton Housing Authority and Southeastern Massachusetts Affordable Housing Corporation (SMAHC) from the Massachusetts Department of Housing and Community Development (DHCD) and/or other financing sources to acquire and rehabilitate abandoned bank-owned, foreclosed two or three family buildings as additional affordable housing opportunities in Brockton.

**Progress: 2011 and 2012 Funding:** FY2011 HOME Funds expended in the amount of \$199,962 and FY2012 HOME Program Income and recaptured funds expended in the amount of \$14,750 this reporting period for the acquisition of foreclosed, bank-owned 2 and 3 family homes in Brockton. HOME funds utilized in conjunction with NSP funds received from the Mass Dept of Housing and Community Development. 20 units of bank-owned, abandoned properties have been rehabilitated to date; 8 during this reporting period; three of which have been occupied by very low income families.

Project Status – Completed

**Annual Plan Objective – New Construction**

**Priority:** Increase the supply of affordable housing

**Objective:** Affordability of Decent Housing [DH-2]

**Funding:** \$100,000 HOME; (\$148,633 prior year HOME funds)

The Brockton Housing Authority (BHA) will utilize HOME funds to construct a duplex located at Plot 48-2 Tribou Street, as additional affordable housing opportunities in Brockton. BHA will acquire the property from the City of Brockton and construct the duplex with HOME funds and private financing and rent the apartments to low income tenants.

**Progress: 2011/2012 Funding:** A substantial amendment to the Annual Plan has been prepared and will be advertised in July 2013 converting this project from an affordable rental duplex to single family homeownership for eligible low/moderate income home buyers. Limited HOME funding to construct a duplex was the catalyst behind the conversion in order to meet funding commitment deadlines. The RFP process for the contractor selection is expected to begin in the fall of 2013 with construction commencing in the spring of 2014.

Project Status: Underway

**Rental Housing Development – Station Lofts**

**Priority:** Increase the supply of affordable housing

**Objective:** Sustainability of Decent Housing [DH-3]

**Funding:** \$100,000 HOME (\$100,000 FY2011 HOME funds)

Capstone Communities LLC will utilize HOME funds to redevelop the Knight Building located at 124 Montello Street into 25 units which will include 14 units of affordable and workforce as well as 11 market rate units. Capstone Communities plans on utilizing HOME funds from DHCD and Brockton, DHCD tax credits and CATNHP funding and federal and state historic tax credit equity. Station Lofts is located in the heart of Brockton's downtown and is located in the Downtown Brockton Smart Growth Overlay District (DBSGOD) Downtown Core Sub-District. The site is one block from the MBTA Commuter Rail Station.

**Progress: 2011/2012 Funding:** \$100,000 of FY2011 and \$55,000 of FY2012 HOME funds have been expended. The official groundbreaking ceremony was held on 2/26/13. A job fair was held on 3/5/13 as the General Contractor accepted employment applications for all construction trades. Renovations are approximately 60% complete with an expected final completion of December 31, 2013. Marketing has commenced with over 600 applications for housing received. Approximately 590 have been received for the 14 affordable units and another 20 for the market rate units. The lottery for the affordable units is scheduled for 8/15/13 at the Chamber of Commerce in Brockton.

Project Status: Underway

The City of Brockton acting through the BRA and the BHA in cooperation with the Brockton Housing Partnership and the United Way is coordinating all local efforts to meet housing needs, including worst case scenarios such as imminent homelessness

and the specialized needs of persons with disabilities. It is doing so through regular scheduled, organized meetings aimed at improving and enhancing the level of consultation and information/idea sharing among the members. Referrals and case sharing are now a much more common practice among the myriad housing providers operating in the City of Brockton. The City and its instrumentalities and sub-recipients and sub-grantees are working to continue and expand these operational practices.

## Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Program Year 5 CAPER Public Housing Strategy response:

After a five-year process, in 2012 the Brockton Housing Authority (BHA) closed on financing that will enable the BHA to upgrade its federal residences for energy efficiency. The project involves upgrades to more than 1,200 units in seven developments, and is expected to save the BHA more than \$10.4 million in energy and water savings over 20 years. Energy savings will be realized through energy efficient lighting, appliances, apartment temperature controls (and windows and doors at the Campello High Rise). Water savings will be realized through high-efficiency toilet and shower heads. The project enables the “greening” of its federal portfolio, providing energy/water savings that will help pay for the immediate projects as well as reduce costs long-term. In addition to improved resident comfort, improved building performance and associated cost and resource savings, the project will create local jobs. The energy services contractor, Ameresco, is on track to complete the project by October 2013.

The transfer of the Belair Tower High Rise from the state portfolio to the federal portfolio was completed in 2012. The BHA prepared for the transfer by replacing windows and doors in order to comply with strict HUD modernization requirements. The federalization of Belair provides the BHA with significant resources for the care and upkeep of the residence, and guarantees that this vital housing resource will be available for Brockton residents in perpetuity.

The BHA completed Phase 1 of the Caffrey Towers comprehensive modernization, a \$1.9 million project that made eight apartments, the parking lot and building access barrier-free, and modernized 32 apartments.

### **Resident Initiatives**

The Resident Services Department of the Brockton Housing Authority is responsible for connecting the over 2000 residents with the board and management of the BHA. That is accomplished in many ways. It is the responsibility of the Resident Services Department to work directly with Resident Councils to develop communication links and to support the activities of the resident leaders. Service Coordinators bring services together with residents, particularly elderly and disabled residents. The BHA has for the past fourteen years met with the Resident Advisory Board monthly to discuss issues of mutual interest, and to develop programs that can enrich the lives and culture of its residents. Supporting the organization of resident councils, and training of residents in the areas of security and health have been institutionalized over the years. A strong resident leadership team is in place that is able to support

a variety of programs that reach out to as many residents as possible to teach, enrich and to brighten their lives. In 2012 the tenant executive team met with the Director of Resident Services to plan a series of activities that would give the largest number of residents an opportunity to become engaged, instructed or entertained. They include transportation and admittance to the local Garden Club Show, expanding the Tomato Project (a project in which senior residents grew tomato plants on their balconies and met with third graders at the neighboring elementary school who grew vegetables in their school garden) to three other senior neighborhoods. This community-fostering initiative enabled two generations to share knowledge about growing food and nutrition. Transportation and admittance was provided to the Healthy Start Program and a potential book club. They appointed a committee to plan and execute a tribute to resident leaders and educational programs that address current challenges at the Brockton Housing Authority. Over the years, the BHA has made every effort to work with residents to understand how to be a leader with regular meetings with major housing authority staff. The BHA has also asked the residents to understand their responsibilities to the property and to the residents they represent. There has been much growth, improvement and increased involvement by the residents in the life and culture of the Brockton Housing Authority.

## Barriers to Affordable Housing

- 1. Describe actions taken during the last year to eliminate barriers to affordable housing.*

### **Program Year 5 CAPER Barriers to Affordable Housing Response:**

The City has taken steps to create zoning which will promote affordable housing development such as Chapter 40R. The City of Brockton has designated five "Smart Growth" development districts which provide incentives for the development of affordable housing adjacent to transportation centers.

The first major 40R development in downtown is the Station Lofts located at 124 Montello Street. This project is a historic rehabilitation of a vacant brick mill style building in Brockton's downtown, one block away from City Hall. This \$8.2 million dollar project will create 25 loft 1 and 2 bedroom style units within a block from the downtown train station. The City contributed \$200,000 in HOME funds to this project. In addition, this project received a Department of Housing and Urban Development award of housing tax credits and soft debt and the project also received \$1.1 Million in state historic tax credits. Construction began in February of 2013 and the first occupancy will occur in October 2013. Fourteen of the units are affordable units.

The second major 40R development project is The Residence at Centre and Main Street encompassing the entire enterprise block in the heart of Brockton's downtown. This \$100 million downtown project includes the construction of 215 new housing units, the rehabilitation of two historic commercial buildings, and a 326 space parking garage. The first phase of the project will break ground in October 2013 and will include 112 housing units (44 of which will be affordable units). Reconstruction of 60,000 square feet of commercial space will begin shortly

afterwards. This development is in the heart of Brockton's downtown and is also located a block from the train station.

Limited public funding and private investment interest are remaining barriers to increasing the supply of affordable housing. Nevertheless, the City is taking steps to create attractive development and redevelopment opportunities including improving the appearance and curb appeal of business districts, by demolishing derelict buildings and be clearing and cleaning up vacant lots.

Other strategies which can be looked at in the coming years are:

### **Zoning Relief and Other Bonuses**

State and case law permits local jurisdictions to provide a variety of benefits to a developed, such as a density bonus in exchange for reserving a percentage of housing units for low and moderate income or senior households for specified periods of time.

### **Inclusionary Housing**

Inclusionary Zoning has become a more common tool for communities and is usually linked to the bonuses mentioned above. In strong housing markets, it is feasible for developers to meet the inclusionary zoning requirements without other subsidies. In a market such as Brockton's, subsidies would be needed.

### **Commercial/Industrial Linkage Fee**

The concept is that most commercial and industrial development relies on a number of employees who are paid less than 80% of median. So by requiring some effort to provide funds to enable these employees to live as well as work in the community by putting the money towards affordable housing development in the community, the linkage fee is a benefit to all.

### **Availability of Financing**

Some communities have developed task forces which work with lenders operating in the community to develop agreements in conjunction with the federal Community Reinvestment Act, which will provide lower mortgage rates and other financial benefits for providers and consumers of affordable housing.

### **Accessory Apartments**

Many communities have developed accessory apartment provisions in the zoning code, which in effect permit homeowners, especially single family homeowners, to provide an additional housing unit either within the existing house or as an addition, provided that one of the households meets the eligible income limit. This code provision has the added benefits of legalizing a number of illegal uses and also of developing housing in communities with little or no land availability.

### **Gap Financing and Fee Reductions**

Some communities use HOME funds, redevelopment set-aside funds, and Housing Trust Funds (set up under inclusionary zoning and linkage programs) to provide

'gap-financing' for affordable housing projects in order to mitigate the impacts of market factors (such as land costs and construction costs), planning and development fees, on-site and off-site improvements, infrastructure and utility connection and other costs associated with residential development.

Some communities provide permitting fee reductions for projects which provide affordable housing.

### ***Permit Processing***

A community can set up an expedited processing system for any project which is providing affordable housing. This program establishes an aggressive processing timeline to cut the cost and time constraints associated with building affordable housing by:

1. Providing mandatory preliminary review meetings for early staff feedback;
2. Significantly reducing project review cycles;
3. Funding environmental, traffic impact and other studies after preliminary reviews.

Compounding the need for affordable housing has been the loss of many units due to foreclosure. While these were not necessarily owned or occupied by households below 80% of median, it is reasonable to assume that a number of them were.

7% of owner units and 97% of rental units which were vacant in the ACS report for 2007 were affordable to households below 80% of median. Since then there has been a significant increase in foreclosures and a sharp decline in pricing. It is not clear what this means for the expansion of affordable housing in Brockton. There are more rental and owner opportunities for households below 80% median. However, there are also unemployment and underemployment of households which can offset the cheaper prices. The City has used NSP and other funds to acquire and rehabilitate foreclosed properties and through its down-payment program it can also enable households to take advantage of any lower cost housing put on the market.

Major historic barriers to increased availability of high-quality, affordable housing continue to be extremely limited public funding and more limited private sector interest in developing affordable housing in Brockton. Brockton continues to work to create incentives to increase the supply of housing, including the adoption of zoning that will facilitate new development. Barriers to affordable housing in Brockton result from the market forces that affect the larger Eastern Massachusetts region and large sections of Southern New England. In 2009 though, the supply of affordable housing continued to contract sharply as the mortgage foreclosure in the City of Brockton remained unabated. In the second program year Brockton dedicated a substantial share of its CDBG funds to be deployed together with NSP funds and private resources to fight the negative impacts of vacant and blighted foreclosed properties on otherwise stable or potentially stable low and moderate income neighborhoods. It did so working with five community-based organizations as sub-grantees and with other state and local resources. During this program year, the City worked through these public-purpose entities to acquire and prepare to rehabilitate a certain number of those foreclosed and vacant properties, to rehabilitate them and then to sell some to trained and financially assisted income-eligible first-time homebuyers; other units are to be reserved for affordable rentals. The City also worked with Neighborhood

Housing Services of the South Shore to facilitate its certification as a first time buyer training agency. These actions were conducted in synchronization in an effort to help preserve the mid-level housing supply while increasing the affordable housing supply for those for who both price and supply constituted barriers to attaining affordable housing.

Though the real estate market is currently in a substantial downturn, rents and sale prices remain essentially out of reach for many low and moderate-income households. Real estate professionals attribute the escalation of housing costs in Brockton in recent years in large part to the even greater rise in housing costs in the Boston urban core and suburban ring during the same time period. Additionally, the greater accessibility between Boston and Brockton that was created with the opening of the Middleborough Commuter Rail line in 1997 contributed to housing cost increases over the past decade. The shortage of opportunities to create new affordable housing in Brockton cannot be attributed to public policies such as zoning as the City has taken steps to create zoning that is favorable to affordable housing development. In this second program year the City continued to pursue the goal of adaptive re-use of several large, old factory buildings in the downtown area. The City hopes several of these underutilized properties are can be converted to mixed-income housing that is conveniently located near commuter rail, bus and other essential services in the downtown area. Throughout the year, the City continued working to create attractive development and redevelopment opportunities. Five "Smart Growth" development districts pursuant to Chapter 40R Massachusetts General Laws have been established in Brockton, providing incentives for the development of affordable housing.

When regional housing costs recover and at some point, it is expected that there will continue to be insufficient funding for affordable rental and homeownership development, for rental assistance, for rehabilitation assistance, for foreclosure prevention funding and services, and first-time home-buyer financing assistance programs to meet the demands of low- and moderate-income residents and would-be residents of Brockton. Nevertheless, CDBG and HOME funds in conjunction with NSP and other resources have assisted or are assisting in the creation or restoration of 25 affordable housing units. Programs have also now been established to soon assist an estimated 10 First Time Buyers receive ownership training and some to access down payments and closing costs assistance.

In response to the City "Analysis of Impediments to Fair Housing Choice" Mayor Linda M. Balzotti has established an Advisory Committee on Brockton's Analysis of Impediments to Fair Housing Choice.

The City has developed a two-pronged approach to ensuring fair housing compliance throughout the City. The Mayor's advisory committee for Impediments to Fair Housing Choice works to identify fair housing issues within the community and the Brockton Redevelopment Authority (BRA) actively supervises housing providers to ascertain whether fair housing requirements are being met.

Residents and/or property owners with questions, issues or complaints associated with applicable Fair Housing laws and requirements are encourage submitting those matters to the City Clerk's Office, which then forwards them to the Mayor's Task Force for Impediments to Fair Housing Choice in Brockton for action. Additionally, in

its monitoring of providers, the BRA reviews Fair Housing procedures to ensure compliance with the pertinent statutory provisions.

In an effort to stay current, the City regularly updates its "Impediments to Fair Housing Choice" document and the BRA reviews the ways in which it can support actions recommended in that document. In addition, the Brockton Redevelopment Authority monitors its sub-recipients and developers, to ensure that they pursue the actions recommended and develop reports on actions taken.

## HOME/ American Dream Down Payment Initiative (ADDI)

1. *Assessment of Relationship of HOME Funds to Goals and Objectives*
  - a. *Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.*
2. *HOME Match Report*
  - a. *Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.*
3. *HOME MBE and WBE Report*
  - a. *Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).*
4. *Assessments*
  - a. *Detail results of on-site inspections of rental housing.*
  - b. *Describe the HOME jurisdiction's affirmative marketing actions.*
  - c. *Describe outreach to minority and women owned businesses.*

### **Program Year 5 CAPER HOME/ADDI Response:**

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Program Year 5 CAPER Public Housing Strategy response:

After a five-year process, in 2012 the Brockton Housing Authority (BHA) closed on financing that will enable the BHA to upgrade its federal residences for energy efficiency. The project involves upgrades to more than 1,200 units in seven developments, and is expected to save the BHA more than \$10.4 million in energy and water savings over 20 years. Energy savings will be realized through energy efficient lighting, appliances, apartment temperature controls (and windows and doors at the Campello High Rise). Water savings will be realized through high-efficiency toilet and shower heads. The project enables the "greening" of its federal portfolio, providing energy/water savings that will help pay for the immediate projects as well as reduce costs long-term. In addition to improved resident comfort, improved building performance and associated cost and resource savings, the project will create local jobs. The energy services contractor, Ameresco, is on track to complete the project by October 2013.

The transfer of the Belair Tower High Rise from the state portfolio to the federal portfolio was completed in 2012. The BHA prepared for the transfer by replacing windows and doors in order to comply with strict HUD modernization requirements. The federalization of Belair provides the BHA with significant resources for the care

and upkeep of the residence, and guarantees that this vital housing resource will be available for Brockton residents in perpetuity.

The BHA completed Phase 1 of the Caffrey Towers comprehensive modernization, a \$1.9 million project that made eight apartments, the parking lot and building access barrier-free, and modernized 32 apartments.

*1. Assessment of Relationship of HOME Funds to Goals and Objectives*

*a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.*

As stated in the FY2010 CDBG and HOME Annual Plan Brockton’s Housing Objectives are as follows:

- Maintain, support and preserve the existing housing stock; prevent housing deterioration and vacancies; prevent neighborhood deterioration due to foreclosures and vacancies through a variety of means including counseling.
- Increase the overall availability of affordable permanent housing through the creation of new units and the return to habitable status of vacant/deteriorated units.
- Preserve the quality of life in existing neighborhoods while accommodating smart growth; support a well-conceived balance between housing development, transportation, open space and recreational facilities, and appropriate commercial development opportunities.
- Support organizations using NSP funds for foreclosed properties.

During the reporting year funds were expended on all projects identified in the Annual Plans including, acquisition and rehabilitation of a homeownership unit, first time homebuyer assistance, rental new construction, acquisition and rehabilitation of rental units; which resulted in the creation of 17 completed units (3 vacant at time of reporting) and another 9 units of low income rental units expected by March 2013.

The data below is extracted from HUD’s IDIS reporting system, Report 23: Summary of Accomplishments.

**HOME Unit completions by Percent of Area Median income**

Activity Type						Units Completed	
	0% - 30%	31% - 50%	51% - 60%	61% - 80%	Total 0%- 60%	Total 0%- 80%	
Rentals	0	3	0	0	3	3	
First Time Homebuyers	0	0	0	0	0	0	
Existing Homeowners	0	0	0	0	0	0	
<b>Grand Total</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>3</b>	

**HOME Unit completions by Racial/Ethnic Category**

	<b>Units Completed</b>	<b>Units Completed - Hispanic</b>
White	2	1
Black/African American	1	0
Asian	0	0
Other multi-racial	0	0
<b>Grand Total</b>	<b>3</b>	<b>1</b>

**2. HOME Match Report**

*a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.*

The Brockton Housing Authority Massachusetts Rental Voucher Program fulfilled the City’s HOME Match obligation during the reporting period in the amount of \$684,664.00. This information is provided in the table below. The Match Report HUD-40104-A is also included in the Appendix.

**HOME Match Report**

<b>Excess Match from Prior 2011 Match</b>	<b>2012 Match</b>	<b>2012 Match Liability</b>	<b>Carry Over to next Federal Fiscal Year</b>
\$3,447,348	\$684,664	\$93,206	\$4,038,806

**3. HOME MBE and WBE Report**

*a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women’s Business Enterprises (WBEs).*

During the 2012-2013 program year, the City of Brockton’s HOME program contracted with OKM Associates, a Women’s Business Enterprise (WBE), for the amount of \$1,500 to provide assistance in the implementation of the HOME Appropriations Rule COD 12-007 and \$900 for the review and recommendations to the Affirmative Fair Housing Marketing Plan. Another WBE, Nover-Armstrong was contracted in the amount of \$1,950 to prepare an environmental review of the property located at 36 Bernard Circle, a homeownership acquisition and rehabilitation project undertaken by Southeastern Massachusetts Affordable Housing Corporation. Another WBE was sub-contracted in the amount of \$1,327 for services for the renovations project located at 152 Nilsson Street. MBEs were also sub-contracted in the amount of \$94,500 for services at the renovation projects located at 103 Menlo Street and 100 Turner Street. HUD Form 40107 – HOME Program Annual Performance Report is also included in the Appendix.

**4. Assessments**

- a. Detail results of on-site inspections of rental housing.*
- b. Describe the HOME jurisdiction’s affirmative marketing actions.*
- c. Describe outreach to minority and women owned businesses.*

- a. The Brockton Housing Authority conducts annual inspections of all its rental units to ensure compliance with Housing Quality Standards. Income recertification forms are also done on an annual basis, documenting current household income, as well as monthly rent payments. No major violations of housing codes or other applicable regulations have been discovered; minor violations are quickly rectified upon inspection determination.
- b. Residents and/or property owners with questions, issues or complaints associated with applicable Fair Housing laws and requirements may access the technical services of agencies such as the BHA. The City is charged with ensuring that education about fair housing is conducted and to manage complaints which might be received. The City of Brockton has established an Affirmative Fair Housing Marketing Plan for fair housing and equal opportunity, which was revised in June 2012 and submitted to HUD. As a result of the City of Brockton's Analysis of Impediments to Fair Housing Choice, the Mayor's Advisory Committee continues to provide recommendations and strategies to implement that are contained in the Analysis. The advisory committee continues to meet regularly to discuss issues raised in the Analysis and is continuing to meet in order to provide additional recommendations to the Mayor. Staff members of the BHA have received certification in Limited English Proficiency. The BHA, through the Mayor's office also provides access to a language line to assist those speaking limited English. Staff members have also received certification from MassHousing for Providing and Accessing Reasonable Accommodations for people with Mental/Physical Disabilities, Alcohol/Drug Addiction and HIV.
- c. There is a very limited number of city based MBE minority owned and WBE women owned businesses in Brockton. Attempts are being made to attract MBEs and WBEs to participate in the City's HUD funded programs through various outreach programs. Requests for Proposals for renovations include language to attract MBE and WBE participants.

## HOMELESS

### Homeless Needs

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. *Identify actions taken to address needs of homeless persons.*
2. *Identify actions to help homeless persons make the transition to permanent housing and independent living.*
3. *Identify new Federal resources obtained from Homeless SuperNOFA.*

### **Program Year 5 CAPER Homeless Needs Response:**

1. The South Shore Regional Network to End Homelessness, launched at the end of the 2008 program year, became fully operational during the 2009 program year.

Convened by United Way of Greater Plymouth County and led by a regional coordinator, the network brings together stakeholders from the region's two CoCs: Brockton/Plymouth and Quincy/Weymouth for regional planning, improved service delivery, and testing of several initiatives with 18-month pilot funding from the Commonwealth of Massachusetts. The Plymouth County Housing Alliance (PCHA) carries out its work through this network. Thanks to well-organized efforts to disseminate Brockton HPRP funds and to coordinate with the South Shore Network's strategy, Brockton service providers were well positioned to leverage additional HUD HPRP funds. Together, Father Bill's and MainSpring and BAMSI secured an additional \$1,800,170 in Balance of State HPRP that in turn assisted nearly 200 homeless or at-risk households, most from Brockton, to be re-housed from shelters or to prevent homelessness. Funding from the HPRP program was completed expended during 2012 and the program has been a total success.

2. Father Bill's and MainSpring added 26 permanent housing units for chronically homeless individuals in 2009:
  - a. 16 units were added as are part of the new 32-unit SRO, with a portion of the funds from the new CoC07 award; and
  - b. 10 leased rental units using new funds from the CoC08 award.The goal of the Brockton 10-Year Plan to End Chronic Homelessness is to add 10 Housing First units a year for chronically homeless individuals. This goal was exceeded.

Additional housing and services were created to serve homeless veterans:

- a. Father Bill's and MainSpring opened its new Work Express Housing. In addition to the 16 units for chronically homeless individuals, 15 transitional units were created for homeless veterans.
- b. The U.S. Department of Labor awarded Father Bill's and MainSpring a grant through the Homeless Veterans Reintegration Program to provide training and job placement services to homeless veterans in Southeastern Massachusetts, with the City of Brockton as a primary service area.

Father Bill's and MainSpring restructured its two shelters in the region, including MainSpring House in Brockton, as "triage" facilities. Every homeless person is assessed within 24-48 hours of entering the shelter with a plan developed to help him or her to exit rapidly to permanent housing or to other more appropriate settings. In the first 12 months, 199 homeless adults were moved to housing (44 of them chronically homeless) and 80 to substance abuse treatment or other specialized services.

## **Specific Homeless Prevention Elements**

1. *Identify actions taken to prevent homelessness.*

### **Program Year 5 CAPER Specific Homelessness Prevention Elements Response:**

The South Shore Network continues to track inappropriate discharges to homeless shelter from state systems of care. During the program year, this documentation was

shared locally with the leadership councils of the Brockton 10-Year Plan to End Chronic Homelessness and the South Shore Network. It was also formally presented to the state's Interagency Council on Housing and Homelessness and the Lt. Governor. The South Shore Network has been meeting with state agencies, such as the Departments of Mental Health, Public Health, and Corrections, to address discharge issues. While the departments have been cooperative, state cuts to services in other areas (mental health and substance abuse) have placed greater pressure on the homeless shelter system to shelter those who are not served by these other systems.

Additionally, Pilot homeless prevention element initiatives launched through the South Shore Network during 2010 included:

- a. The South Shore Network received permission from the state Department of Housing and Community Development to be the first region to pilot a family "triage" model with local control of shelter placements. The region's five family shelter providers all cooperate and coordinate to implement this model. Father Bill's and MainSpring is the lead triage coordinator; Old Colony Y is the other active, Brockton family shelter provider. (The goals are to shelter families locally in settings best matched to their particular needs and to move them rapidly to housing.) In the first 5 months of the model, 180 homeless families were assessed and 188 moved rapidly to permanent housing.
- b. Homelessness prevention services and resources were increased. Community service providers have staff out-stationed at the Brockton welfare office to meet with families who request homeless shelter placement in order to help divert them to housing alternatives. Brockton Area Multi Services Inc (BAMSI) is the lead community agency, with additional participation by Self-Help, Inc. and Catholic Charities. HUD HPRP funds have played a significant role in helping to keep many of these families housed.

During the 2012 plan year, Mayor Linda M. Balzotti has identified the Brockton Plan to end homelessness and its successful implementation as one of the key factors in the overall success of the city's homeless prevention and economic development plans. The Mayor has appointed community leaders throughout the City to serve on the Brockton Leadership Council on Chronic Homelessness and has charged them to serve as the voice of the community on this issue, to make recommendations to the Mayor regarding goals, action steps, benchmarks, timelines and so much more and to provide a plan implementation oversight. This leadership council recognizes that there are many agencies and organizations that have the resources and the commitment to help implement the plan. Many of the members have been involved in drafting the plan and its recommendations. But it is clear that there has to be a new level of coordination and partnerships between public and assisted housing providers and governmental health, mental health and additional service agencies if the plan is to succeed. Therefore, the Brockton Redevelopment Authority has been charged with monitoring and coordinating the day to day activities of its partners. The Brockton Redevelopment Authority coordinates this implementation and provides regular reports to the Mayor and her leadership council regarding progress toward meeting plan benchmarks.

## Emergency Shelter Grants (ESG)

1. *Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).*
2. *Assessment of Relationship of ESG Funds to Goals and Objectives*
  - a. *Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.*
  - b. *Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.*
3. *Matching Resources*
  - a. *Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.*
4. *State Method of Distribution*
  - a. *States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.*
5. *Activity and Beneficiary Data*
  - a. *Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.*
  - b. *Homeless Discharge Coordination*
    - i. *As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.*
  - c. *Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.*

**Program Year 5 CAPER ESG Response:**

**Not Applicable; Brockton receives no ESG funding.**

COMMUNITY DEVELOPMENT

Community Development

\*Please also refer to the Community Development Table in the Needs.xls workbook.

1. *Assessment of Relationship of CDBG Funds to Goals and Objectives*
  - a. *Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.*
  - b. *Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.*
  - c. *Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.*
2. *Changes in Program Objectives*
  - a. *Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.*
3. *Assessment of Efforts in Carrying Out Planned Actions*
  - a. *Indicate how grantee pursued all resources indicated in the Consolidated Plan.*
  - b. *Indicate how grantee provided certifications of consistency in a fair and impartial manner.*
  - c. *Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.*
4. *For Funds Not Used for National Objectives*
  - a. *Indicate how use of CDBG funds did not meet national objectives.*
  - b. *Indicate how did not comply with overall benefit certification.*
5. *Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property*
  - a. *Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.*
  - b. *Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.*
  - c. *Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.*
6. *Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons*

- a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.
  - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
  - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.
7. *Low/Mod Limited Clientele Activities* – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
- a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.
8. *Program income received*
- a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
  - b. Detail the amount repaid on each float-funded activity.
  - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
  - d. Detail the amount of income received from the sale of property by parcel.
9. **Prior period adjustments** – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information: None
- a. The activity name and number as shown in IDIS;
  - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
  - c. The amount returned to line-of-credit or program account; and
  - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.
- 10. Loans and other receivables**
- a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received. The city
  - b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
  - c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
  - d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
  - e. Provide a List of the parcels of property owned by the grantee or its sub-recipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.
- 11.Lump sum agreements**
- a. Provide the name of the financial institution. none

- b. Provide the date the funds were deposited.*
- c. Provide the date the use of funds commenced.*
- d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.*

**12. Housing Rehabilitation** – for each type of rehabilitation program for which projects/units were reported as completed during the program year

- a. Identify the type of program and number of projects/units completed for each program.*
- b. Provide the total CDBG funds involved in the program.*
- c. Detail other public and private funds involved in the project.*

**13. Neighborhood Revitalization Strategies** – for grantees that have HUD-approved neighborhood revitalization strategies

- a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.*

**Program Year 5 CAPER Community Development Response:**

1. *Assessment of Relationship of CDBG Funds to Goals and Objectives*
  - a. *Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.*
  - b. *Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.*
  - c. *Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.*

**Public Facilities:** Brockton has certain public facility needs that are unable to be addressed through other financial means or programs or entirely through other means. These are facilities that serve large segments of the population, support the needs of low- and moderate-income persons, positively impacted the quality of life for residents. They have impact on entire neighborhoods, such as a nonprofit organization's facility in need of upgrade or a vacant school that has become an eyesore and attractive nuisance that needs to be removed. These are given a high priority by Brockton. It is believed virtually all public buildings/facilities and virtually all public housing in Brockton has now been brought into Section 504 compliance; this area is not generally an action priority for the Consolidated Plan. However, there was a need to renovate and make fully accessible the War Memorial Building which functions as Brockton's Civic Center.

**Annual Plan Objective - War Memorial Accessibility**

**Priority:** Public facilities

**Objective:** Suitable Living Environment [SL-3.1]

**Funding:** \$350,000 CDBG, \$1,595,000 prior years CDBG, \$190,000 Special EDI Grant and \$125,000 other public/private

The City of Brockton and the BRA worked to remove architectural barriers in the War Memorial Building so that all of Brockton's citizens, including the disabled, can participate in a variety of public civic and cultural events held there, thus this project is regarded as a high priority. \$350,000 in 2009 CDBG funds will continue the accessibility retrofit project of the War Memorial Building/Civic Center at 156 West Elm Street. Added to \$1,595,000 in prior year grant funds allocated, the funding will result in an accessible building with: a four-stop elevator; improved building access; existing bathrooms updated to meet ADA standards; and new handicapped bathroom facilities constructed. The project may also include other accessibility improvements such as modifications to appurtenant sidewalks and access points. The War Memorial Building functions as the City of Brockton's civic center and hosts a variety of public events. The project will make the War Memorial Building fully accessible to disabled persons and permit them to participate in these events. The City of Brockton will continue to seek funding from private donors and the Massachusetts Cultural Council to improve the War Memorial Building.

**Progress:** The War Memorial Building rehabilitation regarding handicap upgrades, electrical upgrades, fire alarm systems and sprinkler systems have all been completed during the 2012 program year.

- **2007 CDBG** – A contract awarded to Auburn Construction in August, 2007 for renovations to the War Memorial Building. Renovations included the installation of a new elevator and restrooms to meet ADA

standards. The elevator and handicapped restrooms have been completed. The main focus of building renovation is to remove architectural barriers. The building is located in a section of the city in which more than 51% of households are low/moderate-income. Funding from 2007 has been fully expended.

- **2008 CDBG** - \$420,000.00 has been funded for continued renovations to the War Memorial Building. Electrical upgrades have been made to existing wiring that was not up to code and created a safety concern. Additional renovations include façade improvements, updating of fire alarm system and potentially upgrades to some of the existing windows. All of the funding (\$420,000) has been expended during plan year 2011.
- **2009 CDBG** - \$350,000.00 has been committed to the above renovations as an assurance the City has the funds to complete the projects. As of June 30, 2012, Electrical upgrades have been completed, additional fire protection systems not provided with the Special EDI grant were completed and drop ceilings and new lighting was installed throughout the building. As of June 30, 2012, all funds for this project have been expended. This project has been completed and the building is now available for civic center events.
- **Special EDI grant** - earmarked for the War Memorial Building of \$190,000.00 has been used for the installation of a fire protection/sprinkler system. As of June 30, 2012, the War Memorial Building has an upgraded fire protection system and sprinkler system installed. The Special EDI grant of \$190,000.00 has been expended.

**Public Services:** Brockton is fortunate to have an intricate network of dedicated human service providers who do much with so little to meet the needs of certain low- and moderate-income segments of the population having specific needs. Brockton intends to utilize modest amounts of CDBG funding to help them deliver services and help meet those needs. Certain Brockton human service providers help deal with substance abuse issues on a number of fronts including abuse awareness education and prevention, treatment referral services; and substance abuse counseling and support services. Employment training for the general populace in Brockton is by and large provided under the auspices of the regional office of the Massachusetts Division of Employment and Training and the regional Workforce Employment Board; nevertheless there are segments of the population who due to substance abuse issues, or because they are predominantly non-English speaking, require basic skills training to achieve employment self-sufficiency. Crime particularly in the inner core, is a major concern in Brockton. Consequently, Brockton has determined a special Mobile Anti-Crime Unit continues to be a critical need. In the 2011 program year, the City assisted with funding as indicated, nine such agencies whose projects will help accomplish these objectives in the areas of youth services, child care, economic opportunity/job skills, health services/counseling, and senior services and will provide funds for a special Mobile Anti-Crime Unit.

***Annual Plan Objective - Mobile Anti-Crime Unit***

***Priority:*** Public Services

***Objective:*** Suitable Living Environment [SL-3.2]

***Funding:*** \$118,500 CDBG, plus municipal funds and equipment

The Brockton Police Department has taken a multi-pronged approach to crime prevention which includes such elements as public school outreach and neighborhood Watch Programs which aim to increase citizen involvement and public safety awareness. Further, in the realm of crime prevention, the Brockton Police Department has established the Mobile Anti-Crime Unit which operates in a delineated target area which is predominately low- and moderate-income in nature. The specially equipped and trained unit focuses on preventing crime by creating a high visibility profile and rapid response in areas frequented by known criminals. CDBG funds will provide partial funding to continue a four person foot patrol, the Mobile Anti-Crime Unit, dedicated to crime reduction in a targeted high crime, low- and moderate-income area of the City, specifically, census tracts: 5104, 5108, 5109, and 5114 - an area of some 16,000 residents. Funds have been utilized for partial salaries of four patrol officers in this dedicated area of the city. The project benefits an estimated 16,000 low- and moderate-income persons by improving neighborhood safety in areas prone to higher crime levels.

**Progress:** CDBG funding is provided to partially fund the salaries of the four policemen assigned to this area. The project benefits an estimated 16,000 low and moderate income persons by improving neighborhood safety in areas known to be prone to higher crime levels.

The Police Officers assigned to this area have the unique opportunity, much like any typical community police officer, to remain focused in an effort to better assist the neighbors and business owners on short and long term problems. Many neighbors have come to know the officers on a first name basis. The two cruisers, each manned by two officers, have more of an opportunity to familiarize themselves with residents and business owners. These officers have the ability to step out of their vehicles to learn more about the specific needs of the area including language difficulties, pot holes, graffiti, gangs and drug dealings as well as gaining an understanding of the resources available to them within the neighborhoods.

Gaining trust with the local various cultures in Brockton is paramount to successful policing in today's society. Building that trust takes time and starts with involvement and positive activities within the community.

The Brockton Police Department is in the process of providing training of its officers on the subject of mental health first aid. This tool will provide the officers overall knowledge to address the needs of mentally ill persons and those with behavioral issues.

The CDBG project was successfully completed and all funds expended.

***Annual Plan Objective - Cosgrove Swimming Pool***

**Priority:** Public Services

**Objective:** Suitable Living Environment [SL-3.3]

**Funding:** \$53,583 CDBG

CDBG funds have been used to provide salaries and to satisfy related expenses in connection with the provision of structure recreational and instructional programs at the Old Colony YMCA Cosgrove pool. The Cosgrove Pool is a significant public

recreational resource which is centrally located among low-income and moderate-income areas of Brockton. During the summer months, underprivileged children and youths from surrounding low- and moderate-income neighborhoods are transported to the Cosgrove Pool where they receive swimming and water safety instruction from qualified counselors and instructors. Seasonally, over 10,000 children/youths benefit from the use of the facility and from its well structured programs.

**Progress:** During the summer of 2012, some 11,528 low and moderate income persons benefited from the use of the pool. Additionally, remaining CDBG funds not used during the summer months were used to train lifeguards for the upcoming year. The CDBG project was successfully completed.

***Annual Plan Objective - David Jon Louison Family Center***

**Priority:** Public Services

**Objective:** Suitable Living Environment [SL-3.4]

**Funding:** \$2,500 CDBG

CDBG funds will be used to support in part the salary of a casework/clinical coordinator to service the needs of transitional tenants of the David Jon Louison Family Center. The center provides transitional shelter and support services to exclusively lower income homeless individuals and families in Brockton. The Center may assist as many as 150 homeless persons over the course of the coming year.

**Progress:** During 2012, 160 persons of extremely low income were assisted by this program. All of the persons assisted were provided with housing services and assistance toward reducing barriers to obtaining housing. The David Jon Louison Family Center is committed to ending homelessness, one family at a time.

***Annual Plan Objective - Father Bill's & Mainspring***

**Priority:** Public Services

**Objective:** Economic opportunity [EO-1.1]

**Funding:** \$6,000 CDBG

CDBG funding will help support the expanding Work Express program created by Father Bill's & Mainspring and previously funded in part by a McKinney grant. Work Express seeks to mainstream homeless persons to productive employment and independence by means of the provision of transitional housing, intensive case management, substance abuse counseling and basic skills development. CDBG dollars will help fund the personnel cost of a training coordinator and supervisor. The program enrolls 20 trainees at a time and deals with 60 cases in the course of a year. Trainees often work at public benefit assignments involving street sweeping, graffiti removal and vacant lot clearance. The Work Express program is a six to twelve month training program for homeless men and women in Brockton. Individual training is given to participants as they are placed in 20 hour per week work slots with local businesses, the Plymouth County District Attorney's Office and the Brockton Department of Public Works.

**Progress:** In Program Year 5, the Work Express program had a higher job placement ratio than any prior year. Seventy percent of WorkExpress graduates secured employment within 6 months of graduation. These individuals earned an

average of \$11.13 per hour. Ninety four percent of WorkExpress graduates retained employment for a minimum of six months. The types of jobs secured included: Electrical Assembler, Laundry Attendant, Cashier, Administrative Assistant, Security Guard, Landscaper, Barber, Truck Driver, Painter, and Warehouse worker. For the third straight year 100% of WorkExpress graduates had housing secured the day they completed the program.

**Annual Plan Objective - Associacao Cabo Verdiana de Brockton**

**Priority:** Public Services

**Objective:** Economic Opportunity [EO-1.2]

**Funding:** \$2,500 CDBG

The Associacao Cabo Verdiana de Brockton, Inc. provides essential services which link members of their non-English speaking community with the larger general Brockton community. Among the services offered: outreach and referral for educational, medical and legal resources available to low- and moderate-income persons. The Association also provides translation services, literacy classes, a citizenship preparation class, and conducts English as a Second Language classes for its clients, who are primarily low- income and moderate-income. CDBG funds will be used to partially support its staffing needs. This fiscal year the Cape Verdean Association's after school program provided a healthy and safe environment for over 89 children, which surpassed the initial projected number of beneficiaries of 75. Each day these children were assisted by older youth in the community with homework help in various courses, mentoring and computer assistance.

During 2012, the Cape Verdean Association continued the very successful Youth Enhancement Program (YEP) for the assistance and development of City youths. The program is designed to meet the needs of children and provide a safe environment, away from the lures of drugs and negative behavior.

One of the most significant outcomes in this program year has been the change in the attitudes of the children who regularly attend this program. With each passing school month, each child in the after school program has grown significantly. Their attitudes about school and school work changed for the better. As the school year progressed, their performance in school was better as measured by test scores and grades, a notable change in the disciplinary action, significant gains in academic achievement test scores, improved home lesson completions and deeper engagement in learning.

For the upcoming year, the change we are looking to see in these children is expansion. We would like to rebuild and remodel our facility to be able to branch out, this assisting more children.

**Annual Plan Objective - Dorn Davies Senior Center (BAMSI)**

**Priority:** Public Services

**Objective:** Suitable Living Environment [SL-3.6]

**Funding:** \$2,500 CDBG

BAMSI operates the Dorn Davies Senior Center in the Campello High Rise elderly residence. Satellite programs are run from the Dorn Davies Center at three other well placed locations, as are outreach programs for the Brockton elder community at

large. Programs focus on senior citizens health and nutritional needs as well as recreation and socialization among other things. CDBG funds will provide roughly 2.5% of the center's operating budget for the next year. The Dorn Davies Senior Center's clientele are exclusively low- and moderate-income persons. With effective outreach programs, the center expects to assist an estimated 3,800 seniors in the coming year, providing them with access to health and social services as well as nutrition.

**Progress:** The achievements of this program during the 2012 program year have been notable with over 3,300 persons being assisted. The majority of those assisted are on a very limited income with no family to rely on. The objective of this program is to try to fill that void with programs and services. By providing these services, the Dorn Davies Senior Center takes the burden and worry from the clients and their caregivers. Clients who were once isolated, lonely and vulnerable are now supported and more independent. All CDBG funding has been expended.

***Annual Plan Objective - Camp Massasoit***

**Priority:** Public Services

**Objective:** Suitable Living Environment [SL-3.7]

**Funding:** \$2,500 CDBG

CDBG funds provided operating support for the Old Colony YMCA's Camp Massasoit. Camp Massasoit is a summer day camp of six weeks duration, which is operated at Massasoit Community College for the benefit of low- and moderate-income children aged nine (9) to 12 years who come from throughout Brockton. Organized programs are not only recreational in nature, but are also focused on: values orientation, health and fitness, self-esteem and confidence building, appreciation for ethnic and cultural diversity, and problem solving skills development. Camp Massasoit provided summer day programs for approximately 300 youths this year. Children from low- and moderate-income families benefited from organized activities and supervised day camp programs and will consequently have less exposure to the lure of drugs, gang activity, vandalism and negative behavior.

**Progress:** During the summer months of July and August 2012, Camp Massasoit served 88 low and moderate income single parent children living in the City of Brockton within elevated crime areas. These children would normally not have access to a summer camp program. Campers were able to expand their knowledge and build resiliency. Many of these children are considered at risk by school administrators and were recommended for the program.

***Annual Plan Objective – HelpLine, Inc.***

**Priority:** Public Services

**Objective:** Suitable Living Environment [SL-3.8]

**Funding:** \$2,500 CDBG

Helpline is a program operated by Brockton Area Multi-Services, Inc (BAMSI) the local anti-poverty umbrella organization serving the City and surrounding areas. Helpline is an information and referral resource that has for the past decade helped many thousands of Brockton residents to locate services and assistance for a variety

of needs. CDBG funds will help support one part-time position for the Homeless Prevention Program – a key initiative to prevent families and elderly persons from becoming homeless and to provide emergency assistance to low-income households.

**Progress:** The Homeless Prevention Program assisted low income households who are facing severe financial hardship which may jeopardize their housing. During the program year Helpline received 1,796 calls and inquiries from Brockton residents. These households consisted of 4,317 persons, of which 99% were extremely low or low income. The majority of the calls were for housing or utility issues including rental assistance, housing search, mortgage assistance, foreclosure counseling and home repairs. Helpline works with families and individuals to help them maximize their incomes and take advantage of any possible resources.

The BAMSI Helpline Program was very successful and expended all CDBG funds.

**Economic Development:** Brockton has taken major steps to attract new job generating business to the community by such means as financial participation in the development of a new desalinization plant, clean-up of brownfields with state and local assistance, the designation of five districts under Chapter 40R of the Massachusetts General Laws, through the use of Tax Increment Financing and through planning for major roadway improvement to facilitate access to development sites. Brockton has also targeted major downtown buildings for mixed re-use and major industrial/commercial sites for various types of growth industries such as food services and distribution. A variety of economic development incentives and mechanisms at the state level are being accessed for this purpose. There is currently a major initiative underway to revitalize the downtown core and stem disinvestment occurring there. One need in this area is the construction of more off-street parking facilities in the downtown core to both encourage greater use of mass transit facilities and to support economic development. The City of Brockton may seek to use CDBG funds to meet design costs and/or matching fund requirements for parking facilities to be constructed with state Public Works Economic Development or Transit Related Development grants. The City of Brockton has also established a commercial Area Revitalization District [CARD] for the downtown center pursuant to Chapter 40D of the Massachusetts General Laws. Among other things, this designation makes for-profit businesses within the district eligible to receive tax-exempt Industrial Development Bond financing. The City is also an Economic Target Area pursuant to Massachusetts Economic Development Investment Program [EDIP] statute and under that designation has created 12 “Economic Opportunity Areas” in the downtown and other parts of the City. Such designations permit for-profit developments therein to seek state investment tax credits for substantive new job-generating physical plant investment.

In August 2009 the City of Brockton made certain changes to its economic development strategy by means of a substantial amendment, which significantly broadening the scope of activities that could be undertaken. Brockton is utilizing CDBG funds to provide patient, interest free declining balance forgiveness loans for façade improvements in the downtown central business district and as funding allows, in other neighborhood business districts. Annual declining balance loans are

for a term of five or ten years and CDBG funds will provide up to 50% of the cost of improvement projects.

**Annual Plan Objective - Façade Improvements/Business Assistance**

**Priority:** Economic Development

**Objective:** Economic Opportunity [EO-2.1]

Working with the nonprofit community-based Brockton 21st Century Corporation, BRA will utilize funds to provide forgivable no-interest declining balance loans for façade improvements and other short and longer term business expansion efforts in the downtown central business district and if funding allows, in other neighborhood business districts. It is anticipated that most individual loans will be capped at \$35,000 per business property but that most will not exceed \$20,000; however larger investments may be made to upgrade key anchor business properties. All code violations will be corrected in assisted businesses. Program income (loan repayments) will be utilized for future loans under this program. Brockton 21st Century Corporation will monitor the loans to determine that at least one full-time equivalent job has been created or retained for each \$35,000 of CDBG funds advanced. Brockton 21st Century Corporation may use a portion of these funds for reasonable program delivery costs. With these CDBG funds, to the greatest extent possible, BRA and Brockton 21st Century Corporation will strive to leverage private investment in the form of equity or credit investments in these businesses.

**Progress:** During the 2012 program year, the Façade Improvement Program there has been three projects that have been accepted by the Façade Committee for funding. At this time, none of these projects have begun rehabilitation but plans are to begin during the summer or fall of 2013.

2. *Changes in Program Objectives*

a. *Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.*

During the 2012 program year there were no fundamental changes in program objectives.

3. *Assessment of Efforts in Carrying Out Planned Actions*

- a. *Indicate how grantee pursued all resources indicated in the Consolidated Plan.*
- b. *Indicate how grantee provided certifications of consistency in a fair and impartial manner.*
- c. *Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction*

a. During the 2012 program year, the City of Brockton successfully pursued most other resources identified in the Action Plan as well as others that became available during the program year, and succeeded in completing HUD EDI funds. Brockton continues to pursue a number of sources including financial institution support of economic development initiatives. Sub-grantee public service

providers continue to pursue a variety of foundation and other resources and largely succeeded in doing so.

b. During program year 2012, the City of Brockton conducted all activities in a fair and impartial manner consistent with all applicable federal and state laws and HUD Regulations and fully adhered to the terms and conditions of the certifications submitted in the 2012 Action Plan.

c. Nothing the City of Brockton or its sub-recipients did during the 2012 program year hindered Consolidated Plan implementation by either action or willful inaction. Rather, the City and its sub-recipients took substantive action to increase capacity and better carry out the goals and objectives of the Consolidated Plan.

4. *For Funds Not Used for National Objectives*

No CDBG funds were used for purposes or activities that fail to meet National Objectives

5. *Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property*

a. *Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.*

The City of Brockton working through the BRA and the United Way continues to be acutely conscious of the possibility of displacing persons in the course of its efforts to address the crisis of abandoned/foreclosed housing. In cases involving tenants in rental units of foreclosed properties, it is the City's preferred practice to allow these renters to continue tenancy as the property is rehabilitated and re-sold. Should temporary relocation be unavoidable, the City's contracted housing providers will work with dislocated persons and families to find suitable temporary replacement housing. The City has not and will not otherwise relocate persons for any other CDBG assisted activities.

b. *Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.*

Projects are carefully evaluated by sub-recipient organizations and by the BRA to ascertain tenancy and potential displacement and relocation scenarios so as to avoid displacement to the greatest extent possible; no such displacements occurred during the program year.

c. *Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.*

No steps needed to be taken as no households, businesses, farms, or nonprofit organizations were displaced during the program year. Had this not been the case, affected persons and entities would have been provided timely notice, a

copy of the City's relocation plan, and information as applicable pertaining to the Uniform Relocation Act or Section 104 of the housing and Community Development Act of 1974 as amended.

6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons

No jobs have yet been created using CDBG funds targeted for economic development

7. *Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of limited clientele low and moderate income benefit*

With the exception of Rescue of Foreclosed homes and the War Memorial retrofit project, all non-economic development targeted activities, specifically public services, benefit a limited clientele of low and moderate income persons. Rescued homes will only be placed back in service for occupancy by qualified income eligible First-time buyers and rent protected low-moderate income tenants. The War Memorial retrofit for accessibility benefits the whole City of Brockton which is over 51% low and moderate income in its entirety.

8. *Program income received*

Program income received in the reporting period 2012 was \$ 203,090.03

9. *Prior Period adjustments*

No prior period adjustments were made this reporting period for expenditures made in previous reporting periods, that have been disallowed.

10. *Loans and other receivables*

No float funded activity, nor other loans have been outstanding during the reporting period

11. *Lump sum agreements*

Brockton has no lump sum agreements with any financial institutions

12. *Housing Rehabilitation*

Nine (10) Housing rehabilitation projects/units were completed during the program year

13. *Neighborhood Revitalization Strategies*

Brockton does not have a HUD approved Neighborhood Revitalization strategy.

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## Antipoverty Strategy

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

**Program Year 5 CAPER Antipoverty Strategy Response:**

The Brockton Housing Authority's Family Self Sufficiency Program (FSS) gives residents the opportunity to learn, to earn and to save through an escrow program that potentially leads to homeownership. Residents become self sufficient through hard work, saving, attendance at education and training programs, and their desire for success. BHA staff provides counsel and support to enable residents to improve their financial security and to build a better life for themselves, their families and future generations. A majority of the program's 62 graduates have achieved homeownership. During FY2012 one FSS participant purchased a home and two more earned incomes that enabled them to transition to independence. One participant became a HUD intern. The FSS program developed the *Raising Champions* program in 2012, which teaches FSS participants to teach their pre-school children literacy skills. During their five-year FSS term, people often use their FSS funds to gain employment or further their employment. FSS graduates leave their FSS five-year term with knowledge and understandings of the three steps required in order to project oneself into the next income bracket.

- education that enables an individual to qualify for full employment,
- a job that allows the family to support itself without government assistance,
- Basic understanding of financial literacy concepts, money management and credit management.

Brockton has an extensive network of social service providers who work together even while singularly focused on a variety of specific socio-economic problems. As a group they approach trending problems from multiple perspectives and a depth of very particular experiences yet they all dedicate their efforts to reducing the numbers of persons living in poverty in Brockton and/or counteracting the negative social consequences of poverty. Economic development efforts in Brockton are focused on attracting businesses and developments that will create sustainable job opportunities for unemployed and underemployed lower income residents. Brockton consistently records higher unemployment rates than the Boston metropolitan area. Brockton, a city that thrived on the shoe industry has suffered acute effects of the loss of manufacturing jobs that has plagued the region over the past half-century. Now too, Brockton is forced to deal with the fallout of the housing crisis coupled with severe national unemployment that is even more acutely manifest in the City of Brockton. In 2012, The City of Brockton has sought to improve the quality of life for its residents by reducing the number of families living at or below the poverty level and by trying to deal as best its resources permit, with the socio-economic factors contributing to – and caused by the housing foreclosure crisis. Many agencies and social service providers are working to alleviate the effects and eliminate the causes of poverty in Brockton. A number of them were provided CDBG funding for programmatic support over the 2012 program year; specifically:

- ***Associacao Cabo Verdiana de Brockton, Inc.*** (Cape Verdean Association of Brockton, Inc.) a multi-service agency providing low- and moderate-income predominantly Cape Verdean families and persons with outreach and referral services, ESL and literacy assistance, consular services, and citizenship preparation classes;

- **Old Colony YMCA**, which operates a number of facilities, including Camp Massasoit and the Cosgrove Swimming Pool which provide predominately low-and moderate income urban children and adults with safe, supervised recreational outlets and programming; In addition, the YMCA also operates the David Jon Louison Family Center which provides transitional housing to homeless individuals and their families.
- **Brockton Area Multi-Services, Inc. [BAMSI]** BAMSI operates the "Helpline" Program, a central and comprehensive referral service for low-and moderate income families in need of a variety of social services. The City of Brockton continues to support programs and activities benefitting community members who live at or below the poverty level.
- **Father Bill's and Mainspring's Work Express Program** which provides basic skills training and short term work assignments to formerly homeless adults in transition. The objective of the program is to provide training that will enable graduates to secure jobs upon completion of the training and provide permanent housing.

## NON-HOMELESS SPECIAL NEEDS

### Non-homeless Special Needs

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. *Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).*

### **Program Year 5 CAPER Non-homeless Special Needs Response:**

As cited in the Consolidated Plan Housing Market Analysis section, there are several special needs non-homeless sub-population groups that can be targeted for assistance by Brockton and its instrumentalities or by private housing providers over the 2008-2012 timeline of the Consolidated Plan. These are persons who are Elderly, Frail Elderly and Physically Disabled - including some with HIV or AIDS - who may require housing in the form of independent living units or specialized supportive units. Some may be able to continue living independently with the provision of necessary supportive services from specialized human service providers.

**Elderly:** Brockton has 8,955 residents aged 65 or older, and 30% of all Brockton households have at least one member aged 60 or older. Of these, 3,114 individuals (34%) have some type of disability, including sensory, physical, mental, self-care and other types of limitations.

**Disabled:** Brockton is home to 15,502 people ages five (5) and over (18% of the community's total population) who have some type of disability, including sensory, physical, and mental, self-care, and other types of limitations. Of the 15,502 people with disabilities in Brockton, 9.3% have one type of disability and 8.6% have two or

more types of disabilities. Of these, 3,780 people with disabilities (24.4% of the community's disabled population) had income below the poverty level in 2006.

Given these relatively high numbers of Elderly residents (8,955), Frail Elderly residents (as many as 3,114) and Disabled residents (15,502 of whom 3,780 are below the poverty level), efforts to address those needs are important within the context of the Consolidated Plan. At the same time, resources remain extremely limited given high demand for federal and state funding and given the current severe economic downturn particularly as effects the financial markets. Nevertheless, Brockton hopes that during the course of the five year plan, 75 Elderly/Disabled units can be developed, rehabilitated or adapted, including those for Elderly, Frail Elderly and Disabled persons in need of supportive housing, and including both market-rate and affordable units developed by for-profit and nonprofit organizations. At least some of the remaining needs of the Elderly, Frail Elderly and Disabled can be met by the provision of in-home or outside supportive services provided by public and private human services operating in the region.

People with HIV/AIDS: There were 369 Brockton residents with HIV or AIDS as of October 1, 2007. This represents .39% of Brockton's total population; however, it is important to note that many of these individuals, especially those with AIDS, are also counted in the Disabled population numbers (above) due to self-care and other limitations. Others receive supportive services from Brockton and regionally based human service providers. Consequently, Brockton has not established separate goals for persons with HIV or AIDS in its Consolidated Plan. Other Special Needs Populations: Lastly, while there are sub-population group needs consisting of people with Developmentally Disabilities and people with Severe Mental Illness and those who have Alcohol and Drug Addictions, given the specialized care required, these are best dealt with through the network of human service providers and state funded programs. In the case of the Developmentally Disabled, DMH and other public agencies are best equipped to coordinate services and housing. Those with Severe Mental Illness and/or Alcohol and Drug addictions are largely the focus of state programs and the Continuum of Care housing and supportive services coordinated by the Plymouth County Housing Alliance membership. Therefore these need categories are not established as priorities in the Consolidated Plan.

During this program year, the City of Brockton did not identify any untapped Federal, State, local or private resources with which to address these Non-homeless Special Needs. Should any such resources become available during the 2013-2017 Consolidated Plan, Brockton will make every effort to secure these resources and help address these needs.

## Specific HOPWA Objectives

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. *Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives*  
*Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:*
  - a. *That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;*



(4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.

iii. Barriers or Trends Overview

(1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement

(2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and

(3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years

b. Accomplishment Data

i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).

ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

**Program Year 5 CAPER Specific HOPWA Objectives Response:**

**Not applicable; Brockton receives no HOPWA funding.**

OTHER NARRATIVE

*Include any CAPER information that was not covered by narratives in any other section.*

Program Year 5 CAPER Other Narrative Response:

There are no other narratives.

Program Year 5 CAPER Other Attachments:

**The substance of these reports is included in the prior narrative. They will be inserted prior to submission of the CAPER.**

Attached to this narrative report are the following:

ATTACHMENT A1: IDIS REPORTS CDBG (PR01)

ATTACHMENT A2: IDIS REPORTS CDBG (PR03)

ATTACHMENT A3: IDIS REPORTS CDBG (PR23)

ATTACHMENT A4: IDIS REPORTS CDBG (PR59)

ATTACHMENT A5: IDIS REPORTS HOME

ATTACHMENT A6: SECTION 504/AFFIRMATIVE ACTION

ATTACHMENT B1: CDBG FINANCIAL SUMMARY REPORT  
(PR26)

ATTACHMENT C1: SECTION 3 REPORT CDBG

ATTACHMENT C2: SECTION 3 REPORT HOME

ATTACHMENT D: HOME ANNUAL PERFORMANCE REPORT

ATTACHMENT E: HOMEMATCH REPORT

ATTACHMENT F: MAPS

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# **ATTACHMENT A1 IDIS REPORTS CDBG (PR01)**

OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT

PR01 - HUD Grants and Program Income

Program	Fund Type	Grantee Name	Grant Number	Authorized Amount	Suballocated Amount	Amount Committed to Activities	Net Drawn Amount	Available to Commit	Available to Draw
CDBG	EN	BROCKTON	B90MC250003	\$1,210,000.00	\$0.00	\$1,210,000.00	\$1,210,000.00	\$0.00	\$0.00
			B91MC250003	\$1,352,000.00	\$0.00	\$1,352,000.00	\$1,352,000.00	\$0.00	\$0.00
			B92MC250003	\$1,430,000.00	\$0.00	\$1,430,000.00	\$1,430,000.00	\$0.00	\$0.00
			B93MC250003	\$1,605,000.00	\$0.00	\$1,605,000.00	\$1,605,000.00	\$0.00	\$0.00
			B94MC250003	\$1,751,000.00	\$0.00	\$1,751,000.00	\$1,751,000.00	\$0.00	\$0.00
			B95MC250003	\$1,885,000.00	\$0.00	\$1,885,000.00	\$1,885,000.00	\$0.00	\$0.00
			B96MC250003	\$1,884,000.00	\$0.00	\$1,884,000.00	\$1,884,000.00	\$0.00	\$0.00
			B97MC250003	\$1,888,000.00	\$0.00	\$1,888,000.00	\$1,888,000.00	\$0.00	\$0.00
			B98MC250003	\$1,737,000.00	\$0.00	\$1,737,000.00	\$1,737,000.00	\$0.00	\$0.00
			B99MC250003	\$1,749,000.00	\$0.00	\$1,749,000.00	\$1,749,000.00	\$0.00	\$0.00
			B00MC250003	\$1,758,000.00	\$0.00	\$1,758,000.00	\$1,758,000.00	\$0.00	\$0.00
			B01MC250003	\$1,826,000.00	\$0.00	\$1,826,000.00	\$1,826,000.00	\$0.00	\$0.00
			B02MC250003	\$1,853,000.00	\$0.00	\$1,853,000.00	\$1,853,000.00	\$0.00	\$0.00
			B03MC250003	\$1,742,000.00	\$0.00	\$1,742,000.00	\$1,742,000.00	\$0.00	\$0.00
			B04MC250003	\$1,723,000.00	\$0.00	\$1,723,000.00	\$1,723,000.00	\$0.00	\$0.00
			B05MC250003	\$1,645,684.00	\$0.00	\$1,645,684.00	\$1,645,684.00	\$0.00	\$0.00
			B06MC250003	\$1,495,443.00	\$0.00	\$1,495,443.00	\$1,495,443.00	\$0.00	\$0.00
			B07MC250003	\$1,507,887.00	\$0.00	\$1,507,887.00	\$1,507,887.00	\$0.00	\$0.00
			B08MC250003	\$1,469,027.00	\$0.00	\$1,469,027.00	\$1,469,027.00	\$0.00	\$0.00
			B09MC250003	\$1,517,955.00	\$0.00	\$1,517,955.00	\$1,517,955.00	\$0.00	\$0.00
			B10MC250003	\$1,656,407.00	\$0.00	\$1,656,407.00	\$1,656,407.00	\$0.00	\$0.00
			B11MC250003	\$1,385,917.00	\$0.00	\$1,385,917.00	\$1,385,917.00	\$0.00	\$315,601.92
			B12MC250003	\$1,270,554.00	\$0.00	\$1,270,554.00	\$1,270,554.00	\$0.00	\$1,270,554.00
			B13MC250003	\$1,408,420.00	\$0.00	\$850,480.79	\$0.00	\$557,939.21	\$1,408,420.00
			<b>BROCKTON Subtotal:</b>	<b>\$38,750,294.00</b>	<b>\$0.00</b>	<b>\$38,192,354.79</b>	<b>\$35,755,718.08</b>	<b>\$557,939.21</b>	<b>\$2,994,575.92</b>
	PI	<b>EN Subtotal:</b>		<b>\$38,750,294.00</b>	<b>\$0.00</b>	<b>\$38,192,354.79</b>	<b>\$35,755,718.08</b>	<b>\$557,939.21</b>	<b>\$2,994,575.92</b>
		BROCKTON	B96MC250003	\$12,745.00	\$0.00	\$12,745.00	\$12,745.00	\$0.00	\$0.00
			B97MC250003	\$7,264.00	\$0.00	\$7,264.00	\$7,264.00	\$0.00	\$0.00
			B98MC250003	\$12,755.00	\$0.00	\$12,755.00	\$12,755.00	\$0.00	\$0.00
			B99MC250003	\$6,770.00	\$0.00	\$6,770.00	\$6,770.00	\$0.00	\$0.00
			B02MC250003	\$95,000.00	\$0.00	\$95,000.00	\$95,000.00	\$0.00	\$0.00
			B04MC250003	\$75.00	\$0.00	\$75.00	\$75.00	\$0.00	\$0.00
			B10MC250003	\$56,960.13	\$0.00	\$56,960.13	\$56,960.13	\$0.00	\$0.00
			B11MC250003	\$19,851.36	\$0.00	\$19,851.36	\$19,851.36	\$0.00	\$0.00
			B12MC250003	\$203,090.03	\$0.00	\$197,228.08	\$173,453.05	\$5,861.95	\$29,636.98
			<b>BROCKTON Subtotal:</b>	<b>\$414,510.52</b>	<b>\$0.00</b>	<b>\$408,648.57</b>	<b>\$384,873.54</b>	<b>\$5,861.95</b>	<b>\$29,636.98</b>
	SL	<b>PI Subtotal:</b>		<b>\$414,510.52</b>	<b>\$0.00</b>	<b>\$408,648.57</b>	<b>\$384,873.54</b>	<b>\$5,861.95</b>	<b>\$29,636.98</b>
		BROCKTON	B10MC250003	\$1,000,000.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00	\$1,000,000.00
			<b>BROCKTON Subtotal:</b>	<b>\$1,000,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,000,000.00</b>	<b>\$1,000,000.00</b>
CDBG-R	EN		B09MY250003	\$398,596.00	\$0.00	\$398,596.00	\$398,596.00	\$0.00	\$0.00
			<b>BROCKTON Subtotal:</b>	<b>\$398,596.00</b>	<b>\$0.00</b>	<b>\$398,596.00</b>	<b>\$398,596.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
HOME	EN		M92MC250201	\$902,000.00	\$240,036.00	\$661,964.00	\$661,964.00	\$0.00	\$0.00

OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT

PR01 - HUD Grants and Program Income

Program	Fund Type	Grantee Name	Grant Number	Authorized Amount	Suballocated Amount	Amount Committed to Activities	Net Drawn Amount	Available to Commit	Available to Draw
HOME	EN	BROCKTON	M93MC250201	\$594,000.00	\$222,451.00	\$371,549.00	\$371,549.00	\$0.00	\$0.00
			M94MC250201	\$668,000.00	\$176,256.00	\$491,744.00	\$491,744.00	\$0.00	\$0.00
			M95MC250201	\$725,000.00	\$185,698.00	\$539,302.00	\$539,302.00	\$0.00	\$0.00
			M96MC250201	\$668,100.00	\$108,600.00	\$559,500.00	\$559,500.00	\$0.00	\$0.00
			M97MC250201	\$728,000.00	\$159,165.00	\$568,835.00	\$568,835.00	\$0.00	\$0.00
			M98MC250201	\$783,000.00	\$195,750.00	\$587,250.00	\$587,250.00	\$0.00	\$0.00
			M99MC250201	\$843,000.00	\$202,203.00	\$640,797.00	\$640,797.00	\$0.00	\$0.00
			M00MC250201	\$845,000.00	\$354,458.00	\$490,542.00	\$490,542.00	\$0.00	\$0.00
			M01MC250201	\$937,000.00	\$475,911.00	\$461,089.00	\$461,089.00	\$0.00	\$0.00
			M02MC250201	\$935,000.00	\$682,506.00	\$252,494.00	\$252,494.00	\$0.00	\$0.00
			M03MC250201	\$858,328.00	\$858,328.00	\$0.00	\$0.00	\$0.00	\$0.00
			M04MC250201	\$853,367.00	\$853,367.00	\$0.00	\$0.00	\$0.00	\$0.00
			M05MC250201	\$827,735.00	\$827,735.00	\$0.00	\$0.00	\$0.00	\$0.00
			M06MC250201	\$789,354.00	\$789,354.00	\$0.00	\$0.00	\$0.00	\$0.00
			M07MC250201	\$784,695.00	\$643,469.00	\$141,226.00	\$141,226.00	\$0.00	\$0.00
			M08MC250201	\$758,644.00	\$483,860.00	\$274,784.00	\$274,784.00	\$0.00	\$0.00
			M09MC250201	\$847,331.00	\$240,000.00	\$607,331.00	\$607,331.00	\$0.00	\$0.00
			M10MC250201	\$833,054.00	\$226,300.00	\$606,754.00	\$606,754.00	\$0.00	\$0.00
			M11MC250201	\$738,433.00	\$221,800.00	\$516,633.00	\$516,633.00	\$0.00	\$153,383.00
			M12MC250201	\$413,042.00	\$127,300.00	\$121,617.00	\$0.00	\$164,125.00	\$285,742.00
			M13MC250201	\$427,888.00	\$106,972.00	\$0.00	\$0.00	\$320,916.00	\$320,916.00
			<b>BROCKTON Subtotal:</b>	<b>\$16,759,971.00</b>	<b>\$8,381,519.00</b>	<b>\$7,893,411.00</b>	<b>\$7,618,411.00</b>	<b>\$485,041.00</b>	<b>\$760,041.00</b>
	PI	BROCKTON	M96MC250201	\$8,685.00	\$0.00	\$8,685.00	\$8,685.00	\$0.00	\$0.00
			M97MC250201	\$12,093.00	\$0.00	\$12,093.00	\$12,093.00	\$0.00	\$0.00
			M98MC250201	\$74,055.00	\$0.00	\$74,055.00	\$74,055.00	\$0.00	\$0.00
			M99MC250201	\$88,050.00	\$0.00	\$88,050.00	\$88,050.00	\$0.00	\$0.00
			M00MC250201	\$146,182.00	\$0.00	\$146,182.00	\$146,182.00	\$0.00	\$0.00
			M01MC250201	\$95,602.00	\$0.00	\$95,602.00	\$95,602.00	\$0.00	\$0.00
			M02MC250201	\$64,969.00	\$0.00	\$64,969.00	\$64,969.00	\$0.00	\$0.00
			M03MC250201	\$35,827.00	\$0.00	\$35,827.00	\$35,827.00	\$0.00	\$0.00
			M04MC250201	\$20,224.00	\$0.00	\$20,224.00	\$20,224.00	\$0.00	\$0.00
			M05MC250201	\$120.00	\$0.00	\$120.00	\$120.00	\$0.00	\$0.00
			M06MC250201	\$4,597.00	\$0.00	\$4,597.00	\$4,597.00	\$0.00	\$0.00
			M07MC250201	\$12,519.00	\$0.00	\$12,519.00	\$12,519.00	\$0.00	\$0.00
			M09MC250201	\$16,304.00	\$0.00	\$16,304.00	\$16,304.00	\$0.00	\$0.00
			M10MC250201	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$0.00
			M11MC250201	\$32,137.00	\$0.00	\$32,137.00	\$32,137.00	\$0.00	\$0.00
			M12MC250201	\$29,845.00	\$0.00	\$29,845.00	\$29,845.00	\$0.00	\$0.00
			<b>BROCKTON Subtotal:</b>	<b>\$646,209.00</b>	<b>\$0.00</b>	<b>\$631,114.00</b>	<b>\$631,114.00</b>	<b>\$15,095.00</b>	<b>\$15,095.00</b>
HPRP	EN	BROCKTON	S09MY250016	\$609,976.04	\$0.00	\$631,114.00	\$631,114.00	\$15,095.00	\$15,095.00
			<b>BROCKTON Subtotal:</b>	<b>\$609,976.04</b>	<b>\$0.00</b>	<b>\$609,976.04</b>	<b>\$609,976.04</b>	<b>\$0.00</b>	<b>\$0.00</b>
			<b>EN Subtotal:</b>	<b>\$609,976.04</b>	<b>\$0.00</b>	<b>\$609,976.04</b>	<b>\$609,976.04</b>	<b>\$0.00</b>	<b>\$0.00</b>

OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT

PR01 - HUD Grants and Program Income

Program	Fund Type	Grantee Name	Grant Number	Authorized Amount	Suballocated Amount	Amount Committed to Activities	Net Drawn Amount	Available to Commit	Available to Draw
GRANTEE TOTALS									
				\$57,579,556.56	\$8,381,519.00	\$48,134,100.40	\$45,398,688.66	\$2,063,337.16	\$4,799,348.90

**ATTACHMENT A2  
IDIS REPORTS CDBG (PR03)**



U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System  
CDBG Activity Summary Report (GPR) for Program Year 2012  
BROCKTON

Date: 10/10/2013  
Time: 13:22  
Page: 1

1995 THIS ACTIVITY WAS ESTABLISHED IN FY95 AND COMPLETED IN FY96. THE TOTAL FUNDS COMMITTED WERE \$202,017.51. \$35,360.43 WAS EXPENDED DURING FY95 AND THE REMAINING BALANCE OF \$166,657.08 WAS CARRIED OVER INTO FY96 OF THE \$166,657.08 EXPENDED DURING THE REPORTING PERIOD OF 7/1/96-6/30/97, \$104,113.35 WAS EXPENDED PRIOR TO CONVERTING TO IDIS AND \$62,543.73 WAS EXPENDED (AND DRAWNDOWN FROM LOCCS) WHILE IN IDIS.

PGM Year: 1996  
 Project: 0004 - Demolition of Vacant Properties  
 IDIS Activity: 1234 - CONTRACT #1/HERCULES BUILDING WRECKING  
 Status: Completed 4/24/2013 7:48:02 AM  
 Location: VARIOUS LOCATIONS BROCKTON, MA 02401  
 Objective: Clearance and Demolition (04)  
 Outcome: National Objective: LMA  
 Matrix Code: National Objective: LMA

Initial Funding Date: 04/04/1997  
 Financing  
 Funded Amount: 198,746.00  
 Drawn Thru Program Year: 198,746.00  
 Drawn In Program Year: 0.00  
 Proposed Accomplishments  
 Description:  
 CONTRACT #1 VARIOUS LOCATIONS IN THE LOWMOD AREA OF THE CITY. 14 BUILDINGS TO BE DEMOLISHED

Total Population in Service Area: 92,783  
 Census Tract Percent Low / Mod: 54.11

Annual Accomplishments

1996 OF THE TOTAL FUNDS OF \$198,746 EXPENDED DURING THE REPORTING PERIOD OF 7/1/96 - 6/30/97. \$29,300 REPRESENTS EXCESS FUNDS CARRIED OVER FROM THE FY95 BUDGET. ALL FUNDS FOR THIS ACTIVITY WERE DRAWNDOWN AND EXPENDED WHILE IN IDIS. 14 BUILDINGS WERE DEMOLISHED UNDER THIS CONTRACT. ABILITATION COSTS AT 573 N. MAIN STREET FOR THE REPAIR OF THE SEWER LI  
 2012 need to change from LMA to LMC

PGM Year: 2008  
 Project: 0001 - RESCUE OF FORECLOSED HOMES  
 IDIS Activity: 1849 - RESCUE OF FORECLOSED HOMES  
 Status: Completed 11/23/2012 5:54:37 PM  
 Location: 1036 Warren Ave Brockton, MA 02301-6633  
 Objective: Provide decent affordable housing  
 Outcome: Sustainability  
 Matrix Code: Acquisition for Rehabilitation (14G)  
 National Objective: LMH

Initial Funding Date: 12/22/2008  
 Financing  
 Funded Amount: 229,519.88  
 Drawn Thru Program Year: 229,519.88  
 Drawn In Program Year: 0.00  
 Proposed Accomplishments  
 Description:  
 BECAUSE THE FORECLOSURE CRISIS CONTINUES TO HIT ALL SECTIONS OF THE CITY, AND BECAUSE FORECLOSURES ARE COMPLEX, THE BRA CANNOT TARGET SPECIFIC AREAS BUT RATHER A CASE BY CASE BASIS.

Status: Completed 9/20/2012 12:00:00 AM  
 Location: CENSUS TRACTS 5101, 5102, 5103, 5104, 5105.01  
 5105.02, 5105.03, 5106, 5107, 5108, 5109, 5110, 5  
 111, 5112, 5113.01, 5113.02, 5114, 5115 BROCKTON, MA  
 02301

Initial Funding Date: 11/13/2009

Financing  
 Funded Amount: 300,000.00  
 Drawn Thru Program Year: 300,000.00  
 Drawn In Program Year: 0.00

**Proposed Accomplishments**

Housing Units : 9

Objectiv Create suitable living environments  
 Outcome: Affordability  
 Matrix Code: Rehab; Single-Unit Residential (14A) National Objective: LMH

**Description:**

THE CITY IF BROCKTON HAS AMENDED THE RESCUE OF FORECLOSED HOMES TO INCLUDED DEMOLITION OF UNSAFE ABANDONED OR VACANT HOMES. DURING 2009, AND UTILIZING 2008 AND 2009 CDBG FUNDS, THERE WERE 16 HOMES DEMOLISHED IN THE CITY, ALL OF WHICH WERE IN LOW AND MODERATE INCOME AREAS OF THE CITY. THESE VACANT OR ABANDONED HOMES CREATED A SPOT SLUMS AND BLIGHT IN THE EXISTING NEIGHBORHOODS AS WELL AS UNSAFE CONDITIONS TO THE PEOPLE RESIDING IN THOSE NEIGHBORHOODS. CDBG FUNDING HAS PROVIDED A MORE SECURE LIVING ENVIRONMENT TO THE CITIZENS OF BROCKTON. ADDITIONALLY, THE BROCKTON REDEVELOPMENT AUTHORITY HAS CONTRACTED WITH SOUTHEASTERN MASSACHUSETTS AFFORDABLE HOUSING CORPORATION TO REHABILITATE HOMES THAT WILL BE USED FOR LOW AND MODERATE INCOME FAMILIES USE. AT THIS TIME NO FUNDING HAS BEEN EXPENDED FOR THIS REHABILITATION. 2008 FUNDING IN THE AMOUNT OF \$140,000.00 HAS BEEN SET ASIDE FOR THIS PROJECT.

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	9	0	0	0	9	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	0		0		0		0	

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	9	0	9	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	9	0	9	0
Percent Low/Mod	100.0%		100.0%	

2011 DURING THE PAST YEAR, THE FACADE PROGRAM HAS COMPLETED FOUR PROJECTS AND EXPENDED NEARLY \$85,000.00 IN FACADE IMPROVEMENTS IN THE CITY. SINCE MARCH OF 2012, THE PROGRAM HAS PROGRESSED SLOWLY IN ORDER TO RE-ESTABLISH GUIDELINES, PROVIDE A MORE FOCUSED APPROACH TO THE IMMEDIATE DOWNTOWN AREA AND HAVE THE PROGRAM BE MORE VISIBLE TO THE RESIDENTS AND VISITORS OF BROCKTON. THE COMMITTEE HAS MET MONTHLY FOR THAT PURPOSE. NEW FORMS AND PROCEDURES HAVE BEEN CREATED FOR A MORE STREAMLINED APPROACH AND EFFICIENT SYSTEM. RECENTLY ACTIVITY HAS PICKED UP AND WE CURRENTLY ARE WORKING WITH TWO BUSINESSES IN THE DOWNTOWN AREA OF THE CITY FOR IMPROVEMENTS TO THEIR PROPERTIES.

2012 During the past several months the Facade Program has been slowly gaining momentum. At the present time, One business has completed all necessary paperwork, including lien documents. Work will begin in the very near future. Asack's Place will be completely remodeling the facade of the building including new windows, painting, signage and lighting. WB Mason is also in the process of completing paperwork and will begin working on the facade during the spring. Other businesses have been accepted into the program and are in various stages of the process. It is anticipated that this funding will be expended during the second quarter of 2013.

PGM Year: 2009

Project: 0004 - WAR MEMORIAL BUILDING

IDIS Activity: 1863 - WAR MEMORIAL BUILDING

Status: Completed 5/9/2013 12:00:00 AM  
 Location: 156 W Elm St Brockton, MA 02301-4335

Objective: Create suitable living environments  
 Outcome: Availability/accessibility  
 Matrix Code: Public Facilities and Improvement (General) (03)  
 National Objective: LMA

Initial Funding Date: 11/13/2009

**Financing**

Funded Amount: 349,155.87  
 Drawn Thru Program Year: 349,155.87  
 Drawn In Program Year: 144,501.24

**Proposed Accomplishments**

Public Facilities : 1  
 Total Population in Service Area: 92,431  
 Census Tract Percent Low / Mod: 55.50

**Annual Accomplishments**

**Years Accomplishment Narrative**

2009 THE CITY OF BROCKTON AND THE BRA ARE WORKING TO REMOVE ARCHITECTURAL BARRIERS IN THE WAR MEMORIAL BUILDING SO THAT ALL OF BROCKTON'S RESIDENTS, INCLUDING DISABLED, CAN PARTICIPATE IN A VARIETY OF PUBLIC CIVIC AND CULTURAL EVENTS. DURING THE COURSE OF 2010, ELECTRICAL UPGRADES HAVE BEEN COMPLETED AND ADDITIONAL RENOVATIONS ARE IN THE PROCESS OF BEING BID TO POTENTIAL ARCHITECTS AND CONTRACTORS. THE CONTINUATION OF RENOVATIONS WILL INCLUDE FACADE IMPROVEMENTS, ADDITIONAL ELECTRICAL UPGRADES TO FIRE ALARM SYSTEMS AND HVAC. ALL RENOVATIONS AT THE WAR MEMORIAL BUILDING ARE EXPECTED TO BE COMPLETE BY THE FOURTH QUARTER OF 2011.

2011 During the program year 2011, the Brockton Redevelopment Authority has been working closely with the City of Brockton Building Department to finalize renovations at the War Memorial building. Engineers and Professional Land surveyors have been contracted by the City of Brockton. Through the process of engineering, electricians have been hired in order to upgrade all electrical systems and fire protection systems in the building. The fire protection system has been partially paid through a special EDJ grant. Electrical and Fire Protection systems have been completed. Finishing the project of upgrades to the building will be handicap accessibility of a walkway from the parking area to the building, resurfacing of the driveway and internal painting and flooring. This project should be completed no longer than the first quarter of 2013. The building will be used as a civic center for use by the entire city upon completion.

**Initial Fund. Date:** 01/08/2010  
**Financing**  
 Funded Amount: 152,441.00  
 Drawn Thru Program Year: 140,190.41  
 Drawn In Program Year: 40,844.97

**Proposed Accomplishments**

Public Facilities : 200  
 Total Population in Service Area: 40,392  
 Census Tract Percent Low / Mod: 67.20

**Descript**

PRESERVE THE QUALITY OF LIFE IN EXISTING NEIGHBORHOODS WHILE ACCOMODATING SMART GROWTH; SUPPORT A WELL CONCEIVED BALANCE BETWEEN HOUSING DEVELOPMENT, TRANSPORTATION, OPEN SPACE AND RECREATIONAL FACILITIES, AND APPROPRIATE COMMERCIAL DEVELOPMENT OPPORTUNITIES.  
 THE PUBLIC PLAYGROUNDS WILL INCLUDE THE RAYMOND SCHOOL AND NORTH JR. HIGH SCHOOL.  
 BROCKTON HAS DESIGNATED THESE PUBLIC PLAYGROUNDS FOR UPGRADE AND RENOVATION.  
 THE PLAYGROUNDS WILL SERVE A LARGE SEGMENT OF THE POPULATION OF LOW AND MODEATE INCOME PERSONS.  
 \$50,000.00 OF CDBG FUNDS WILL BE USED FOR THIS PROJECT.  
 FUNDING HAS BEEN REASSIGNED FROM THE WAR MEMORIAL BUILDING PROJECT.03-13-2012  
 Objective is to Preserve the quality of life in existing neighborhoods while accomodating smart growth. support a well conceived balance between housing development transportation, open space and recreational facilities and appropriate comerial development opportunities.  
 The public playgrounds to be improved include the Raymond School and North JuniorHighSchool.  
 This would allow for upgrades renovations and expansion of existing parks.  
 The parks will serve a large segment of the population of lowand moderate income persons and has a positive impact in their respective areas.

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2009	CDBG FUNDS WERE USED TO EXCAVATE THREE SOFTBALL FIELDS AT THE RAYMOND SCHOOL AND PROVIDE REMOVABLE FENCING ON EACH OF THE FIELDS. THE RAYMOND SCHOOL PORTION OF THE PROJECT HAS BEEN COMPLETED. ADDITIONALLY PERMANENT FENCING (DUGOUTS AND BACKSTOPS) WERE INSTALLED AT NORTH JR. HIGH SCHOOL AS WELL AS EXTENSIONS PROVIDED AS A BARRIER BETWEEN THE FIELD AND STREETS AS A SAFETY PRECAUTION FOR THE CHILDREN. FUNDS WERE ALSO USED FOR FENCE GUARDS AS PROTECTION FOR YOUTH PLAYING BASEBALL AT THOSE FIELDS. BECAUSE BROCKTON HAS OTHER PARK AND RECREATIONAL PROJECTS IN PROGRESS, THIS ACTIVITY HAS BEEN CLOSED AS OF 10/4/2011.	
2011	CDBG FUNDS WERE USED FOR SURVEYING AND DESIGN OF TWO PARKS IN THE DOWNTOWN AREA AND THE REDESIGN OF KEITH PARK IN CAMPELLO. THE FUNDS WERE ALSO USED TO HELP IMPROVE SEVERAL PARKS AND FACILITIES INCLUDING TWO ADA LIFT CHAIRS FOR THE COSGROVE POOL. A SAFETY NET AT THE BASEBALL FIELD AT JAMES EDGAR PLAYGROUND AND FOR REPLACEMENT PARTS FOR THE SEVERAL PLAYGROUND STRUCTURES THROUGHOUT THE CITY	
2012	During the 2009 plan year, the Raymond School Playground had fencing installed in the baseball fields for the benefit of low and moderate income youths in that area of the city. Additionally, North Jr. High School Playground area was excavated for use of youths softball and little league fields. Additionally, temporary fencing was installed that is able to be removed during the winter months and replaced during spring and summer. Parks and Playgrounds funding was also used to obtain surveys and plans for Rolisco, Keith and Allen street parks. Remaining funds will be utilized for additional improvements to the City of Brockton parks.	

**PGM Year:** 2010

**Project:** 0001 - Rescue of Foreclosed Homes

**IDIS Activity:** 1912 - Housing Rehabilitation

**Status:** Open

**Location:** 50 School St Brockton, MA 02301-4093

**Objective:** Provide decent affordable housing

**Outcome:** Availability/accessibility

**Matrix Code:** Rehab; Single-Unit Residential (14A)

**National Objective:** LMH

**PGM Year:** 2010  
**Project:** 0001 - Rescue of Foreclosed Homes  
**IDIS Activity:** 1913 - Demolition  
**Status:** Open  
**Location:** 50 School St Brockton, MA 02301-4093

**Objective:** Create suitable living environments  
**Outcome:** Sustainability  
**Matrix Code:** Clearance and Demolition (04)      **National Objective:** SBS

**Initial Funding Date:** 08/06/2010  
**Financing**  
 Funded Amount: 130,000.00  
 Drawn Thru Program Year: 104,972.84  
 Drawn In Program Year: 89,322.29

**Proposed Accomplishments**  
 Housing Units : 5  
**Description:**  
 The City of Brockton will demolish derelict vacant properties that are beyond restoration and present a safety issue for the residents of Brockton as well as causing blight to neighborhoods throughout the city.

**Annual Accomplishments**  

Years	Accomplishment Narrative	# Benefiting
2010	AS OF JUNE 30, 2011, THE CITY AND BROCKTON REDEVELOPMENT AUTHORITY HAVE IDENTIFIED SEVERAL PROPERTIES THAT ARE CREATING A HEALTH AND SAFETY ISSUE TO ITS RESIDENTS. THE CITY AND BRA ARE IN THE PROCESS OF PREPARING DOCUMENTATION FOR DEMOLITION OF THOSE PROPERTIES. IT IS EXPECTED THAT THE DEMOLITIONS WILL BE COMPLETED DURING THE 2011 PROGRAM YEAR.	
2011	the City has cleaned and prep several properties for Demolishing. Propertis such as 111 Laureston Street and 23-23 Park Street had all the prep work already done and will be demolished in 2012	

**PGM Year:** 2010  
**Project:** 0001 - Rescue of Foreclosed Homes  
**IDIS Activity:** 1914 - Receivership Program  
**Status:** Open  
**Location:** 50 School St Brockton, MA 02301-4093

**Objective:** Create suitable living environments  
**Outcome:** Availability/accessibility  
**Matrix Code:** Acquisition for Rehabilitation (14G)      **National Objective:** LMH

**Initial Funding Date:** 08/06/2010  
**Financing**  
 Funded Amount: 62,154.02  
 Drawn Thru Program Year: 60,000.00  
 Drawn In Program Year: 43,577.72

**Proposed Accomplishments**  
 Housing Units : 5  
**Description:**  
 The city of Brockton is adding a new tool to its response to the foreclosure crisis by setting aside up to \$60,000.00 for its receivership program so that it can actively eliminate or prevent troubled properties from creating conditions of slums and blight. The BRA and other partners designated by the city and approved by the court will take possession of targeted properties, restore them to habitable condition and after auction, will offer them for sale to trained and qualified income eligible first time home buyers.

**Actual Accomplishments**  
 Number assisted:  

Owner	Renter	Total	Hispanic	Total	Hispanic	Person
Total	Total	Total	Hispanic	Total	Hispanic	Total

**Initial Funding Date:** 08/06/2010  
**Financing**  
 Funded Amount: 275,000.00  
 Drawn Thru Program Year: 257,159.16  
 Drawn In Program Year: 53,347.42

**Description:**  
 The BRA acting in conjunction with the Mayor and Department of Public Works will plan to construct sidewalk and streetscape improvements, including handicapped accessibility improvements, in key areas along Main Street. Improvements are intended to attract people and business to Main Street and to generally improve the quality of life and create more suitable living environments for the residents of this predominately low and moderate income area.

**Proposed Accomplishments**

Public Facilities : 5  
 Total Population in Service Area: 92,431  
 Census Tract Percent Low / Mod: 55.50

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
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2010 As of June 30, 2011, the program has expended funding for the repaving of Grove Avenue. Plans are being made at this time for use of the remaining funding which will be used for a variety of streetscape projects. It is expected that these funds will be utilized during the 2011 plan year.

2011 the city cleaned up and repaired the old bus depot that was located in the downtown area and posted several welcome downtown poster around the downtown area. Surveying and design services for the redesign od OAK Street. Surveying and design of the Historic South Street sidewalk and street improvement on East nilsson Street. Main street in the Campello area was resurfaced.

2012 This project improved the connections between the two sides of downtown which was separated by the elevatd MBTA commuter rail corridor. Some funding was used to supplement the Mass Works grant by roadway improvements beneath the four downtown train overpasses and built sidewalks. The Balance of this project will be closed out and moved forward to an earlier year. Idis 2027

**PGM Year:** 2010

**Project:** 0016 - Vacant Lot Cleanup

**IDIS Activity:** 1932 - Interim Assistance Cleanup of vacant lots

**Status:** Open

**Location:** 50 School St Brockton, MA 02301-4093

**Objective:** Create suitable living environments  
**Outcome:** Sustainability

**Matrix Code:** Interim Assistance (06)

**National Objective:** SBS

**Initial Funding Date:** 08/06/2010  
**Financing**  
 Funded Amount: 80,000.00  
 Drawn Thru Program Year: 64,455.95  
 Drawn In Program Year: 4,295.39

**Description:**  
 CDBG Funds will be used on a spot basis to remove debris and garbage and to generally cleanup, fence and secure, and in some cases plant vegetation on lots where buildings have been demolished and the property is contributing to incidences of blight to the surrounding neighborhoods. Actions taken will be performed by private contractors or city agencies as appropriate in conjunction with inspectional services department code enforcement efforts.

**Proposed Accomplishments**

Public Facilities : 10

**Annual Accomplishments**

**Initial Fund Date:** 08/06/2010  
**Financing**  
 Funded Amount: 288,042.46  
 Drawn Thru Program Year: 288,042.46  
 Drawn In Program Year: 0.00

**Proposed Accomplishments**  
**Actual Accomplishments**

*Number assisted:*

	Owner		Renter		Total	
	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0
Asian:	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

*Female-headed Households:*

	Owner		Renter		Total	
	Total	Hispanic	Total	Hispanic	Total	Hispanic
Extremely Low	0	0	0	0	0	0
Low Mod	0	0	0	0	0	0
Moderate	0	0	0	0	0	0
Non Low Moderate	0	0	0	0	0	0
Total	0	0	0	0	0	0
Percent Low/Mod						

**Annual Accomplishments**  
 No data returned for this view. This might be because the applied filter excludes all data.

2011 The fund were used to pay a program coordinator ans some supplies that was used by artist in their original creation. Several pieces of art has been displayed in six windows in the downtown store fronts. These pictures art to help to improve the look of the Downtown area.

PGM Year: 2011

Project: 0001 - Self Help Lead Abatement Program

IDIS Activity: 1956 - Lead Abatement Loan Program

Status: Open  
 Location: 42 Crescent St Brockton, MA 02301-4312

Objective: Create suitable living environments  
 Outcome: Sustainability  
 Matrix Code: Lead-Based/Lead Hazard Test/Abate (14I) National Objective: LMH

Initial Funding Date: 08/24/2011

Financing  
 Funded Amount: 50,000.00  
 Drawn Thru Program Year: 7,589.00  
 Drawn In Program Year: 5,119.00

**Proposed Accomplishments**

Housing Units : 20

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	1	0	0	1	1	0	0
Black/African American:	2	0	0	0	2	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	1	0	0	0	1	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	10	0	0	0	10	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>14</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>1</b>	<b>0</b>	<b>0</b>
Female-headed Households:	9		0		9			

**Income Category:**

	Owner	Renter	Total	Person
Extremely Low	2	0	2	0
Low Mod	12	0	12	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0

**Total:** 2 0 0 0 0 2 0 0 0

Female-headed Households: 0 0 0

**Income Category:**

Income Category	Owner	Renter	Total	Person
Extremely Low	2	0	2	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
<b>Total</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>0</b>
Percent Low/Mod	100.0%		100.0%	

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
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2011 NHS conducted all of the components of the program from initial application to inspection and rehabilitation for 2 homeowner rehab recipients.  
 2012 NHS conducted all of the components of the program from initial application to inspection and rehabilitation for 2 homeowner rehab recipients.

**PGM Year:** 2011

**Project:** 0005 - Brockton Police Mobile Anti Crime Units

**IDIS Activity:** 1958 - Mobile Anti Crime Patrols

**Status:** Completed 9/20/2012 12:00:00 AM  
**Location:** 50 School St Brockton, MA 02301-4093

**Objective:** Create suitable living environments  
**Outcome:** Sustainability  
**Matrix Code:** Public Services (General) (05)  
**National Objective:** LMA

**Initial Funding Date:** 08/24/2011

**Financing**  
**Funded Amount:** 131,883.00  
**Drawn Thru Program Year:** 131,883.00  
**Drawn In Program Year:** 0.00

**Description:**

The Brockton Police have specially equipped and trained units that focus on preventing crime by creating a highly visible profile and rapid response team in areas frequented by known criminals. CDBG funds will be used to partially pay the salaries of four patrol officers who patrol census tracts 5104, 5108, 5109 and 5114.

**Proposed Accomplishments**

People (General) : 16,000  
 Total Population in Service Area: 92,431  
 Census Tract Percent Low / Mod: 55.50

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
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2011 Funding is provided to the Brockton Police to partially fund the salaries of four police officers in a high crime area of the city. Monitoring of this program is conducted on a weekly basis using time sheets from the four offices, police logs and invoices. To date all is provided accurately and on a timely basis.

**PGM Year:** 2011

**Project:** 0006 - Cosgrove Swimming Pool

**IDIS Activity:** 1959 - YMCA Cosgrove Pool

Accomplishment Narrative

2011 The Cosgrove Pool opens on July 1, 2011 and is open to the public Sundays through Saturdays between the hours of 1pm and 5pm. Additional hours are added during the extremely hot weather as requested by the Mayor's office. The pool offers and opportunity to have access to an essential swimming activity that removes children from the lure of drugs and negative behavior. Although the pool is open to all citizens of Brockton, the vast majority of those utilizing the pool are low and moderate income youths. All appropriate documentation was provided accurately and on time.

PGM Year: 2011  
 Project: 0007 - Camp Massasoit  
 IDIS Activity: 1960 - YMCA Camp Massasoit  
 Status: Completed 9/20/2012 12:00:00 AM  
 Location: 320 Main St Brockton, MA 02301-5340  
 Objective: Create suitable living environments  
 Outcome: Availability/accessibility  
 Matrix Code: Youth Services (05D) National Objective: LMC

Initial Funding Date: 08/24/2011  
 Financing  
 Funded Amount: 2,500.00  
 Drawn Thru Program Year: 2,500.00  
 Drawn In Program Year: 0.00

Proposed Accomplishments  
 People (General) : 300

Actual Accomplishments  
 Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	25	0
Black/African American:	0	0	0	0	0	0	46	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	29	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>0</b>
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	60
Low Mod	0	0	0	30



**Proposed / mpishments**

People (General) : 123

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	123	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>123</b>	<b>0</b>
Female-headed Households:	0		0		0		0	

**Income Category:**

	Owner	Renter	Total	Person
Extremely Low	0	0	0	6
Low Mod	0	0	0	17
Moderate	0	0	0	67
Non Low Moderate	0	0	0	33
Total	0	0	0	123
Percent Low/Mod				73.2%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefiting
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2011 The Youth Enhancement Program (YEP) continues to provide assistance to low and moderate income children with afterschool programs for help with homework as well as extra curricular activities that provides exposure to positive vs. negative behavior. To date, 78 low and moderate income children were assisted. All appropriate documentation has been provided accurately and on time.

09-20-2012

Youth received services in the summer and after school programs. Recreational and cultural activities were conducted during the summer program. The Youths obtained homework assistance and tutoring during the after school program. They were also exposed to positive role models and had a safe place to go to.

PGM Year: 2011

Project: 0011 - BAMSII Dorn Davies Senior Center

IDIS Activity: 1964 - BAMSII Elder Services

Status: Completed 9/20/2012 12:00:00 AM

Objective: Create suitable living environments

PRO3 - BROCKTON

Accomplishment Narrative

2011 The BAMSJ senior center provides numerous programs to assist the elderly citizens of Brockton. Programs range from providing groceries to low income seniors, to entertainment and day trips. Many of the seniors have no family to rely on, thus these programs help to fill that void. Quarterly statistical reports were received on time and indicates that 2,400 elderly were assisted during the first quarter (July-Sept.) 09-20-2012  
 Much needed services were provided to the elderly population of the City of Brockton. Many of their clients on very limited income with no family to rely on. Our food distribution have become a great success helping thousands of individuals and families.

PGM Year: 2011

Project: 0012 - BAMSJ Helpline

IDIS Activity: 1965 - BAMSJ Helpline

Status: Completed 9/20/2012 12:00:00 AM  
 Location: 10 Christy Dr Brockton, MA 02301-1812

Objective: Create suitable living environments  
 Outcome: Sustainability

Matrix Code: Public Services (General) (05) National Objective: LMC

Initial Funding Date: 08/24/2011

Financing  
 Funded Amount: 2,500.00  
 Drawn Thru Program Year: 2,500.00  
 Drawn In Program Year: 208.37

Proposed Accomplishments

People (General) : 848

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	401	10
Black/African American:	0	0	0	0	0	0	386	0
Asian:	0	0	0	0	0	0	11	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	14	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	36	13
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>848</b>	<b>23</b>
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	711



Total Population in Service Area: 92,431  
 Census Tract Percent Low / Mod: 55.50

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
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2011	The Brockton Fire Department has been working with the City of Brockton Procurement Department to put together bid specifications for the purchasing of a 1250 GPM Pumping engine. As of December 2011, specifications have been completed and the bid has been posted on the State Web site and local newspaper. Bids are due no later than January 12, 2012.	
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9-20-2012

The bids for fire engine went out and it is now in the process of being built. One half has now been completed and is expected to be finished by December of 2012

11/28/2012

The Brockton Fire Department AWARDED A CONTRACT TO PURCHASE TH NEW 1500 GALLON PER MINUTE PUMPING ENGINE. THE EQUIPMENT IS NECESSARYR TO MEET EMERGENCY SERVICE NEEDS OF ALL RESIDENTS OF BROCKTON.

1-18-2013

The fire engine has been completed and final payment was made in December 2012. Delivery of this fire engine has been made to the Brockton fire department.

<b>PGM Year:</b>	2011								
<b>Project:</b>	0016 - Emergency Roof Repair								
<b>IDIS Activity:</b>	1969 - Emergency Residential Repairs								
<b>Status:</b>	Completed 9/20/2012 12:00:00 AM								
<b>Location:</b>	99 Florence St Brockton, MA 02301-6108								
<b>Objective:</b>	Create suitable living environments								
<b>Outcome:</b>	Sustainability								
<b>Matrix Code:</b>	Rehab, Multi-Unit Residential (14B)								National Objective: LMH
<b>Description:</b>	Roof has been leaking for several months and causing damage on the interior of the residence. Home owner requested assistance from city hall. City Hall recommended the BRA could assist. This is an emergency condition that could affect the health and well being of the residence of the home. The home is a multi family.								
<b>Initial Funding Date:</b>	09/14/2011								
<b>Financing</b>									
Funded Amount:	9,215.00								
Drawn Thru Program Year:	9,215.00								
Drawn In Program Year:	0.00								
<b>Proposed Accomplishments</b>									
Housing Units :	1								
<b>Actual Accomplishments</b>									
<b>Number assisted:</b>									
White:	1	1	0	0	1	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0	0

White:	1	0	0	0	1	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	0								

Income Category:	Owner	Renter	Total	Person
Extremely Low	1	0	1	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefiting
2011	BRA (Brockton Redevelopment Authority) provided assistance to a qualified low and moderate income individual to repair and replace front porch	

PGM Year: 2011

Project: 0004 - Homeowner Housing Rehabilitation

IDIS Activity: 1972 - Funds for Homeowner Rehab Program

Status: Open

Location: 50 School St Brockton, MA 02301-4093

Objective: Create suitable living environments

Outcome: Sustainability

Matrix Code: Rehabilitation Administration (14H) National Objective: LMH

Initial Funding Date: 12/29/2011

Description: Funds will be used to assist various homeowner projects throughout the city of Brockton.

Funded Amount: 25,960.00

Drawn Thru Program Year: 22,310.00

Drawn In Program Year: 21,350.00

**Proposed Accomplishments**

**Initial Funding Date:** 12/30/2011  
**Financing**  
 Funded Amount: 5,816.35  
 Drawn Thru Program Year: 5,816.35  
 Drawn In Program Year: 0.00

**Description:**  
 Payments of Section 108 Loan

**Proposed Accomplishments**

**Actual Accomplishments**

*Number assisted:*

	Owner		Renter		Total	
	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0
Asian:	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Female-headed Households:

Income Category:	Owner		Renter		Total	
	Total	Person	Total	Person	Total	Person
Extremely Low	0	0	0	0	0	0
Low Mod	0	0	0	0	0	0
Moderate	0	0	0	0	0	0
Non Low Moderate	0	0	0	0	0	0
Total	0	0	0	0	0	0
Percent Low/Mod						

**Annual Accomplishments**

No data returned for this view. This might be because the applied filter excludes all data.

**Annual Accomplishments** **# Benefiting**

**2011** **Accomplishment Narrative**  
 The money for the Group Cares was used to salaries for 2 Professional to evaluate the properties to determine eligibility of participating in the program, site writers, travel expenses, meals lodging materials and administrative expenses. The Group Cares volunteers repaired 40 homes in Brockton under the supervision of Self Help Inc. the volunteers raised \$ 19,000 to buy the building materials for their project so that our funding was used for professionals to help make the project work.  
 All work is completed will be closed

**2012**  
**PGM Year:** 2012  
**Project:** 0001 - ADMINISTRATION/PLANNING

**IDIS Activity:** 1980 - Administration and Planning

**Status:** Open  
**Location:** ,  
**Objective:**  
**Outcome:**  
**Matrix Code:** General Program Administration (21A) **National Objective:**

**Initial Funding Date:** 09/26/2012  
**Financing**  
**Funded Amount:** 294,729.00  
**Drawn Thru Program Year:** 289,935.85  
**Drawn In Program Year:** 289,935.85

**Proposed Accomplishments**  
**Actual Accomplishments**

*Number assisted:*

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>							

Female-headed Households: 0

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	

**Total:** 1 0 0 0 0 0 1 0 0 0

Female-headed Households: 1 0 0 0 0 0 1 0 0 0

*Income Category:*

Owner	Renter	Total	Person
Extremely Low	0	0	0
Low Mod	1	1	0
Moderate	0	0	0
Non Low Moderate	0	0	0
Total	1	1	0
Percent Low/Mod	100.0%	100.0%	

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
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2012 Completed rehabilitation of this property. Rehabilitation included new roof, vinyl siding, gutters and downspouts, basement windows, electrical service, new furnace, oil tank and lead paint removal. All appropriate documentation has been completed between the homeowner, contractor and Brockton Redevelopment Authority. Loan documents have been signed and lien has been recorded at the Plymouth County Registry of Deeds. Contractor has been paid and this project at 62 Fitzpatrick Avenue is considered closed.

**PGM Year:** 2012

**Project:** 0002 - ECONOMIC DEVELOPMENT

**IDIS Activity:** 1982 - Streetscape Improvements

**Status:** Open  
**Location:** 50 School St Brockton, MA 02301-4093

**Objective:** Create suitable living environments  
**Outcome:** Sustainability  
**Matrix Code:** Street Improvements (03K) National Objective: LMA

**Initial Funding Date:** 11/01/2012

**Financing**

Funded Amount: 100,000.00  
 Drawn Thru Program Year: 0.00  
 Drawn In Program Year: 0.00

**Proposed Accomplishments**

People (General) : 3,000  
 Total Population in Service Area: 77,723  
 Census Tract Percent Low / Mod: 57.50

**Description:**

The BRA acting in conjunction with the Department of Public Works will plan to construct sidewalk and streetscape improvements, including handicapped accessibility improvements, in key areas along Main Street. Improvements are intended to attract people and business to Main Street and to generally improve the quality of life and create more suitable living environments for the residents of this predominately low and moderate income area.

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
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2012 3/19/2013 - Design plans are in the works for the reconstruction of Historic South Street. Working on the bid package for the reconstruction of Oak Street at DW Field.  
 06-30-2013 work has been done on the Oak street and funds were used form a previous year. in FY 2013 the funds from the previous year and these funds will be expened on more upgrading of the streets of Brockton

PGM Year: 2012

Project: 0003 - Rehabilitation Projects

IDIS Activity: 1985 - Commercial Rehabilitation

Status: Open  
Location: 50 School St Brockton, MA 02301-4093

Objective: Create economic opportunities  
Outcome: Availability/accessibility

Matrix Code: Acquisition for Rehabilitation (14G) National Objective: LMH

Initial Funding Date: 10/31/2012

**Financing**

Funded Amount: 100,000.00  
Drawn Thru Program Year: 222.61  
Drawn In Program Year: 222.61

**Proposed Accomplishments**

Organizations : 4

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>							
Female-headed Households:	0		0		0		0	

**Income Category:**

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Total 0 0 0 0  
 Percent Low/Mod 0

**Annual Accomplishments**

**Years Accomplishment Narrative**

**# Benefitting**

2012 06-30-2013

This is a holding account for the Homeowner account However attorney fess for the closing of each of the Homowner rehabilitation loans any legal work associated with the program.

**PGM Year:** 2012

**Project:** 0007 - Rescue of Foreclosed Homes

**IDIS Activity:** 1987 - RESCUE OF FORECLOSED HOMES

**Status:** Open  
**Location:** 50 School St Brockton, MA 02301-4093

**Objective:** Create suitable living environments  
**Outcome:** Sustainability

**Matrix Code:** Rehab; Single-Unit Residential (14A)

**National Objective:** LMH

**Initial Funding Date:** 10/30/2012

**Financing**

**Funded Amount:** 179,575.40

**Drawn Thru Program Year:** 38,237.79

**Drawn In Program Year:** 38,237.79

**Proposed Accomplishments**

Housing Units : 2

**Description:**

THE CITY IF BROCKTON HAS AMENDED THE RESCUE OF FORECLOSED HOMES TO INCLUDED DEMOLITION OF UNSAFE ABANDONED OR VACANT HOMES. DURING 2009, AND UTILIZING 2008 AND 2009 CDBG FUNDS, THERE WERE 16 HOMES DEMOLISHED IN THE CITY, ALL OF WHICH WERE IN LOW AND MODERATE INCOME AREAS OF THE CITY. THESE VACANT OR ABONDONED HOMES CREATED A SPOT SLUMS AND BLIGHT IN THE EXISTING NEIGHBORHOODS AS WELL AS UNSAFE CONDITIONS TO THE PEOPLE RESIDING IN THOSE NEIGHBORHOODS. CDBG FUNDING HAS PROVIDED A MORE SECURE LIVING ENVIRONMENT TO THE CITIZENS OF BROCKTON.ADDITIONALLY, THE BROCKTON REDEVELOPMENT AUTHORITY HAS CONTRACTED WITH SOUTHEASTERN MASSACHUSETTS AFFORDABLE HOUSING CORPORATION TO REHABILITATE HOMES THAT WILL BE USED FOR LOW AND MODERATE INCOME FAMILIES USE. AT THIS TIME NO FUNDING HAS BEEN EXPENDED FOR THIS REHABILITATION. 2008 FUNDING IN THE AMOUNT OF \$140,000.00 HAS BEEN SET ASIDE FOR THIS PROJECT.

**Actual Accomplishments**

*Number assisted:*

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

Status: Open  
 Location: 50 School St Brockton, MA 02301-4093

Objective: Create suitable living environments  
 Outcome: Availability/accessibility  
 Matrix Code: Parks, Recreational Facilities (03F) National Objective: LMA

**Initial Funding Date:** 11/01/2012

**Description:**  
 These funds will be used to upgrade public parks and Playground throughout the city of Brockton. The upgrades are the first phase of improvements for the city wide parks.

**Financing**  
 Funded Amount: 27,943.00  
 Drawn Thru Program Year: 0.00  
 Drawn In Program Year: 0.00

**Proposed Accomplishments**

Public Facilities : 6  
 Total Population in Service Area: 71,311  
 Census Tract Percent Low / Mod: 56.20

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
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2012	3/19/2013 - Design plans are in the works for Keith Park in the Montello District, a pocket park on Allen Street and a park at the old Rolasco site off of Warren Ave. Also working on helping the city prepare the redesign plans for James Edgar Playground which the BRA is supplying matching funds for.	
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**PGM Year:** 2012

**Project:** 0005 - HUD Section 108 Loan

**IDIS Activity:** 1990 - HUD 108 Loan Payments

Status: Completed 9/12/2013 1:10:20 PM  
 Location:

Objective:  
 Outcome:  
 Matrix Code: Planned Repayment of Section 108 Loan Principal (19F) National Objective:  
**Description:**  
 Payments of Section 108 Loan for FY2012

**Initial Funding Date:** 09/26/2012

**Financing**  
 Funded Amount: 27,840.95  
 Drawn Thru Program Year: 27,840.95  
 Drawn In Program Year: 27,840.95

**Proposed Accomplishments**

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	1,651	0
Black/African American:	0	0	0	0	0	0	1,149	0
Asian:	0	0	0	0	0	0	21	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	493	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,314</b>	<b>0</b>

Female-headed Households: 0

**Income Category:**

	Owner	Renter	Total	Person
Extremely Low	0	0	0	3,025
Low Mod	0	0	0	202
Moderate	0	0	0	52
Non Low Moderate	0	0	0	35
Total	0	0	0	3,314
Percent Low/Mod				98.9%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2012	3-18-2013 The Brown Bag food program has hit an all time high serving over 1147 individuals each month. They continue to provide much needed services that take away some of the worries of the seniors. The socialization during the events helps to add meaning to the seniors lives who are on limited income and no family to rely on.	

PGM Year: 2012

Project: 0006 - PUBLIC SERVICES

IDIS Activity: 1992 - BAMSII Helpline

Status: Open

Location: 10 Christy Dr Brockton, MA 02301-1812

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Handicapped Services (05B)

National Objective: LMC

**Years Accomplishment Narrative**

2012 03-15-2013 The helpline provided assistance to low and moderate income Brockton residents experiencing financial hardship. 1286 persons have been helped in various ways, by food voucher assistance, utility payment assistance and rental assistance.

06-30-2013 Bamsi Helpline received 1796 calls and inquiries from brockton residents. These households consisted of 4317 persons 99% of whom were extremely low or low income. of the calls received 52% were housing related, example: looking for rent payment assistance, landlord tenant questions. The Helpline works with families and individuals helping to maximize their income and to take advantage of any possible resources available to them. Helpline Program was able to provide \$ 57,292.32 in financial assistance to Brockton Residents and assisted 227 households with rental assistance utility payments heating oil and other basic needs.

**PGM Year:** 2012

**Project:** 0006 - PUBLIC SERVICES

**IDIS Activity:** 1993 - Youth Enhancement Program

**Status:** Open

**Location:** 450 N Montello St Brockton, MA 02301-3531

**Objective:** Create suitable living environments

**Outcome:** Availability/accessibility

**Matrix Code:** Youth Services (05D) National Objective: LMC

**Initial Funding Date:** 10/29/2012

**Financing**

Funded Amount: 2,500.00

Drawn Thru Program Year: 2,291.63

Drawn In Program Year: 2,291.63

**Proposed Accomplishments**

People (General) : 80

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	89	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>89</b>	<b>0</b>
Female-headed Households:	0		0		0		0	

Income Category:

Owner Renter Total Person

**Initial Funding Date:** 10/29/2012

**Financing**  
 Funded Amount: 6,000.00  
 Drawn Thru Program Year: 5,500.00  
 Drawn In Program Year: 5,500.00

**Proposed Accomplishments**

People (General) : 10

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	43	0
Black/African American:	0	0	0	0	0	0	13	0
Asian:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	7	5
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>64</b>	<b>5</b>
Female-headed Households:	0		0		0			

**Income Category:**

	Owner	Renter	Total	Person
Extremely Low	0	0	0	64
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	64
Percent Low/Mod				100.0%

**Annual Accomplishments**

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	119
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	119
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2012	Staff is working closely with families to enhance self-sufficiency if the most valuable resource at the center. Their case management team and 24 support staff work daily to provide safe health, positive environment with extensive array of support services to meet their needs. 64 families have received case management including weekly meetings with case management, weekly support groups for parents, development of self-sufficiency plans, coordination of services with community partners and housing search and stabilization services. 19 families (27children) receive services that currently reside at the center.	

PGM Year: 2012

Project: 0006 - PUBLIC SERVICES

IDIS Activity: 1997 - YMCA Camp Massaoit

Status: Completed 12/5/2012 12:00:00 AM  
 Location: 320 Main St Brockton, MA 02301-5340

Objective: Create suitable living environments  
 Outcome: Availability/accessibility  
 Matrix Code: Youth Services (05D)

National Objective: LMC

Initial Funding Date: 10/29/2012

Financing  
 Funded Amount: 2,500.00  
 Drawn Thru Program Year: 2,500.00  
 Drawn In Program Year: 2,500.00

Description:  
 The camp will enable children from low and moderate income families to participate in summer camp program.  
 Camp participation will offer a safe and enriching experience that assists in developing the camper physically, emotionally, mentally and spiritually while in a healthy outdoor environment.  
 Funds will be used for transportation to and from the camp.

Proposed Accomplishments

People (General) : 60

Actual Accomplishments

Number assisted:

	Owner		Renter		Total	
	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0
Asian:	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0



PGM Year: 2012

Project: 0003 - Rehabilitation Projects

IDIS Activity: 2003 - Housing Rehabilitation 45 North Ash Street

Status: Completed 7/13/2013 9:09:54 PM

Location: 45 N Ash St Brockton, MA 02301-3356

Objective: Create suitable living environments  
Outcome: Sustainability

Matrix Code: Rehab; Single-Unit Residential (14A) National Objective: LMH

Initial Funding Date: 12/04/2012

Financing  
Funded Amount: 64,000.00  
Drawn Thru Program Year: 64,000.00  
Drawn In Program Year: 64,000.00

Description:  
The BRA working with the Neighborhood Housing Services is rehabilitating 45 North Ash Street in Brockton.  
This is in the form of a loan payable when property is sold or owner refinance.

Proposed Accomplishments

Housing Units : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	1	0	0	0	1	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>

Female-headed Households:

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	1	0	1	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Non Low Income Rate: 0 0 0 0  
 Total: 1 0 1 0  
 Percent Low/Mod: 100.0% 100.0% 100.0%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
-------	--------------------------	---------------

2012 This property has been completed, there was a great deal of work needed, including new windows throughout the property, repairing the vinyl siding, install a sump pump, new doors, fire protection system and cement work in the exterior patio which if not repaired created a dangerous situation. Project cost was \$26,227.26.

**PGM Year:** 2012

**Project:** 0003 - Rehabilitation Projects

**IDIS Activity:** 2005 - Housing Rehabilitation 9 Oakdale Street

**Status:** Completed 5/20/2013 1:13:25 PM

**Location:** 9 Oakdale St Brockton, MA 02301-3316

**Objective:** Create suitable living environments

**Outcome:** Sustainability

**Matrix Code:** Rehab; Single-Unit Residential (14A)

**National Objective:** LMH

**Initial Funding Date:** 12/21/2012

**Financing**

Funded Amount: 15,795.00

Drawn Thru Program Year: 15,795.00

Drawn In Program Year: 15,795.00

**Proposed Accomplishments**

Housing Units : 1

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	0		0		0		0	

Asian/Pacific Islander: 0 0 0 0 0 0 0 0 0 0

Hispanic: 0 0 0 0 0 0 0 0 0 0

**Total:** 1 0 0 0 1 0 0 0 0 0

Female-headed Households: 1 0 0 0 0 0 0 0 0 0

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low	1	0	1	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
<b>Total</b>	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefiting
2012	Residence is owned by an Elderly woman. The heating system was not working, roof need replacement, electrical panel was not working properly and fire detection system was installed. All work has been completed and documents completed. The total cost of rehabilitation for this project was \$15,190.00.	

**PGM Year:** 2012

**Project:** 0003 - Rehabilitation Projects

**IDIS Activity:** 2007 - Housing Rehabilitation 62 Hobson Street

**Status:** Completed 7/9/2013 11:27:52 AM

**Location:** 62 Hobson St Brockton, MA 02302-2820

**Objective:** Create suitable living environments  
**Outcome:** Sustainability

**Matrix Code:** Rehab; Single-Unit Residential (14A)      **National Objective:** LMH

**Initial Funding Date:** 12/21/2012

**Financing**  
 Funded Amount: 10,650.00  
 Drawn Thru Program Year: 10,650.00  
 Drawn In Program Year: 10,650.00

**Proposed Accomplishments**

Housing Units : 1

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total	
	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0
Black/African American:	0	0	0	0	0	0
Asian:	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0



**Initial Funding Date:** 04/18/2013  
**Financing**  
 Funded Amount: 13,450.00  
 Drawn Thru Program Year: 13,450.00  
 Drawn In Program Year: 13,450.00

**Description:**  
 The BRA is working to rehab 306 Sully Road in Brockton. This is in the form of a loan payable when property is sold or owner refinances. Work to be performed is repairing roof and upgrading electricalwork.

**Proposed Accomplishments**

Housing Units : 1

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	0		0		0		0	

**Income Category:**

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	1	0	1	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefiting
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2012 The repair of a collapsing frame due to water leakage, replace entire roof and ssome electrical upgrade. the rehabilitation process began and is now completd. all program have been made.

**Annual Accomplishments**

No data returned for this view. This might be because the applied filter excludes all data.

**PGM Year:** 2012  
**Project:** 0003 - Rehabilitation Projects  
**IDIS Activity:** 2014 - Housing Rehabilitation 91 Woodland Avenue  
**Status:** Open  
**Location:** 91 Woodland Ave Brockton, MA 02301-1433  
**Objective:** Create suitable living environments  
**Outcome:** Sustainability  
**Matrix Code:** Rehab; Single-Unit Residential (14A) **National Objective:** LMH

**Initial Funding Date:** 04/18/2013  
**Financing**  
**Funded Amount:** 15,970.00  
**Drawn Thru Program Year:** 0.00  
**Drawn In Program Year:** 0.00

**Proposed Accomplishments**

Housing Units : 1

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>							
Female-headed Households:	0		0		0		0	

American Indian/Alaskan Native & Black/African American: 0 0  
 Other multi-racial: 0 0  
 Asian/Pacific Islander: 0 0  
 Hispanic: 0 0  
**Total:** 0 0 0 0 0 0 0 0

Female-headed Households: 0

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

**Annual Accomplishments**

No data returned for this view. This might be because the applied filter excludes all data.

**PGM Year:** 2013

**Project:** 0002 - YMCA Cosgrove Swimming Pool

**IDIS Activity:** 2016 - Old Colony YMCA Cosgrove Pool

**Status:** Open

**Location:** 320 Main St Brockton, MA 02301-5340

**Objective:** Create suitable living environments

**Outcome:** Availability/accessibility

**Matrix Code:** Public Services (General) (05)

**National Objective:** LMA

**Initial Funding Date:** 09/03/2013

**Financing**

Funded Amount: 55,000.00

Drawn Thru Program Year: 0.00

Drawn In Program Year: 0.00

**Proposed Accomplishments**

People (General) : 500

**Description:**

The Old Colony YMCA program will provide lifeguard and instruction services for the Cosgrove Pool for recreational aquatic need for the citizens of Brockton.

This program also provides for constructive use of free time for youth who are at risk thus reducing danger time.

It provides inner-city children and adults the opportunity to have access to the essential summer activity - swimming. CDBG funds will be used to provide salaries and related expenses in connection with the provisions of structured and instructional programs at the Cosgrove Pool.

Salaries are for lifeguards as safety of the children while at the facility.

**Annual Accomplishments**

No data returned for this view. This might be because the applied filter excludes all data.

Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

**Annual Accomplishments**

No data returned for this view. This might be because the applied filter excludes all data.

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Total Funded Amount: \$5,768,773.52  
 Total Drawn Thru Program Year: \$4,370,893.89  
 Total Drawn In Program Year: \$1,812,784.02

**ATTACHMENT A3  
IDIS REPORTS CDBG (PR23)**



BROCKTON

Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Underway		Completed		Program Year Count	Total Activities Disbursed
		Count	Activities Disbursed	Count	Activities Disbursed		
Acquisition	Clearance and Demolition (04)	1	\$89,322.29	1	\$0.00	2	\$89,322.29
Economic Development	<b>Total Acquisition</b>	<b>1</b>	<b>\$89,322.29</b>	<b>1</b>	<b>\$0.00</b>	<b>2</b>	<b>\$89,322.29</b>
	ED Direct Financial Assistance to For-Profits (18A)	3	\$16,447.95	1	\$0.00	4	\$16,447.95
Housing	<b>Total Economic Development</b>	<b>3</b>	<b>\$16,447.95</b>	<b>1</b>	<b>\$0.00</b>	<b>4</b>	<b>\$16,447.95</b>
	Rehab; Single-Unit Residential (14A)	7	\$237,705.44	10	\$173,862.26	17	\$411,567.70
	Rehab; Multi-Unit Residential (14B)	0	\$0.00	1	\$0.00	1	\$0.00
	Acquisition for Rehabilitation (14G)	2	\$43,800.33	1	\$0.00	3	\$43,800.33
	Rehabilitation Administration (14H)	2	\$25,785.00	1	\$4,000.00	3	\$29,785.00
	Lead-Based/Lead Hazard Test/Abate (14I)	1	\$5,119.00	0	\$0.00	1	\$5,119.00
	Code Enforcement (15)	1	\$15,700.17	0	\$0.00	1	\$15,700.17
Public Facilities and Improvements	<b>Total Housing</b>	<b>13</b>	<b>\$328,109.94</b>	<b>13</b>	<b>\$177,862.26</b>	<b>26</b>	<b>\$505,972.20</b>
	Public Facilities and Improvements (General) (03)	1	\$53,347.42	3	\$144,561.24	4	\$197,908.66
	Parks, Recreational Facilities (03F)	3	\$40,844.97	0	\$0.00	3	\$40,844.97
	Street Improvements (03K)	1	\$0.00	0	\$0.00	1	\$0.00
	Fire Station/Equipment (03O)	0	\$0.00	1	\$450,000.00	1	\$450,000.00
	Removal of Architectural Barriers (10)	0	\$0.00	2	\$0.00	2	\$0.00
Public Services	<b>Total Public Facilities and Improvements</b>	<b>5</b>	<b>\$94,192.39</b>	<b>6</b>	<b>\$594,561.24</b>	<b>11</b>	<b>\$688,753.63</b>
	Public Services (General) (05)	3	\$2,083.30	5	\$916.74	8	\$3,000.04
	Senior Services (05A)	1	\$2,291.63	1	\$208.37	2	\$2,500.00
	Handicapped Services (05B)	1	\$2,291.63	0	\$0.00	1	\$2,291.63
	Youth Services (05D)	2	\$53,349.71	4	\$2,708.37	6	\$56,058.08
	Substance Abuse Services (05F)	1	\$5,500.00	0	\$0.00	1	\$5,500.00
	Crime Awareness (05I)	0	\$0.00	1	\$118,500.00	1	\$118,500.00
General Administration and Planning	<b>Total Public Services</b>	<b>8</b>	<b>\$65,516.27</b>	<b>11</b>	<b>\$122,333.48</b>	<b>19</b>	<b>\$187,849.75</b>
	Planning (20)	1	\$0.00	0	\$0.00	1	\$0.00
	General Program Administration (21A)	1	\$289,935.85	2	\$2,366.01	3	\$292,301.86
	<b>Total General Administration and Planning</b>	<b>2</b>	<b>\$289,935.85</b>	<b>2</b>	<b>\$2,366.01</b>	<b>4</b>	<b>\$292,301.86</b>



U.S. Department of Housing and Urban Development  
 Office of Community Planning and Development  
 Integrated Disbursement and Information System  
 CDBG Summary of Accomplishments  
 Program Year: 2012

DATE: 09-16-13  
 TIME: 9:33  
 PAGE: 2

BROCKTON

Activity Group	Activity Category	Underway Count	Underway Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Other	Interim Assistance (06)	1	\$4,295.39	0	\$0.00	1	\$4,295.39
	<b>Total Other</b>	<b>1</b>	<b>\$4,295.39</b>	<b>0</b>	<b>\$0.00</b>	<b>1</b>	<b>\$4,295.39</b>
Repayment of Section 108 Loans	Planned Repayment of Section 108 Loan Principal (19F)	0	\$0.00	2	\$27,840.95	2	\$27,840.95
	<b>Total Repayment of Section 108 Loans</b>	<b>0</b>	<b>\$0.00</b>	<b>2</b>	<b>\$27,840.95</b>	<b>2</b>	<b>\$27,840.95</b>
<b>Grand Total</b>		<b>33</b>	<b>\$887,820.08</b>	<b>36</b>	<b>\$924,963.94</b>	<b>69</b>	<b>\$1,812,784.02</b>



BROCKTON

**CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type**

Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Acquisition	Clearance and Demolition (04)	Housing Units	0	185,566	185,566
	<b>Total Acquisition</b>		<b>0</b>	<b>185,566</b>	<b>185,566</b>
Economic Development	ED Direct Financial Assistance to For-Profits (18A)	Business	293,908	0	293,908
	<b>Total Economic Development</b>		<b>293,908</b>	<b>0</b>	<b>293,908</b>
Housing	Rehab; Single-Unit Residential (14A)	Housing Units	1	18	19
	Rehab; Multi-Unit Residential (14B)	Housing Units	0	1	1
	Acquisition for Rehabilitation (14G)	Housing Units	0	3	3
		Organizations	0	0	0
	Rehabilitation Administration (14H)	Housing Units	10	1	11
	Lead-Based/Lead Hazard Test/Abate (14I)	Housing Units	14	0	14
	Code Enforcement (15)	Housing Units	92,431	0	92,431
	<b>Total Housing</b>		<b>92,456</b>	<b>23</b>	<b>92,479</b>
Public Facilities and Improvements	Public Facilities and Improvement (General) (03)	Public Facilities	277,293	373,616	650,909
	Parks, Recreational Facilities (03F)	Public Facilities	196,379	0	196,379
	Street Improvements (03K)	Persons	77,723	0	77,723
	Fire Station/Equipment (03O)	Public Facilities	0	92,431	92,431
	<b>Total Public Facilities and Improvements</b>		<b>551,395</b>	<b>466,047</b>	<b>1,017,442</b>
Public Services	Public Services (General) (05)	Persons	119	93,447	93,566
	Senior Services (05A)	Persons	3,314	3,069	6,383
	Handicapped Services (05B)	Persons	132	0	132
	Youth Services (05D)	Persons	11,617	11,864	23,481
	Substance Abuse Services (05F)	Persons	64	0	64
	Crime Awareness (05I)	Persons	0	16,134	16,134
	<b>Total Public Services</b>		<b>15,246</b>	<b>124,514</b>	<b>139,760</b>
Other	Interim Assistance (06)	Public Facilities	0	0	0
	<b>Total Other</b>		<b>0</b>	<b>0</b>	<b>0</b>
<b>Grand Total</b>			<b>953,005</b>	<b>776,150</b>	<b>1,729,155</b>



BROCKTON

CDBG Beneficiaries by Racial / Ethnic Category

Housing-Non Housing	Race	Total Persons	Total Hispanic Persons	Total Households	Total Hispanic Households
Housing	White	0	0	12	2
	Black/African American	0	0	9	0
	Black/African American & White	0	0	1	0
	Other multi-racial	0	0	26	5
	<b>Total Housing</b>	<b>0</b>	<b>0</b>	<b>48</b>	<b>7</b>
Non Housing	White	7,414	601	0	0
	Black/African American	20,889	1	0	0
	Asian	56	0	0	0
	Asian & White	113	0	0	0
	Black/African American & White	19	1	0	0
	Amer. Indian/Alaskan Native & Black/African Amer.	1	0	0	0
	Other multi-racial	2,703	25	0	0
	<b>Total Non Housing</b>	<b>31,195</b>	<b>628</b>	<b>0</b>	<b>0</b>
Grand Total	White	7,414	601	12	2
	Black/African American	20,889	1	9	0
	Asian	56	0	0	0
	Asian & White	113	0	0	0
	Black/African American & White	19	1	1	0
	Amer. Indian/Alaskan Native & Black/African Amer.	1	0	0	0
	Other multi-racial	2,703	25	26	5
	<b>Total Grand Total</b>	<b>31,195</b>	<b>628</b>	<b>48</b>	<b>7</b>



BROCKTON

CDBG Beneficiaries by Income Category

Income Levels	Owner Occupied	Renter Occupied	Persons
Housing			
Extremely Low (<=30%)	6	0	0
Low (>30% and <=50%)	18	0	0
Mod (>50% and <=80%)	1	0	0
Total Low-Mod	25	0	0
Non Low-Mod (>80%)	0	0	0
Total Beneficiaries	25	0	0
Non Housing			
Extremely Low (<=30%)	0	0	12,059
Low (>30% and <=50%)	0	0	2,645
Mod (>50% and <=80%)	0	0	577
Total Low-Mod	0	0	15,281
Non Low-Mod (>80%)	0	0	71
Total Beneficiaries	0	0	15,352

**ATTACHMENT A4  
IDIS REPORTS CDBG (PR59)**

Search

IDIS > Shared Reports > PR 59 - CDBG Activities at Risk and Cancelled with Draws Reports > PR59 - CDBG Activities at Risk Dashboard - Grantee

Last update: 9/16/13 1:06:31 PM

Home Tools Data

100%

GROUPING: Field Office: **BOSTON** Grantee: **BROCKTON**



Grantee: **BROCKTON**

**Pending At Risk**

Open activities without draws for more than 9 months:

IDIS Activity	Activity	Year	National Objective	Matrix Code	Fund Date	Funded Amount	Drawn Amount for last 9 mths	Balance
1982	Streetscape Improvements	2012	LMA	03K	11/1/2012	\$100,000.00	\$0.00	\$100,000.00
1988	City Hall Plaza	2012	LMA	03F	10/31/2012	\$43,000.00	\$0.00	\$43,000.00
1989	City Parks	2012	LMA	03F	11/1/2012	\$27,943.00	\$0.00	\$27,943.00
<b>Total</b>						<b>\$170,943.00</b>	<b>\$0.00</b>	<b>\$170,943.00</b>

Report Generated on: 09-16-13. Data from IDIS as of the previous business day.

Page: 1

# **ATTACHMENT A5 IDIS REPORTS HOME**

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)  
 BROCKTON, MA - FOR REPORT YEAR 2012

PLAN YR - PROJECT	PGM	PROJECT ESTIMATE	COMMITTED AMOUNT	AMOUNT DRAWN THRU REPORT YEAR	AMOUNT AVAILABLE TO DRAW	AMOUNT DRAWN IN REPORT YEAR
2010-0023	HOME	253,101.00	253,101.00	253,101.00	0.00	49,210.00
2011-0019	HOME	267,210.00	267,210.00	267,210.00	0.00	165,502.00

**ACQUISITION AND REHABILITATION - RENTAL HOUSING DEVELOPMENT**

DESCRIPTION:

THE BHA WILL UTILIZE THESE HOME FUNDS TO SUPPLEMENT A COMMITMENT OF \$2 MILLION DOLLARS IN GRANTS TO THE BROCKTON HOUSING AUTHORITY AND SOUTHEASTERN MASSACHUSETTS AFFORDABLE HOUSING CORPORATION (SMHC) FROM THE MASSACHUSETTS DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD) AND/OR OTHER FINANCING SOURCES TO ACQUIRE AND REHABILITATE UP TO 20 UNITS OF ABANDONED BANK-OWNED AND FORECLOSED TWO/THREE FAMILY HOMES. THESE WILL BE PUT BACK INTO SERVICE IN THE BROCKTON HOUSING SUPPLY, PROVIDING AFFORDABLE RENTAL OPPORTUNITIES FOR LOW INCOME TENANTS.

ACCOMPLISHMENTS:

HOME FUNDS IN THE AMOUNT OF \$214,712 UTILIZED DURING THIS REPORTING PERIOD IN CONJUNCTION WITH NSF FUNDS RECEIVED FROM THE MASS DEPT OF HOUSING AND COMMUNITY DEVELOPMENT TO ACQUIRE AND REHABILITATE TWENTY UNITS OF ABANDONED BANK-OWNED AND FORECLOSED PROPERTIES. REHABILITATION ON ALL UNITS WAS COMPLETED BY END OF MAY 2013. 8 UNITS WERE COMPLETED DURING THIS REPORTING PERIOD; 3 OF WHICH HAVE BEEN OCCUPIED. 100% OCCUPANCY EXPECTED AUGUST 2013. A SUBSTANTIAL AMENDMENT TO THE ANNUAL ACTION PLAN WAS SUBMITTED TO HUD, AFTER THE CITIZEN PARTICIPATION PROCESS WAS CONCLUDED. THE AMENDMENT REALLOCATED \$50,000 FROM THE FY11 FIRST TIME HOMEBUYER ASSISTANCE PROGRAM; \$18,633 FROM THE FY11 NEW CONSTRUCTION PROGRAM FOR THE BROCKTON HOUSING AUTHORITY AND PROGRAM INCOME IN THE AMOUNT OF \$24,845 TO THE ACQUISITION AND REHABILITATION - RENTAL HOUSING DEVELOPMENT PROJECT.

PROJECT STATUS: UNDERWAY

HOUSEHOLD CHARACTERISTICS

ADDRESS	UNIT #	FAMILY SIZE	% MEDIAN INCOME	HISPANIC	RACE	STATUS
100 TURNER ST	1	3	31-50%	NO	BLACK/AFRICAN AMERICAN	COMPLETED 12/12/12
100 TURNER ST	2	2	31-50%	NO	WHITE	COMPLETED 12/12/12
65 LAURESTON ST	1	3	31-50%	YES	WHITE	COMPLETED 1/22/13
65 LAURESTON ST	2	VACANT				COMPLETED 1/22/13

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
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 BROCKTON, MA - FOR REPORT YEAR 2012

PLAN YR - PROJECT	PGM	PROJECT ESTIMATE	COMMITTED AMOUNT	AMOUNT DRAWN THRU REPORT YEAR	AMOUNT AVAILABLE TO DRAW	AMOUNT DRAWN IN REPORT YEAR
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**ACQUISITION AND REHABILITATION - RENTAL HOUSING DEVELOPMENT (CONTINUED)**

HOUSEHOLD CHARACTERISTICS

ADDRESS	UNIT #	FAMILY SIZE	% MEDIAN INCOME	HISPANIC	RACE	STATUS
103 MENLO ST	1	VACANT				COMPLETED 2/25/13
103 MENLO ST	2	VACANT				COMPLETED 2/25/13
152 NILSSON ST	1	VACANT				UNDERWAY
152 NILSSON ST	2	VACANT				UNDERWAY

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)  
 BROCKTON, MA - FOR REPORT YEAR 2012

PLAN YR - PROJECT	PGM	PROJECT ESTIMATE	COMMITTED AMOUNT	AMOUNT DRAWN THRU REPORT YEAR	AMOUNT AVAILABLE TO DRAW	AMOUNT DRAWN IN REPORT YEAR
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**NEW CONSTRUCTION - BROCKTON HOUSING AUTHORITY**

2011/2012 NEW CONSTRUCTION - BROCKTON HOUSING AUTHORITY

HOME	230,000.00	0.00	0.00	230,000.00	0.00
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DESCRIPTION: THE BROCKTON HOUSING AUTHORITY WILL UTILIZE HOME FUNDS TO CONSTRUCT A DUPLEX LOCATED AT PLOT 48-2 TRIBOU STREET, AS ADDITIONAL AFFORDABLE HOUSING OPPORTUNITIES IN BROCKTON. THE BROCKTON HOUSING AUTHORITY WILL ACQUIRE THE PROPERTY FROM THE CITY OF BROCKTON AND CONSTRUCT THE DUPLEX WITH HOME FUNDS AND PRIVATE FINANCING AND RENT THE APARTMENTS TO LOW INCOME TENANTS.

ACCOMPLISHMENTS: SUBSTANTIAL AMENDMENT TO THE ANNUAL PLAN SUBMITTED TO HUD REVISING THE BUDGET AND CONVERTING THE PROJECT FROM A RENTAL DUPLEX TO SINGLE FAMILY HOME OWNERSHIP. HOME FUNDING APPLICATION WAS SUBMITTED AND APPROVED IN JUNE 2013. RFP FOR MODULAR CONSTRUCTION EXPECTED IN FALL 2013 WITH CONSTRUCTION COMPLETED BY SPRING OF 2014. IF THE PROPERTY IS NOT SOLD TO AN INCOME ELIGIBLE HOME BUYER WITHIN SIX MONTHS OF COMPLETION THE UNIT WILL CONVERT TO RENTAL.

PROJECT STATUS: UNDERWAY  
 BENEFICIARY CHARACTERISTICS TO BE IDENTIFIED IN THE NEXT YEAR CAPER.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)  
BROCKTON, MA - FOR REPORT YEAR 2012

PLAN YR - PROJECT	PGM	PROJECT ESTIMATE	COMMITTED AMOUNT	AMOUNT DRAWN THRU REPORT YEAR	AMOUNT AVAILABLE TO DRAW	AMOUNT DRAWN IN REPORT YEAR
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**ACQUISITION & REHABILITATION - RENTAL HOUSING DEVELOPMENT**

2011/2012	ACQUISITION & REHABILITATION - RENTAL HOUSING DEVELOPMENT - STATION LOFTS	HOME	200,000.00	155,000.00	45,000.00	155,000.00
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DESCRIPTION: CAPSTONE COMMUNITIES LLC WILL UTILIZE HOME FUNDS TO REDEVELOP THE KNIGHT BUILDING LOCATED AT 124 MONTELLLO STREET INTO 25 UNITS OF RENTAL HOUSING WHICH WILL INCLUDE 14 UNITS OF AFFORDABLE AND WORKFORCE HOUSING AS WELL AS 11 MARKET RATE UNITS. CAPSTONE COMMUNITIES PLANS ON UTILIZING HOME FUNDS FROM THE MASSACHUSETTS DEPT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD) AND THE CITY OF BROCKTON, DHCD TAX CREDITS AND COMMERCIAL AREA TRANSIT NODE HOUSING PROGRAM (CATNHP) FUNDING, AND FEDERAL AND STATE HISTORIC TAX CREDIT EQUITY. STATION LOFTS IS LOCATED IN THE HEART OF BROCKTON'S DOWNTOWN AND IS LOCATED IN THE DOWNTOWN BROCKTON SMART GROWTH OVERLAY DISTRICT DOWNTOWN CORE SUB-DISTRICT. THE SITE IS ONE BLOCK FROM THE MBTA COMMUTER RAIL STATION.

ACCOMPLISHMENTS: \$155,000 OF HOME FUNDS HAVE BEEN EXPENDED TO DATE. THE OFFICIAL GROUNDBREAKING CEREMONY WAS HELD ON FEBRUARY 26, 2013. A JOB FAIR WAS HELD ON MARCH 5, 2013 AS THE GENERAL CONTRACTOR ACCEPTED EMPLOYMENT APPLICATIONS FOR ALL CONSTRUCTION TRADES. RENOVATIONS ARE APPROXIMATELY 60% COMPLETE WITH AN EXPECTED FINAL COMPLETION OF DECEMBER 31, 2013. MARKETING HAS COMMENCED. WITH OVER 600 APPLICATIONS FOR HOUSING RECEIVED. APPROXIMATELY 590 HAVE BEEN RECEIVED FOR THE 14 AFFORDABLE UNITS AND ANOTHER 20 FOR THE MARKET RATE UNITS. THE LOTTERY FOR THE AFFORDABLE UNITS IS SCHEDULED FOR AUGUST 15, 2013 AT THE CHAMBER OF COMMERCE IN BROCKTON.

PROJECT STATUS: UNDERWAY  
TENANT CHARACTERISTICS TO BE IDENTIFIED IN THE NEXT YEAR CAPER.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)  
 BROCKTON, MA - FOR REPORT YEAR 2012

PLAN YR - PROJECT	PGM	PROJECT ESTIMATE	COMMITTED AMOUNT	AMOUNT DRAWN THRU REPORT YEAR	AMOUNT AVAILABLE TO DRAW	AMOUNT DRAWN IN REPORT YEAR
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**COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)**

2012	COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)	HOME	86,000.00	0.00	0.00	86,000.00
						0.00

DESCRIPTION: NEIGHBORHOOD HOUSING SERVICES OF THE SOUTH SHORE (NHS), ACTING AS THE LOCAL CHDO, WILL UTILIZE HOME FUNDS TO ACQUIRE AND REHABILITATE SINGLE FAMILY HOMES AND SELL THEM TO LOW/MODERATE INCOME FAMILIES AS ADDITIONAL AFFORDABLE HOUSING OPPORTUNITIES IN BROCKTON. PROCEEDS FROM THE SALE OF THE HOME-ASSISTED HOUSING ACTIVITY WILL BE RETURNED TO THE LOCAL HOME INVESTMENT TRUST FUND ACCOUNT TO BE USED TO BENEFIT OTHER LOW/MODERATE INCOME FAMILIES.

ACCOMPLISHMENTS: DUE TO THE IMPLEMENTATION OF THE CONSOLIDATED AND FURTHER CONTINUING APPROPRIATIONS ACT OF 2012 WHICH IMPOSED NEW REQUIREMENTS ON PROJECTS THAT RECEIVE FY2012 HOME FUNDS, THE PROPERTY SEARCH FOR THIS PROJECT WAS DELAYED UNTIL THE CITY OF BROCKTON COULD IMPLEMENT POLICIES AND PROCEDURES IMPOSED BY THE ACT WHICH IMPROVED PROJECT DEVELOPER SELECTION BY PARTICIPATING JURISDICTIONS AND ENSURED THAT THERE IS ADEQUATE MARKET DEMAND FOR THE PROJECT. THE CITY'S POLICIES AND PROCEDURES WERE INCORPORATED INTO THE CITY'S HOME FUNDING APPLICATION. NHS SUBMITTED AN APPLICATION FOR FUNDING IN JULY 2013 WHICH IS UNDER REVIEW. IF THE PROPERTY IS NOT SOLD TO AN INCOME ELIGIBLE HOME BUYER WITHIN SIX MONTHS OF COMPLETION THE UNIT WILL CONVERT TO RENTAL.

PROJECT STATUS: UNDERWAY  
 BENEFICIARY CHARACTERISTICS TO BE IDENTIFIED IN THE NEXT YEAR CAPER.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)  
 BROCKTON, MA - FOR REPORT YEAR 2012

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HOMEOWNERSHIP DEVELOPMENT - ACQUISITION AND REHABILITATION

2012	HOME	85,742.00	0.00	0.00	85,742.00	0.00
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DESCRIPTION: SOUTHEASTERN MASSACHUSETTS AFFORDABLE HOUSING CORPORATION (SMAHC), A PRIVATE NON-PROFIT ENTITY WILL UTILIZE HOME FUNDS TO ACQUIRE AND REHABILITATE SINGLE FAMILY HOMES AND SELL THEM TO LOW/MODERATE INCOME FAMILIES AS ADDITIONAL AFFORDABLE HOUSING OPPORTUNITIES IN BROCKTON. PROCEEDS FROM THE SALE OF THE HOME-ASSISTED HOUSING ACTIVITY WILL BE RETURNED TO THE LOCAL HOME INVESTMENT TRUST FUND ACCOUNT TO BE USED TO BENEFIT OTHER LOW/MODERATE INCOME FAMILIES.

ACCOMPLISHMENTS: DUE TO THE IMPLEMENTATION OF THE CONSOLIDATED AND FURTHER CONTINUING APPROPRIATIONS ACT OF 2012 WHICH IMPOSED NEW REQUIREMENTS ON PROJECTS THAT RECEIVE FY2012 HOME FUNDS, THE PROPERTY SEARCH FOR THIS PROJECT WAS DELAYED UNTIL THE CITY OF BROCKTON COULD IMPLEMENT POLICIES AND PROCEDURES IMPOSED BY THE ACT WHICH IMPROVED PROJECT DEVELOPER SELECTION BY PARTICIPATING JURISDICTIONS AND ENSURED THAT THERE IS ADEQUATE MARKET DEMAND FOR THE PROJECT. THE CITY'S POLICIES AND PROCEDURES WERE INCORPORATED INTO THE CITY'S HOME FUNDING APPLICATION. SMACH SUBMITTED AN APPLICATION FOR FUNDING IN MAY 2013 WHICH WAS APPROVED. ACQUISITION IS EXPECTED IN THE SUMMER OF 2013 WITH REHABILITATION COMPLETED BY LATE FALL 2013. IF THE PROPERTY IS NOT SOLD TO AN INCOME ELIGIBLE HOME BUYER WITHIN SIX MONTHS OF COMPLETION THE UNIT WILL CONVERT TO RENTAL.

PROJECT STATUS: UNDERWAY  
 BENEFICIARY CHARACTERISTICS TO BE IDENTIFIED IN THE NEXT YEAR CAPER.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM  
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)  
BROCKTON, MA - FOR REPORT YEAR 2012

PLAN YR - PROJECT	PGM	PROJECT ESTIMATE	COMMITTED AMOUNT	AMOUNT DRAWN THRU REPORT YEAR	AMOUNT AVAILABLE TO DRAW	AMOUNT DRAWN IN REPORT YEAR
<b>HOME ADMINISTRATION</b>						
2011	HOME	73,800.00	73,800.00	73,800.00	0.00	34,431.00
2012	HOME	41,300.00	41,300.00	41,300.00	0.00	41,300.00

DESCRIPTION: THE BROCKTON HOUSING AUTHORITY UTILIZES THESE HOME FUNDS FOR COORDINATION AND OVERSIGHT, IMPLEMENTATION AND COMPLIANCE AS IT CARRIES OUT THE ELIGIBLE HOME ACTIVITIES IDENTIFIED IN THE ONE YEAR ACTION PLAN.

ACCOMPLISHMENTS: FY11 AND FY12 HOME ADMIN FUNDS IN THE AMOUNT OF \$75,731 EXPENDED FOR THE 2012 REPORTING PERIOD FOR PROGRAM OVERSIGHT AND ADMINISTRATION. EXPENSES INCLUDED THE PREPARATION OF THE ONE YEAR ACTION PLAN, FIVE YEAR CONSOLIDATE PLAN (HOME PROGRAM PORTION), SALARY AND BENEFITS OF HOME PROGRAM COORDINATOR, CONSULTANTS, TRAINING, ETC.

**SECTION 504 AND AFFIRMATIVE  
ACTION CONTRACT & ADVERTISING  
WORDING**

### **XXIII. PERSONNEL AND PARTICIPANT CONDITIONS**

**Americans with Disabilities Act and Section 504 of the Rehabilitation Act:** The Sub-recipient certifies to BRA that it understands and will comply with any federal regulations issued pursuant to the Americans with Disabilities Act of 1990 (**42 U.S.C. 12101**), hereinafter "ADA" and Section 504 of the Rehabilitation Act of 1973 (**29 U.S.C. 706**), hereinafter "Section 504". Section 504 prohibits discrimination against people with disabilities in any Federally-assisted program.

Applicable provisions of the ADA and Section 504 include, but are not necessarily limited to, those outlined below. The Sub-recipient certifies that, in the provision of activities, programs and services under this Agreement, it will not limit participation in, deny the benefits of, or otherwise discriminate against qualified individuals with disabilities, including: 1) individuals who have a physical or mental impairment that substantially limits one or more major life activities; 2) individuals who have a history or record of a such an impairment; and 3) individuals who are regarded as having such an impairment. To be qualified, the individual with a disability must meet the essential eligibility requirements for receipt of the Recipient's services, with or without: 1) reasonable modifications to the Sub-recipient's rules, policies or practices; 2) removal of architectural, communication, or transportation barriers; and/or 3) provision of auxiliary aids and services, such as sign language interpreters for individuals who are deaf. In addition, the Sub-recipient certifies that it will not discriminate against any person based upon that person's relationship with, or association to, any individual with a disability.

The Sub-recipient also certifies that it will not discriminate against any qualified employee or job applicant with a disability who satisfies the requisite skill, experience, education and other job-related requirements of the position such individual holds or desires, and who, with or without reasonable accommodations, is able to perform the essential functions of the position.

In addition, the Sub-recipient certifies that the activities, programs and services covered under this Agreement, when viewed in their entirety, will be readily accessible to and unable by qualified individuals with disabilities. This standard, known as "program accessibility," applies to all existing facilities of the

Recipient that will be utilized in the performance of this Agreement.

The Town shall provide the Sub-recipient with any guidelines and other materials necessary for compliance with that portion of the regulations in force during the term of this agreement.

#### **XXIV. AFFIRMATIVE ACTION**

- A. **EEO/AA Statement:** The Sub-recipient will, in all solicitations or advertisements for employees placed by or on behalf of the Recipient, state that it is an Equal Opportunity or Affirmative Action employer.
  
- B. **Women and Minority Business Enterprise (W/MBE):** The Sub-recipient will use its best efforts to afford minority – and women-owned business enterprises the maximum practicable opportunity to participate in the performance of this Agreement. As used in this Agreement, the term “minority and female business enterprise” means a business at least fifty-one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, “minority group members” are Afro-Americans, Spanish-speaking, Spanish surnamed or Spanish-heritage Americans, Asian-Americans, and American Indians.

# **CDBG FINANCIAL SUMMARY REPORT (PR26)**



**PART I: SUMMARY OF CDBG RESOURCES**

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR 1,857,346.78  
 02 ENTITLEMENT GRANT 1,270,554.00  
 03 SURPLUS URBAN RENEWAL 0.00  
 04 SECTION 108 GUARANTEED LOAN FUNDS 0.00  
 05 CURRENT YEAR PROGRAM INCOME 203,090.03  
 05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE) 0.00  
 06 RETURNS 13,959.25  
 07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE 0.00  
 08 TOTAL AVAILABLE (SUM, LINES 01-07) 3,344,950.06

**PART II: SUMMARY OF CDBG EXPENDITURES**

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION 1,492,641.21  
 10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT 0.00  
 11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10) 1,492,641.21  
 12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION 292,301.86  
 13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS 27,840.95  
 14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES 0.00  
 15 TOTAL EXPENDITURES (SUM, LINES 11-14) 1,812,784.02  
 16 UNEXPENDED BALANCE (LINE 08 - LINE 15) 1,532,166.04

**PART III: LOWMOD BENEFIT THIS REPORTING PERIOD**

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS 0.00  
 18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING 0.00  
 19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES 1,399,023.53  
 20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT 0.00  
 21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20) 1,399,023.53  
 22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11) 93.73%

**LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS**

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION  
 24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION  
 25 CUMULATIVE EXPENDITURES BENEFITTING LOW/MOD PERSONS  
 26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)

**PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS**

27 DISBURSED IN IDIS FOR PUBLIC SERVICES 187,849.75  
 28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR 0.00  
 29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR 0.00  
 30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS 0.00  
 31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30) 187,849.75  
 32 ENTITLEMENT GRANT 1,270,554.00  
 33 PRIOR YEAR PROGRAM INCOME 19,851.36  
 34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP 0.00  
 35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34) 1,290,405.36  
 36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35) 14.56%

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION 292,301.86  
 38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR 0.00  
 39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR 0.00  
 40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS 0.00  
 41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40) 292,301.86  
 42 ENTITLEMENT GRANT 1,270,554.00  
 43 CURRENT YEAR PROGRAM INCOME 203,090.03  
 44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP 0.00  
 45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44) 1,473,644.03  
 46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45) 19.84%

**LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17**

Report returned no data.

**LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18**

Report returned no data.

**LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19**

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2009	2	1861	5501676	FACADE IMPROVEMENTS/BUSINESS ASSISTANCE	18A	LMA	\$2,059.58
2009	2	1861	5532424	FACADE IMPROVEMENTS/BUSINESS ASSISTANCE	18A	LMA	\$999.50
2009	4	1863	5479972	WAR MEMORIAL BUILDING	03	LMA	\$10,623.20
2009	4	1863	5501676	WAR MEMORIAL BUILDING	03	LMA	\$4,980.00
2009	4	1863	5514684	WAR MEMORIAL BUILDING	03	LMA	\$51,461.15
2009	4	1863	5551491	WAR MEMORIAL BUILDING	03	LMA	\$12,588.44
2009	4	1863	5551508	WAR MEMORIAL BUILDING	03	LMA	\$16,370.45
2009	4	1863	5560653	WAR MEMORIAL BUILDING	03	LMA	\$48,478.00
2009	26	1907	5479972	Public Playgrounds	03F	LMA	\$14,712.50
2009	26	1907	5501676	Public Playgrounds	03F	LMA	\$2,900.69
2009	26	1907	5532424	Public Playgrounds	03F	LMA	\$592.91
2009	26	1907	5551508	Public Playgrounds	03F	LMA	\$487.24
2009	26	1907	5560653	Public Playgrounds	03F	LMA	\$15,922.00
2009	26	1907	5581902	Public Playgrounds	03F	LMA	\$6,229.63
2010	1	1912	5479972	Housing Rehabilitation	14A	LMH	\$23,400.00
2010	1	1912	5501676	Housing Rehabilitation	14A	LMH	\$53,212.86
2010	1	1912	5532424	Housing Rehabilitation	14A	LMH	\$17,890.91
2010	1	1912	5581902	Housing Rehabilitation	14A	LMH	\$2,401.13
2010	1	1914	5479972	Receivership Program	14G	LMH	\$701.36
2010	1	1914	5501676	Receivership Program	14G	LMH	\$8,464.89
2010	1	1914	5514684	Receivership Program	14G	LMH	\$1,673.00
2010	1	1914	5532424	Receivership Program	14G	LMH	\$1,953.57
2010	1	1914	5551491	Receivership Program	14G	LMH	\$171.99
2010	1	1914	5551508	Receivership Program	14G	LMH	\$4,192.10
2010	1	1914	5560653	Receivership Program	14G	LMH	\$3,079.02
2010	1	1914	5581902	Receivership Program	14G	LMH	\$23,341.79
2010	3	1918	5479972	Streetscape Improvements	03	LMA	\$38,153.45
2010	3	1918	5501676	Streetscape Improvements	03	LMA	\$809.13
2010	3	1918	5532424	Streetscape Improvements	03	LMA	\$5,562.45
2010	3	1918	5551508	Streetscape Improvements	03	LMA	\$2,777.30
2010	3	1918	5560653	Streetscape Improvements	03	LMA	\$2,815.09
2010	3	1918	5581902	Streetscape Improvements	03	LMA	\$3,253.09
2010	17	1933	5479972	Code Enforcement	15	LMA	\$3,338.42
2010	17	1933	5501676	Code Enforcement	15	LMA	\$1,928.52
2010	17	1933	5514684	Code Enforcement	15	LMA	\$1,244.68
2010	17	1933	5532424	Code Enforcement	15	LMA	\$1,244.68
2010	17	1933	5551491	Code Enforcement	15	LMA	\$1,469.03
2010	17	1933	5551508	Code Enforcement	15	LMA	\$1,373.32
2010	17	1933	5560653	Code Enforcement	15	LMA	\$1,848.43
2010	17	1933	5581902	Code Enforcement	15	LMA	\$2,164.00
2011	1	1956	5532424	Lead Abatement Loan Program	14I	LMH	\$2,955.00
2011	1	1956	5581902	Lead Abatement Loan Program	14I	LMH	\$60.00
2011	3	1955	5479972	Arts in the Windows	03	LMA	\$4,035.00
2011	4	1957	5501676	Homeowner Rehab Program NHS	14H	LMH	\$400.00
2011	4	1957	5551491	Homeowner Rehab Program NHS	14H	LMH	\$2,250.00
2011	4	1972	5479972	Funds for Homeowner Rehab Program	14H	LMH	\$1,850.00
2011	4	1972	5501676	Funds for Homeowner Rehab Program	14H	LMH	



Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2011	4	1972	5532424	Funds for Homeowner Rehab Program	14H	LMH	\$3,333.33
2011	4	1972	551491	Funds for Homeowner Rehab Program	14H	LMH	\$2,775.00
2011	4	1972	551508	Funds for Homeowner Rehab Program	14H	LMH	\$4,175.00
2011	4	1972	5560653	Funds for Homeowner Rehab Program	14H	LMH	\$2,900.00
2011	4	1972	5581902	Funds for Homeowner Rehab Program	14H	LMH	\$4,066.67
2011	4	1974	5457654	Group Cares Building Together	14H	LMH	\$4,000.00
2011	4	1981	5457654	Housing Rehabilitation 62 Fitzpatrick Ave	14A	LMH	\$14,130.00
2011	4	1981	5479972	Housing Rehabilitation 62 Fitzpatrick Ave	14A	LMH	\$6,670.00
2011	9	1962	5457654	Work Express Program	05	LMC	\$500.00
2011	10	1963	5457654	Youth Enhancement Program	05D	LMC	\$208.37
2011	11	1964	5457654	BAMSI Elder Services	05A	LMC	\$208.37
2011	12	1965	5457654	BAMSI Helpline	05	LMC	\$208.37
2011	13	1966	5457654	Family and Community Resources	05	LMC	\$208.37
2011	15	1968	5457654	Brockton Fire Department	03O	LMA	\$263,078.00
2011	15	1968	5501676	Brockton Fire Department	03O	LMA	\$186,922.00
2012	2	1983	5532424	Facade Improvements/Business Assistance	18A	LMA	\$70.00
2012	2	1983	551508	Facade Improvements/Business Assistance	18A	LMA	\$90.87
2012	2	1983	5560653	Facade Improvements/Business Assistance	18A	LMA	\$938.93
2012	2	1983	5581902	Facade Improvements/Business Assistance	18A	LMA	\$722.59
2012	2	1984	5501676	Mainstreet Art Program	18A	LMA	\$178.08
2012	2	1984	5514684	Mainstreet Art Program	18A	LMA	\$6,500.00
2012	2	1984	5532424	Mainstreet Art Program	18A	LMA	\$1,335.11
2012	2	1984	5551491	Mainstreet Art Program	18A	LMA	\$1,365.00
2012	2	1984	5551508	Mainstreet Art Program	18A	LMA	\$1,473.10
2012	2	1984	5560653	Mainstreet Art Program	18A	LMA	\$497.59
2012	2	1984	5581902	Mainstreet Art Program	18A	LMA	\$217.60
2012	3	1985	5532424	Commercial Rehabilitation	14G	LMH	\$89.04
2012	3	1985	5551508	Commercial Rehabilitation	14G	LMH	\$133.57
2012	3	1986	5501676	Homeowner Rehab Program	14A	LMH	\$8,328.20
2012	3	1986	5532424	Homeowner Rehab Program	14A	LMH	\$43,077.48
2012	3	1986	5551508	Homeowner Rehab Program	14A	LMH	\$3,486.49
2012	3	1986	5560653	Homeowner Rehab Program	14A	LMH	\$5,976.87
2012	3	1986	5581902	Homeowner Rehab Program	14A	LMH	\$3,817.71
2012	3	2002	5514684	Housing Rehabilitation 558 Ash Street	14A	LMH	\$6,552.00
2012	3	2002	5532424	Housing Rehabilitation 558 Ash Street	14A	LMH	\$22,140.00
2012	3	2002	5581902	Housing Rehabilitation 558 Ash Street	14A	LMH	\$9,184.00
2012	3	2003	5501676	Housing Rehabilitation 45 North Ash Street	14A	LMH	\$13,230.00
2012	3	2003	5514684	Housing Rehabilitation 45 North Ash Street	14A	LMH	\$21,510.00
2012	3	2003	5551491	Housing Rehabilitation 45 North Ash Street	14A	LMH	\$25,400.00
2012	3	2003	5581902	Housing Rehabilitation 45 North Ash Street	14A	LMH	\$3,860.00
2012	3	2004	5501676	Housing Rehabilitation 14 Claremont Street	14A	LMH	\$1,352.26
2012	3	2004	5532424	Housing Rehabilitation 14 Claremont Street	14A	LMH	\$18,835.00
2012	3	2004	5551491	Housing Rehabilitation 14 Claremont Street	14A	LMH	\$6,040.00
2012	3	2005	5551508	Housing Rehabilitation 9 Oakdale Street	14A	LMH	\$10,845.00
2012	3	2005	5560653	Housing Rehabilitation 9 Oakdale Street	14A	LMH	\$4,950.00
2012	3	2006	5551491	Housing Rehabilitation 18 Pinehurst Ave	14A	LMH	\$15,190.00
2012	3	2007	5532424	Housing Rehabilitation 62 Hobson Street	14A	LMH	\$10,650.00
2012	3	2011	5560653	Housing Rehabilitation 62 Hobson Street	14A	LMH	\$7,750.00
2012	3	2012	5581902	Housing Rehabilitation 9 Quincy Street	14A	LMH	\$13,450.00
2012	6	1991	5501676	BAMSI Elder Services	05A	LMC	\$833.32
2012	6	1991	5514684	BAMSI Elder Services	05A	LMC	\$208.33
2012	6	1991	5532424	BAMSI Elder Services	05A	LMC	\$208.33
2012	6	1991	5551491	BAMSI Elder Services	05A	LMC	\$208.33
2012	6	1991	5551508	BAMSI Elder Services	05A	LMC	\$208.33
2012	6	1991	5560653	BAMSI Elder Services	05A	LMC	\$208.33
2012	6	1991	5581902	BAMSI Elder Services	05A	LMC	\$416.66
2012	6	1992	5501676	BAMSI Helpline	05B	LMC	\$833.32



Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2012	6	1992	5514684	BAMSI Helpline	05B	LMC	\$208.33
2012	6	1992	5532424	BAMSI Helpline	05B	LMC	\$208.33
2012	6	1992	5551491	BAMSI Helpline	05B	LMC	\$208.33
2012	6	1992	5551508	BAMSI Helpline	05B	LMC	\$208.33
2012	6	1992	5560653	BAMSI Helpline	05B	LMC	\$208.33
2012	6	1992	5581902	BAMSI Helpline	05B	LMC	\$416.66
2012	6	1993	5514684	Youth Enhancement Program	05D	LMC	\$1,041.65
2012	6	1993	5532424	Youth Enhancement Program	05D	LMC	\$208.33
2012	6	1993	5551491	Youth Enhancement Program	05D	LMC	\$208.33
2012	6	1993	5551508	Youth Enhancement Program	05D	LMC	\$208.33
2012	6	1993	5560653	Youth Enhancement Program	05D	LMC	\$208.33
2012	6	1993	5581902	Youth Enhancement Program	05D	LMC	\$208.33
2012	6	1994	5501676	Youth Enhancement Program	05D	LMC	\$416.66
2012	6	1994	5514684	Brockton Police/Mobile Anti Crime Patrols	05I	LMA	\$10,632.76
2012	6	1994	5532424	Brockton Police/Mobile Anti Crime Patrols	05I	LMA	\$20,039.61
2012	6	1994	5551491	Brockton Police/Mobile Anti Crime Patrols	05I	LMA	\$12,923.26
2012	6	1994	5551508	Brockton Police/Mobile Anti Crime Patrols	05I	LMA	\$6,946.80
2012	6	1994	5560653	Brockton Police/Mobile Anti Crime Patrols	05I	LMA	\$3,413.33
2012	6	1994	5501676	Brockton Police/Mobile Anti Crime Patrols	05I	LMA	\$64,544.24
2012	6	1995	5514684	Father Billis & MainSpring/Work Express Program	05F	LMC	\$2,000.00
2012	6	1995	5532424	Father Billis & MainSpring/Work Express Program	05F	LMC	\$500.00
2012	6	1995	5551491	Father Billis & MainSpring/Work Express Program	05F	LMC	\$500.00
2012	6	1995	5551508	Father Billis & MainSpring/Work Express Program	05F	LMC	\$500.00
2012	6	1995	5560653	Father Billis & MainSpring/Work Express Program	05F	LMC	\$500.00
2012	6	1995	5581902	Father Billis & MainSpring/Work Express Program	05F	LMC	\$1,000.00
2012	6	1996	5514684	Old Colony YMCA/David Jon Louison Family Center	05	LMC	\$833.32
2012	6	1996	5532424	Old Colony YMCA/David Jon Louison Family Center	05	LMC	\$208.33
2012	6	1996	5551491	Old Colony YMCA/David Jon Louison Family Center	05	LMC	\$208.33
2012	6	1996	5551508	Old Colony YMCA/David Jon Louison Family Center	05	LMC	\$208.33
2012	6	1996	5560653	Old Colony YMCA/David Jon Louison Family Center	05	LMC	\$208.33
2012	6	1996	5581902	Old Colony YMCA/David Jon Louison Family Center	05	LMC	\$208.33
2012	6	1997	5501676	YMCA Camp Massasoit	05D	LMC	\$2,500.00
2012	6	1998	5501676	Old Colony YMCA Cosgrove Pool	05D	LMC	\$50,841.08
2012	6	1998	5560653	Old Colony YMCA Cosgrove Pool	05D	LMC	\$217.00
2012	7	1987	5501676	RESCUE OF FORECLOSED HOMES	14A	LMH	\$1,543.91
2012	7	1987	5532424	RESCUE OF FORECLOSED HOMES	14A	LMH	\$514.89
2012	7	1987	5551508	RESCUE OF FORECLOSED HOMES	14A	LMH	\$374.81
2012	7	1987	5560653	RESCUE OF FORECLOSED HOMES	14A	LMH	\$121.16
2012	7	1987	5581902	RESCUE OF FORECLOSED HOMES	14A	LMH	\$35,683.02
<b>Total</b>							<b>\$1,399,023.53</b>

# **CDBG SECTION 3 REPORT**

CITY OF BROCKTON Report has been submitted.

September 27, 2013

**Section 3 Summary Report**Economic Opportunities for  
Low and Very Low-Income Persons**U.S. Department of Housing  
and Urban Development**  
Office of Fair Housing  
and Equal Opportunity**OMB Approval No.2529-0043**  
(exp. 8/17/2015)**HUD Field Office** : : BOSTON, MA

See Public Reporting Burden Statement below

**1. Recipient Name:**

City of Brockton

**Recipient Address:** *(street, city, state, zip)*45 School Street  
Brockton , Massachusetts 02301**2. Agency ID:**

949107155

**3. Total Amount of Award:** \$ 1,270,554  
Amount of All Contracts Awarded: \$ 498,262**4. Contact Person:**

Marc Resnick

**5. Phone:** 508-586-2013**Fax:** 508-559-7582**E-Mail:** mresnick@brocktonredevelopmentauthority.com**6. Reporting Period:** Quarter 4 of Fiscal Year 2012**7. Date Report Submitted:**

09/27/2013

**8. Program Code-Name:**

7-CDBG-Entitlement

**Program Codes:**

3A = Public/Indian Housing Development

4 = Homeless Assistance

7 BG-Entitlement

10= Other Housing Programs

1 = Flexible Subsidy

3B = Public/Indian Housing Operation

5 = HOME Assistance

8 = CDBG-State Administered

2 = Section 202/811

3C = Public/Indian Housing Modernization

6 = HOME-State Administered

9 = Other CD Programs

<b>Part I. Employment and Training</b> (Columns B, C, and F are mandatory fields.)					
<b>A</b> Job Category	<b>B</b> Number of New Hires	<b>C</b> Number of New Hires that are Sec.3 Residents	<b>D</b> % of Section 3 New Hires	<b>E</b> % of Total Staff Hours for Section 3 Employees	<b>F</b> Number of Section 3 Trainees
Professionals	0	0	0.00 %	0.00 %	0
Technicians	0	0	0.00 %	0.00 %	0
Office/Clerical	0	0	0.00 %	0.00 %	0
Officials/Managers	0	0	0.00 %	0.00 %	0
Sales	0	0	0.00 %	0.00 %	0
Craft Workers (skilled)	0	0	0.00 %	0.00 %	0
Operatives (semiskilled)	0	0	0.00 %	0.00 %	0
Laborers (unskilled)	0	0	0.00 %	0.00 %	0
Service Workers	0	0	0.00 %	0.00 %	0
Other (List construction)	0	0	0.00 %	0.00 %	0
<b>Total</b>	0	0			0

**Part II. Contracts Awarded****1. Construction Contracts:**

A. Total dollar amount of all construction contracts awarded on the project	\$ 408,262
B. Total dollar amount of construction contracts awarded to Section 3 businesses	\$ 0
C. Percentage of the total dollar amount that was awarded to Section 3 businesses	0.00 %
D. Total number of Section 3 businesses receiving construction contracts	0

**2. Non-Construction Contracts:**

A. Total dollar amount of all non-construction contracts awarded on the project	\$ 90,000
B. Total dollar amount of non-construction contracts awarded to Section 3 businesses	\$ 0
C. Percentage of the total dollar amount that was awarded to Section 3 businesses	0.00 %
D. Total number of Section 3 businesses receiving non-construction contracts	0

**Part III. Summary of Efforts**

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. (Select **yes** to all that apply)

**No** Recruited low-income residents through: local advertising media, signs prominently displayed at the project site, contacts with community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.

**Yes** Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.

**No** Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.

**No** Coordinated with Youthbuild Programs and administered in the metropolitan area in which the Section 3 covered project is located.

**No** Other; describe below.

The reporting burden for this collection of information is estimated to average 6 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u., mandates that the Department ensure that employment and other economic

opportunities generated by its housing and community development assistance programs are directed toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. The regulations are found at 24 CFR Part 135. The information will be used by the Department to monitor program recipients' compliance with Section 3, to assess the results of the Department's efforts to meet the statutory objectives of Section 3, to prepare reports to Congress, and by recipients as a self-monitoring tool. The data is entered into a data base and will be analyzed and distributed. The collection of information involves recipients receiving Federal financial assistance for housing and community development programs covered by Section 3. The information will be collected annually to assist HUD in meeting its reporting requirements under Section 808(e)(6) of the Fair Housing Act and Section 916 of the HCDA of 1992. An assurance of confidentiality is not applicable to this form. The Privacy Act of 1974 and OMB Circular A-108 are not applicable. The reporting requirements do not contain sensitive questions. Data is cumulative; personal identifying information is not included.

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## **SECTION 3 REPORT HOME**

# Section 3 Summary Report

Economic Opportunities for  
Low – and Very Low-Income Persons

U.S. Department of Housing  
and Urban Development  
Office of Fair Housing  
And Equal Opportunity

OMB Approval No: 2529-0043  
(exp. 11/30/2010)

HUD Field Office: **Boston, MA**

Section back of page for Public Reporting Burden statement

1. Recipient Name & Address: (street, city, state, zip)  City of Brockton 45 School Street Brockton, MA 02301	2. Federal Identification: (grant no.) <b>M-12-MC-25-0201</b>	3. Total Amount of Award: <b>\$ 413,042</b>
	4. Contact Person <b>Thomas Thibeault</b>	5. Phone: (Include area code) <b>(508)588-6880</b>
	6. Length of Grant: <b>One year</b>	7. Reporting Period: <b>7/1/12-6/30/13</b>
8. Date Report Submitted:	9. Program Code: (Use separate sheet for each program code) <b>5</b>	10. Program Name: <b>HOME Investment Partnerships Program</b>

**Part I: Employment and Training (\*\* Columns B, C and F are mandatory fields. Include New Hires in E & F)**

A Job Category	B Number of New Hires	C Number of New Hires that are Sec. 3 Residents	D % of Aggregate Number of Staff Hours of New Hires that are Sec. 3 Residents	E % of Total Staff Hours for Section 3 Employees and Trainees	F Number of Section 3 Trainees
Professionals	0	0			0
Technicians	0	0			0
Office/Clerical	1	0			0
Construction by Trade (List Trade)	0	0			0
Trade					
Other (List)					
Laborer	2	2			0
Painter	1	1			
<b>Total</b>	<b>4</b>	<b>3</b>			<b>0</b>

\* Program Codes  
1 = Flexible Subsidy  
2 = Section 202/811

3 = Public/Indian Housing  
A = Development,  
B = Operation  
C = Modernization

4 = Homeless Assistance  
5 = HOME  
6 = HOME State Administered  
7 = CDBG Entitlement

8 = CDBG State Administered  
9 = Other CD Programs  
10 = Other Housing Programs

**Part II: Contracts Awarded**

1. Construction Contracts:

A. Total dollar amount of all contracts awarded on the project	\$ 214,712
B. Total dollar amount of contracts awarded to Section 3 businesses	\$ 0
C. Percentage of the total dollar amount that was awarded to Section 3 businesses	0 %
D. Total number of Section 3 businesses receiving contracts	0

2. Non-Construction Contracts:

A. Total dollar amount all non-construction contracts awarded on the project/activity	\$ 0
B. Total dollar amount of non-construction contracts awarded to Section 3 businesses	\$ 0
C. Percentage of the total dollar amount that was awarded to Section 3 businesses	0 %
D. Total number of Section 3 businesses receiving non-construction contracts	0

**Part III: Summary**

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. (Check all that apply.)

- Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contracts with the community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
- Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
- Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
- Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
- Other; describe below.

Public reporting for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB number.

Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u, mandates that the Department ensures that employment and other economic opportunities generated by its housing and community development assistance programs are directed toward low- and very-low income persons, particularly those who are recipients of government assistance housing. The regulations are found at 24 CFR Part 135. The information will be used by the Department to monitor program recipients' compliance with Section 3, to assess the results of the Department's efforts to meet the statutory objectives of Section 3, to prepare reports to Congress, and by recipients as self-monitoring tool. The data is entered into a database and will be analyzed and distributed. The collection of information involves recipients receiving Federal financial assistance for housing and community development programs covered by Section 3. The information will be collected annually to assist HUD in meeting its reporting requirements under Section 808(e)(6) of the Fair Housing Act and Section 916 of the HCDA of 1992. An assurance of confidentiality is not applicable to this form. The Privacy Act of 1974 and OMB Circular A-108 are not applicable. The reporting requirements do not contain sensitive questions. Data is cumulative; personal identifying information is not included.

# HOME ANNUAL PERFORMANCE REPORT

# Annual Performance Report HOME Program

U.S. Department of Housing  
and Urban Development  
Office of Community Planning  
and Development

OMB Approval No. 2506-0171  
(exp. 8/31/2009)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/M) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410	Starting 7/1/12	Ending 6/30/13	

### Part I Participant Identification

1. Participant Number M-12-MC-25-0201	2. Participant Name City of Brockton, MA		
3. Name of Person completing this report	4. Phone Number (Include Area Code)		
5. Address 45 School Street	6. City Brockton	7. State MA	8. Zip Code 02301

### Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period 0.00	2. Amount received during Reporting Period 20,095.00	3. Total amount expended during Reporting Period 5,000.00	4. Amount expended for Tenant-Based Rental Assistance 0.00	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5 15,095.00
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### Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
<b>A. Contracts</b>					
1. Number					
2. Dollar Amount					
<b>B. Sub-Contracts</b>					
1. Number	2			2	
2. Dollar Amount	\$ 94,500				
	a. Total	b. Women Business Enterprises (WBE)	c. Male		
<b>C. Contracts</b>					
1. Number	3	3			
2. Dollar Amount	\$ 4,350	\$ 4,350			
<b>D. Sub-Contracts</b>					
1. Number	1	1			
2. Dollar Amounts	\$ 1,327	\$ 1,327			

# HOMEMATCH REPORT





U.S. Department of Housing and Urban Development  
 Office of Community Planning and Development  
 Integrated Disbursement and Information System  
 Status of HOME Activities - Entitlement  
 BROCKTON, MA

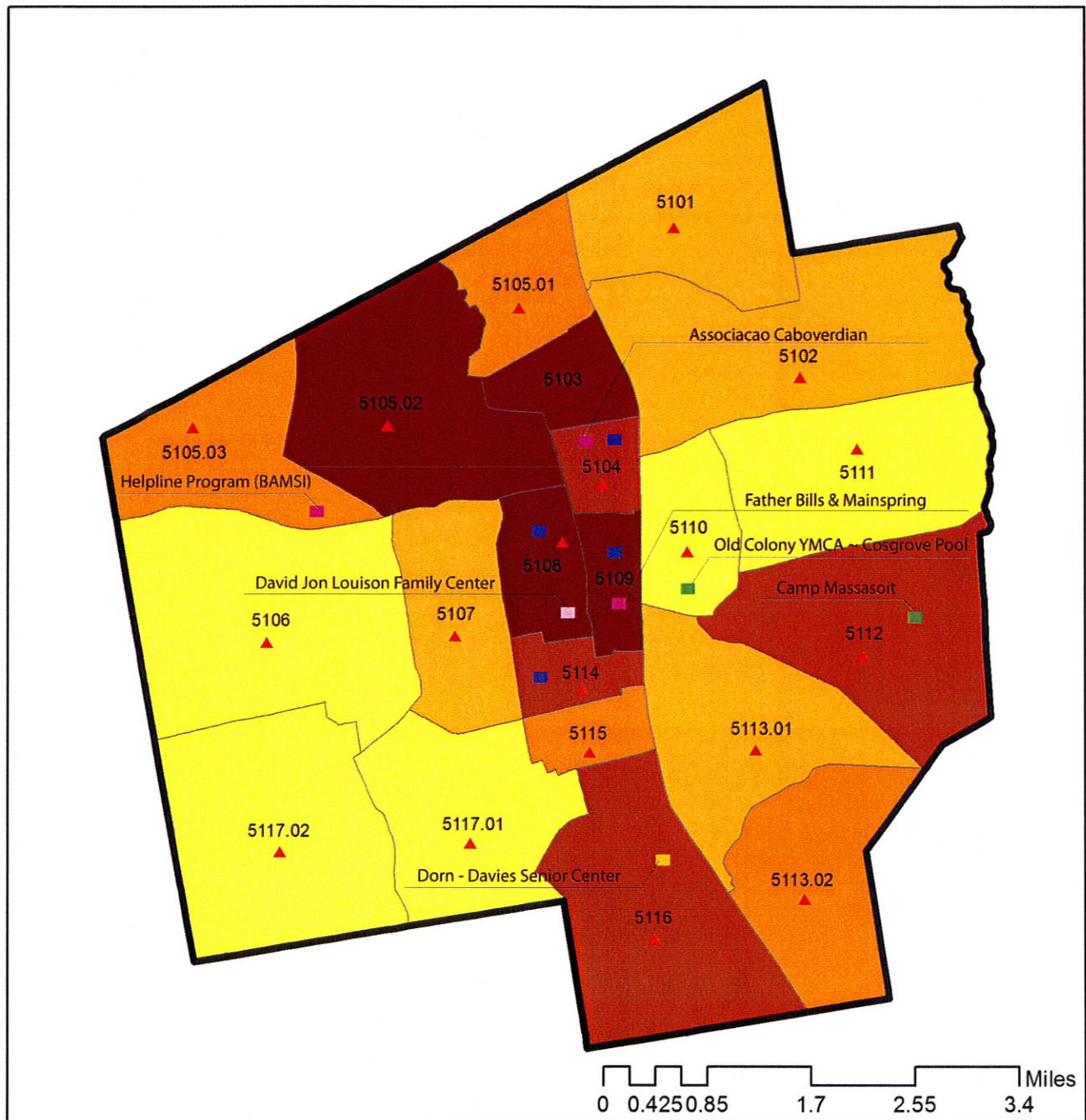
DATE: 07-02-13  
 TIME: 9:49  
 PAGE: 1

IDIS - PR22

Tenure Type	Activity Type	IDIS Activity Address	Activity Status	Status Date	Total Units	Home Units	Initial Funding Date	Committed Amount	Drawn Amount	PCT
Rental	ACQUISITION	100 Turner St , Brockton MA, 02301	Completed	10/30/12	2	2	06/29/12	\$40,000.00	\$40,000.00	100.00%
	AND	65 Laureston St , Brockton MA, 02301	Completed	10/30/12	2	2	06/29/12	\$15,000.00	\$15,000.00	100.00%
	REHABILITATION	103 Menlo St , Brockton MA, 02301	Completed	02/25/13	2	2	09/20/12	\$75,000.00	\$75,000.00	100.00%
		152 Nilsson St , Brockton MA, 02301	Final Draw	06/11/13	0	0	10/17/12	\$84,712.00	\$84,712.00	100.00%
		124 Montello St , Brockton MA, 02301	Open	05/15/13	0	0	01/09/13	\$200,000.00	\$155,000.00	77.50%

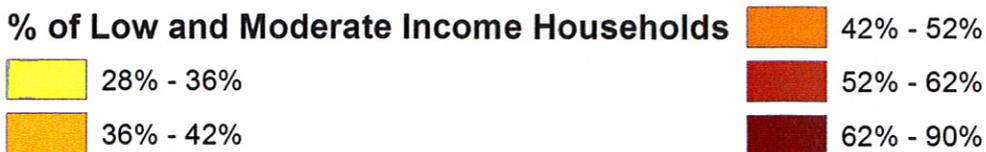
# MAPS

# PUBLIC SERVICES



Cartography By Xue Sherry Zou, 9/13/2013  
 Data Source: MassGIS and US Census 2010

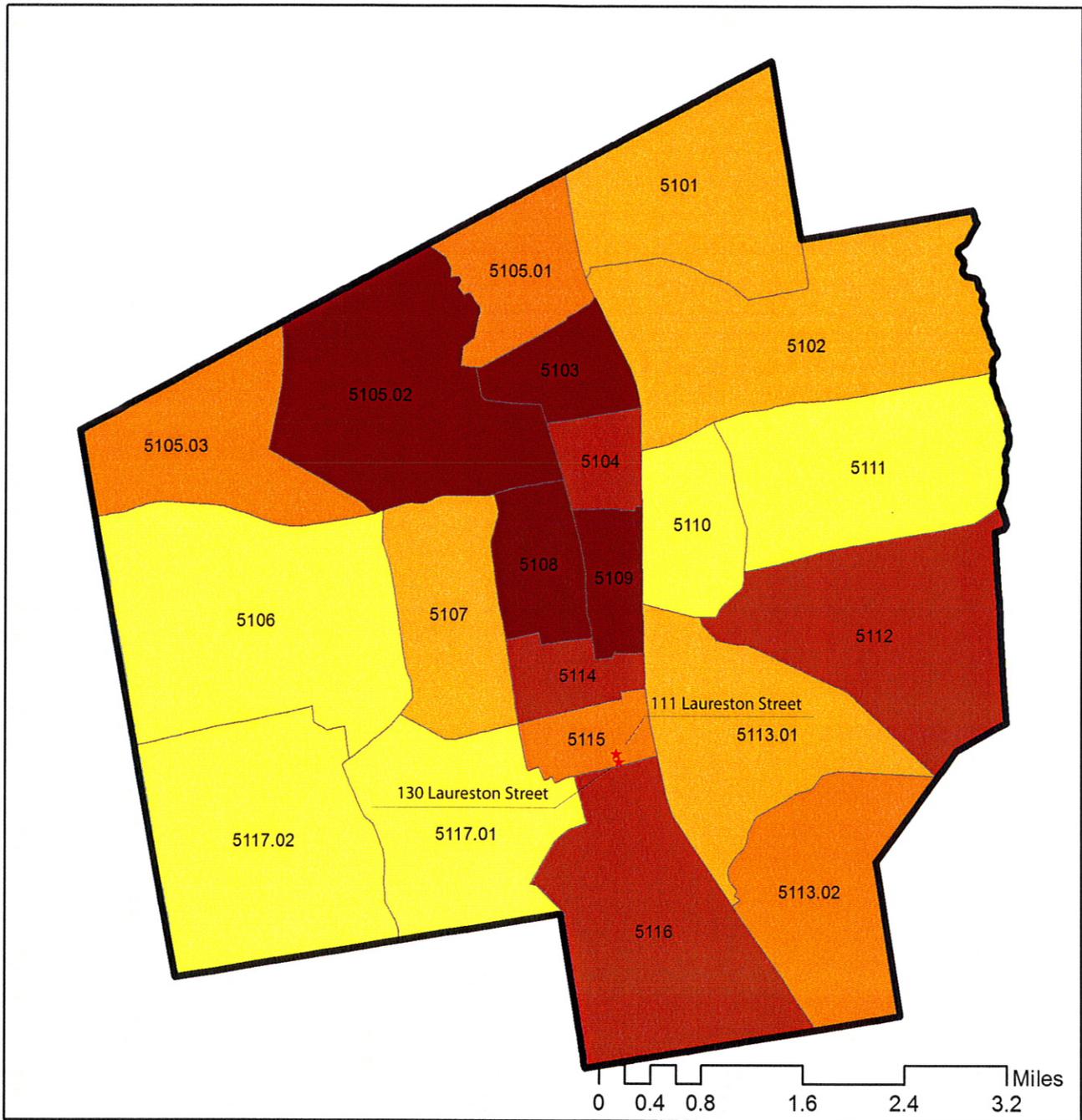
## Legend



-  Brockton PD ~ Anti-Crime Patrol
-  City Wide Code Enforcement
-  Homeless -HIV / AIDS
-  Public Services
-  Senior Programs
-  Youth Programs



# Demolition Sites - Community Development Block Grant



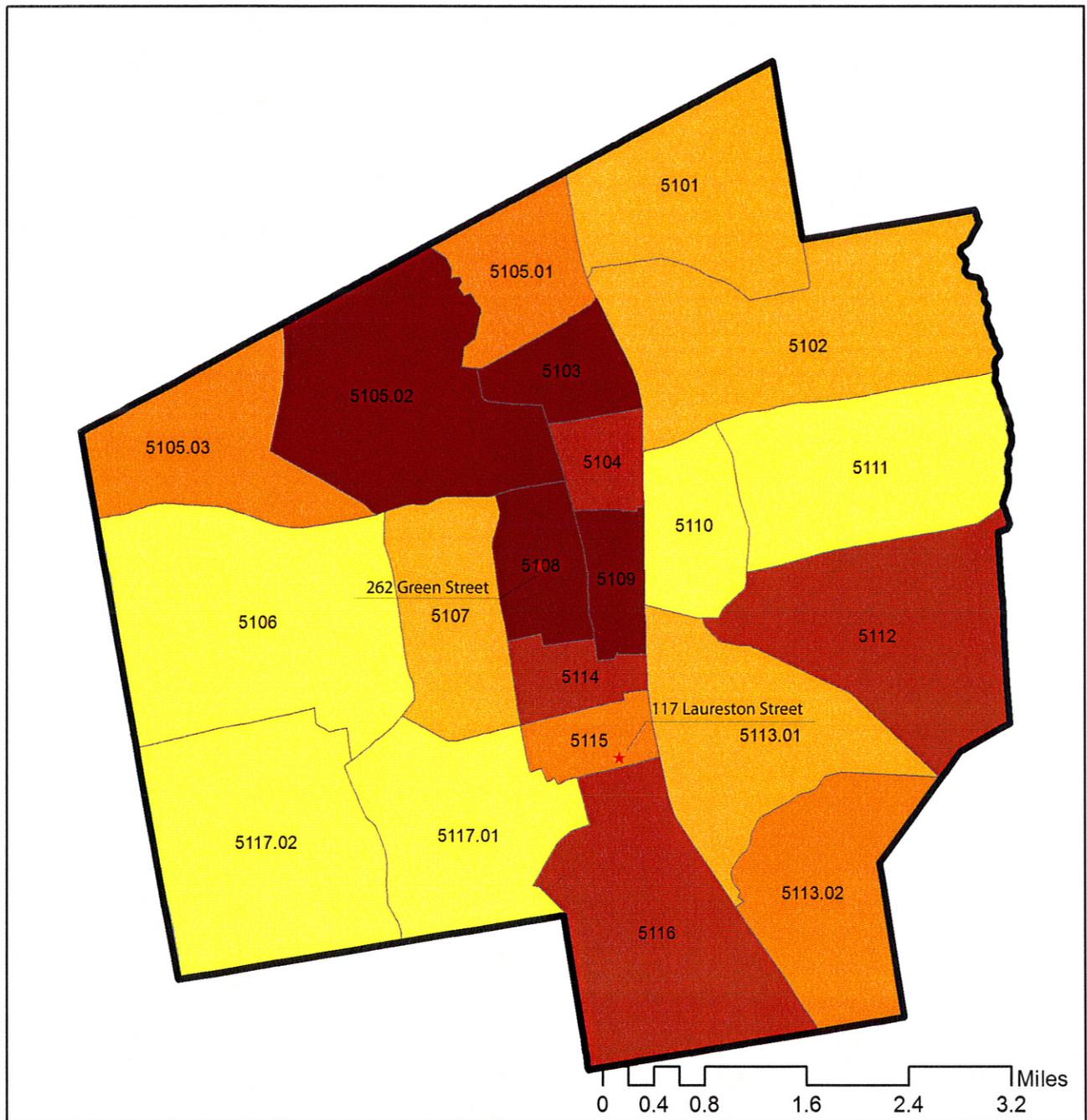
Cartography By Xue Sherry Zou, 9/16/2013  
 Data Source: MassGIS and US Census 2010



## Legend

- ★ Demolition % of Low and Moderate Income Households
- |   |           |   |           |
|---|-----------|---|-----------|
|  | 28% - 36% |  | 42% - 52% |
|  | 36% - 42% |  | 52% - 62% |
|   |           |  | 62% - 90% |

# Rehabilitation Sites - CDBG / NSP



Cartography By Xue Sherry Zou, 9/16/2013  
 Data Source: MassGIS and US Census 2010



## Legend

