

CHIP Progress Report 7/30/19

Physical Environment Strategy: Housing Rehabilitation Loans and Grants

Related Priority Health Issue: Housing

Related Health Factor: Housing and Transit

Research Link: <http://www.countyhealthrankings.org/policies/housing-rehabilitation-loan-grant-programs>

Expected outcomes: Improved mental health, improved health outcomes incl. less accidents due to safety issues

Target Population: Low to moderate income people (<80% AMI)

PROGRESS COLOR*	Strategies/ Action Steps	Partners/Persons Responsible	Timeline	Outcome Indicators
Greenish	Funding for home rehabilitation and repair to bring housing up to code, including septic and roofing.	Franklin County Regional Housing and Redevelopment Authority (HRA) with Community Development Block Grant (CDBG) funds from MA DHCD, and funds from our revolving loan program Greenfield: CDBG funds and MHFA Get the Lead Out funds In FY17: grants awarded to Leverett, Sunderland, Deerfield, Conway, Montague, FY19: (FY 18 funds awarded 7/2018) Orange and Montague FY20: Greenfield – ongoing activity	Different towns each year.	As of 6/30/19 (75% through FY19), FRHRA completed 51 Housing Rehab projects deploying \$1.356 MM in CDBG or Revolving Loan Funds (\$181K) The average per unit cost was ~ \$26.6K. Because funds were not obtained by Orange over the past 5 years, we believe we are seeing some “deferred maintenance” as well as other pent-up demand. Goal at the beginning of FY19 (10.1.18-9.30.19) was 32 units -- In FY18: 23 units were rehabbed at a cost of ~\$617,000. Unit cost averaged about \$200 more One of our greatest challenges is procurement of documents from homeowners to qualify them for the Housing Rehab Program- ie: For every 5 applications initiated, one rehab is completed. HRA is moving closer to 1 in 4 this year. Greenfield: CDBG17 (2018 rehab season) 6 units -\$206,000CDBG plus\$70,000 MHFA Get the Lead Out, plus \$75,000 CCRI (for sober house for women) – 6 units rehabbed at a cost of \$351,000 (average \$58,500- impact of Lead Abatement) new HUD lead paint abatement requirements complicate and significantly increase cost of rehab; Greenfield has modified its program to make the lead abatement portion a grant after 5 years.

	Educational campaign about housing resources available.	Community Action, HRA, Town Tax collectors, local Councils on Aging, local Health and Building Inspectors Greenfield working with OTF subcommittee on Housing and Workforce	Ongoing	HRA attempts to keep small fund amounts in most towns for things such as furnaces, roof repairs or wells etc. ~ in the range of \$10-\$15,000. Working more closely with local Boards of Health where they have Compliance Orders with homeowners Greenfield City Council appointed an Affordable Housing Committee – working largely on shelter and housing units for very low income households (single room occupancy and studio units). In concert with the CAPV’s Franklin County Resource Network’s Transition from Jail to Community (TJC), the Opioid Task Force’s Housing & Workforce Development Committee organized a Landlord & Tenant Meet and Greet on June 20, 2019. Held at the Episcopal Church of St. James and Andrew, 40 people attended to learn more about available housing/rental resources. Follow-up events are to be planned for the Fall of 2019.
Green	Manage rehabilitation programs for single-family and multi-family units.	HRA, HRA Lead Abatement program, Community Action Energy Conservation program Greenfield – as above	Ongoing	Thus far in FY19, all 51 units rehabbed by HRA are single family Greenfield – In CY2018 – rehab accomplished of three duplexes.
Yellow	Support larger rehabilitation /new construction projects for groups of vacant buildings for subsidized home ownership or rentals	HRA and Rural Development Incorporated with federal and state funding in partnership with towns Greenfield Distressed Bldg Task Force, Attorney General’s Office	As staffing allows	HRA/RDI began work on 33 unit Sunderland Senior Hsg in 2017- Goal is to get 40B permits for the project by Spring 2019. Obtained ZBA approval w/ conditions 3/27/19. Appealed by abutter. Have identified 2 more opportunities that will create a pipeline of 1-2 likely projects annually. Sugarbush Meadows -- 150 unit development in Sunderland received building permit in summer 2019 – 30 units will be permanently set aside as affordable. Greenfield working with private developer who submitted 20 unit project under Community Scale Housing Initiative; promoting creation of additional SROs and inlaw apartments to expand supply. Working with Greenfield board of health/building inspector banks/property owners of distressed/vacant units to move them back into functional occupancy. Commission on Disability Access working with Greenfield review boards and building inspector to insure accessible units are included in the mix of new housing development.
Green	Build a robust home	Towns, Boards of Health, HRA build list to	Ongoing	HRA: Working to improve from a 20% intake initiated to completion to 25% Wait lists will be culled and developed this Fall as part of our application process. Greenfield –waiting list of 29.

	rehabilitation waiting list	demonstrate demand to DHCD.		
Yellow	Promote Mass SAVE Energy Efficiency Services.	Mass SAVE home energy audits, loans, and rebates available. And as part of Housing Rehab scopes too.	Ongoing	Lower energy bills, increased energy efficiency, work with Community Action to access and address their clients needs Greenfield HR program requires energy audit as part of application
Yellow	Increase number of towns with zoning bylaws that support increased access to affordable housing	Town Planning Boards FRCOG Planners Greenfield, Montague, Orange Town Planners	ongoing	Number of towns with zoning bylaws with provisions that allow increased in-town building, conversion to multi-family housing, and/or accessory dwelling units. EEA Planning Grant to assist Sunderland, Shelburne, and Buckland with zoning for housing. Sunderland passed amendments to increase density bonuses for affordable housing (did not pass ADU bylaw); Shelburne did not vote on proposed changes (still working with PB on some possibilities); currently working with Buckland Planning Board Greenfield adopted ADU two years ago, but we have seen little activity. Planning Board is reviewing use matrix to ensure infill, multifamily , and upper story housing development allowable and achievable. And to insure accessible units included in the mix of new unit creation.
Yellowish	Increase number of sober living options in the region.	Housing Authorities FCSO Opioid Task Force GAAMHA Sage Housing	Ongoing	Baseline number of spots in early 2019: 12 The City of Greenfield, Sage Housing, GAAMHA, and the Firebird 5K worked to open 40-42 Cedar Street House in early spring 2019. It provides sober and supportive housing for 9 women, with each having access to on-site case management and support as they recover from substance or opioid use disorders. Sage Housing and GAAMHA are in exploration phase to open a sober and supportive housing for men. Additionally, the Opioid Task Force's Housing & Workforce Development Committee, through a contact from the FCSO, has reached out to the Franklin County Tech School (FCTS). Plans are underway to get the FCTS involved in the rehab or construction or sober housing opportunities for the Fall of 2020. Preliminary outreach has also been conducted with the Pioneer Valley Habitat for Humanity to see what capacity they have to work on this issue.
	Evaluation approach:	Participation, number of units rehabilitated		
	Evidence of effectiveness	Scientifically supported		

	Impact on disparities:	Likely to decrease disparities.
	Source:	What Works for Health database