

# Action Plan

**Grantee:** Brockton, MA

**Grant:** B-08-MN-25-0002

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<b>LOCCS Authorized Amount:</b>	\$ 2,152,979.00
<b>Grant Award Amount:</b>	\$ 2,152,979.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 720,622.12
<b>Total Budget:</b>	\$ 2,873,601.12

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## Funding Sources

### Funding Source

Neighborhood Stabilization Program

### Funding Type

Program Income

## Narratives

### Areas of Greatest Need:

First time homebuyers and stablization of neighborhoods devistated by foreclosures and abandon properties. Census tracts 5108, 5104, 5113 and 5115 have the highest foreclosure rate based on HUD foreclosure rating system.

### Distribution and and Uses of Funds:

\$190,000.00 in program Income has been added to our grant amount. These funds will be used in the following activities:

\$172,807.00 will be added to activity #002-A budget- Rehabilitation-LMMI

\$17,193.00 will be added to activity #001 budget- formaly BBB Administration, currently Brockton Redevelopment Authority Administration

### Definitions and Descriptions:

### Low Income Targeting:

### Acquisition and Relocation:

### Public Comment:



## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP-F-0001	Acq./Rehab	008	Acq./Rehab -22 Noyes Avenue
		009	Acq./Rehab- 9-11 Sheppard Street
		010	Acq./Rehab -153 Hovenden Avenue
		011	Acq./Rehab - 28 Lexington Street
NSP-F-0002	Rehabilitation	002	Rehabilitation
		002-A	Rehabilitation-LMMI
		002-B	Rehabilitation
NSP-F-0003	HomeBuyer Counseling &	003	HomeBuyer Counseling & Education
NSP-F-0005	Homebuyer Down Payment	005	Homebuyer Down Payment Assistance
NSP-F-0006	Administration/Program Delivery	004	Program Delivery- SHI
		004-A	Program Delivery-SMAHC
		006	Program Delivery/Capacity-BEDCC_CXL
NSP-f-0006-1	BBB Administration	001	Brockton Administration
nsp-f-0007	Marketing	007	Marketing-NHS



## Activities

**Project # /** NSP-F-0001 / Acq./Rehab

**Grantee Activity Number:** 008  
**Activity Title:** Acq./Rehab -22 Noyes Avenue

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-F-0001

**Projected Start Date:**

07/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Under Way

**Project Title:**

Acq./Rehab

**Projected End Date:**

12/31/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 422,230.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 422,230.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
1			0.00
1			0.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Properties

**Total**

1

1

1



**Activity is being carried out by**

No

**Activity is being carried out through:****Organization carrying out Activity:**

Neighborhood Housing Services of the South Shore (Brockton Office)

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Building A Better Brockton, Inc.	Unknown	\$ 0.00
Neighborhood Housing Services of the South Shore (Brockton Office)	Non-Profit	\$ 422,230.00

**Location Description:**

"Neighborhood Housing Services Inc. (NHS) of Brockton" as a subrecipient of Brockton's Neighborhood Stabilization Program (NSP) has acquired the following properties:

- 28 Lexington Avenue (3 units)- JP Morgan Chase Specialty Mortgage, LLC as successor by merger to WM Specialty Mortgage LLC (NHS)
- 22 Noyes Avenue (1 unit)- Wells Fargo Bank National Association (NHS)
- 427 Ash Street (1 unit)- Wells Fargo Bank National Association (NHS)

**Activity Description:**

The above mentioned properties will be moderately rehabilitated and sold to a first time homebuyers as part of their NSP contract. NHS has held two informational sessions on the NSP "Brockton Affordable Housing Lottery" for the above mentioned properties. First session was held Monday, March 15th; the second was held the following Monday, March 22nd both at Brockton Public Library. Application deadline is April 16th for the first property (22 Noyes Avenue). Lottery will be held on Thursday, April 29, 2010; location to be determined. In accordance with their contract NHS will be providing down payment assistance (not to exceed \$20,000.00; if needed) to lottery winner as an added incentive.

**Environmental Assessment:** COMPLETED

**Environmental** None

**Grantee Activity Number:** 009  
**Activity Title:** Acq./Rehab- 9-11 Sheppard Street

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-F-0001

**Projected Start Date:**

07/01/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Under Way

**Project Title:**

Acq./Rehab

**Projected End Date:**

03/31/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 266,817.32

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 266,817.32

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
3	3		100.00
3	3		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

3

# of Housing Units

3

# of Properties

1

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Southeastern Massachusetts Affordable Housing Corporation

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Southeastern Massachusetts Affordable Housing Corporation

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 266,817.32



**Location Description:**

9-11 Sheppard Street, currently a very blighted 1/2 block area in Brockton Campello neighborhood (southside). Property abutts another bank owned vacant abandon property (5-7 Sheppard Street).

**Activity Description:**

Property will be held until such time that we know what is to be done with the abutting property (5-7 Sheppard Street). SMAHC has made an offer of \$90K for the abutting property that was rejected by the service agent. We will continue to negotiate. Property was substantially rehabilitated and occuppied with three low income families.

**Environmental Assessment:** COMPLETED

**Environmental** None

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**Grantee Activity Number:** 010  
**Activity Title:** Acq./Rehab -153 Hovenden Avenue

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-F-0001

**Projected Start Date:**

10/24/2016

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Completed

**Project Title:**

Acq./Rehab

**Projected End Date:**

03/01/2017

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 115,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 115,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
1			0.00
1			0.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

1

# of Housing Units

1

# of Properties

1

**Activity is being carried out by**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

Brockton Redevelopment Authority

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Brockton Redevelopment Authority

**Organization Type**

Local Government

**Proposed Budget**

\$ 115,000.00



**Location Description:**

Destressed single family property owned by Wells Fargo located in single family neighborhood is to be sold to the Brockton Redevelopment Authority.

**Activity Description:**

Acquisiiton of single family property from Wells Fargo. Private financing, donations and CDBG funds will be used to rehabilitate property

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number:** 011  
**Activity Title:** Acq./Rehab - 28 Lexington Street

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-F-0001

**Projected Start Date:**

04/24/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Under Way

**Project Title:**

Acq./Rehab

**Projected End Date:**

04/24/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 310,372.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 310,372.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
3	3		100.00
3	3		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

3

# of Housing Units

3

# of Properties

1

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Neighborhood Housing Services of the South Shore (Brockton Office)

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Neighborhood Housing Services of the South Shore (Brockton Office)

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 310,372.00



**Location Description:**

Property located in low income census tract. Less than a quarter mile from Brockton's downtown.

**Activity Description:**

Property was acquired from Wells Fargo. Was an abandon foreclosed property. Property was substantially rehabilitated and rented to homeless families.

**Environmental Assessment:** COMPLETED

**Environmental** None

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**Project # / NSP-F-0002 / Rehabilitation**

**Grantee Activity Number:** 002  
**Activity Title:** Rehabilitation

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-F-0002

**Projected Start Date:**

07/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Under Way

**Project Title:**

Rehabilitation

**Projected End Date:**

12/31/2010

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 661,981.86

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 661,981.86

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

**Total**

10

**Low**

10

**Mod**

**Low/Mod%**

100.00



# of Households	10	10	100.00
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### Proposed Accomplishments

### Total

# of Singlefamily Units	10
# of Housing Units	10
# ELI Households (0-30% AMI)	
#Low flow showerheads	10
#Low flow toilets	10
#Refrigerators replaced	10
#Replaced hot water heaters	10
#Replaced thermostats	10
#Efficient AC added/replaced	
#High efficiency heating plants	10
# of Properties	4

### Activity is being carried out by

No

### Activity is being carried out through:

### Organization carrying out Activity:

Southeastern Massachusetts Affordable Housing Corporation

### Proposed budgets for organizations carrying out Activity:

### Responsible Organization

### Organization Type

### Proposed Budget

Building A Better Brockton, Inc.

Unknown

\$ 0.00

Southeastern Massachusetts Affordable Housing Corporation

Non-Profit

\$ 770,000.00

### Location Description:

- 88-90 Highland Street (3 units, Rehab/ NSP contribution \$231,000)- US Bank National Association (SMAHC)
- 100 Highland Street (2 units, Rehab/ NSP contribution \$154,000)- Deutsche Bank National Trust Company (SMAHC)
- 224 Ames Street (2 units, Rehab/ NSP contribution \$154,000) - Deutsche Bank National Trust Company (SMAHC/under agreement).
- 9-11 Sheppard Street (3 units, rehab & acq.) -

### Activity Description:

Rehabilitation: BBB will allow subrecipients whose activities include rehabilitation of bank owned foreclosed properties to perform gut to light rehabilitation on said properties.

All properties will be located in the City of Brockton. Currently one (1) Subrecipient; Southeastern Massachusetts Affordable Housing Corporation; (SMAHC) has acquired four (4) bank owned foreclosed properties.

**Environmental Assessment:** COMPLETED

**Environmental** None



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**Grantee Activity Number:** 002-A  
**Activity Title:** Rehabilitation-LMMI

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-F-0002

**Projected Start Date:**

07/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Under Way

**Project Title:**

Rehabilitation

**Projected End Date:**

03/29/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 278,971.46

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 172,807.00

**Total Funds:** \$ 451,778.46

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	3	3		100.00
# Owner Households	2		2	100.00
# of Households	5	3	2	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	5
# of Housing Units	5
#Units with bus/rail access	4
#Low flow showerheads	5
#Low flow toilets	5
#Refrigerators replaced	5
#Replaced hot water heaters	5
#Replaced thermostats	5
#Additional Attic/Roof Insulation	2
#Energy Star Replacement Windows	24
# of Properties	3

**Activity is being carried out by**

No

**Activity is being carried out through:****Organization carrying out Activity:**

Neighborhood Housing Services of the South Shore (Brockton Office)

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Brockton Redevelopment Authority

Neighborhood Housing Services of the South Shore (Brockton Office)

**Organization Type**

Local Government

Non-Profit

**Proposed Budget**

\$ 0.00

\$ 447,819.80

**Funding Source Name**

Neighborhood Stabilization Program

**Matching Funds**

No

**Funding Amount**

\$ 172,807.00

**Location Description:**

22 Noyes Avenue, Brockton (single family)

427 Ash Street, Brockton (single family)

28 Lexington Street, Brockton (3-family)

117 Laureston Street (2-family)- Receivership

**Activity Description:**

Acquisition and rehabilitation of 1-4 unit foreclosed properties. Neighborhood Housing Services of the South Shore (NHS) will perform moderate rehabilitation on 2 foreclosed single family properties (located in census tracts 5116 and 5114) and sell to income eligible a first time homebuyer.

**Environmental Assessment:** COMPLETED

**Environmental** None

**Activity Supporting Documents****Document**

Distribution of Proceeds from Sale of 22 Noyes Avenue.xls

**Grantee Activity Number:** 002-B  
**Activity Title:** Rehabilitation

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-F-0002

**Projected Start Date:**

11/28/2012

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Under Way

**Project Title:**

Rehabilitation

**Projected End Date:**

03/15/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 163,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 163,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	1		1	100.00
# of Households	1		1	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	1
# of Housing Units	1
#Units exceeding Energy Star	2
#Units with bus/rail access	2
#Low flow showerheads	2
#Low flow toilets	2
#Refrigerators replaced	2
#Light fixtures (outdoors) replaced	2
#Replaced hot water heaters	2
#Replaced thermostats	2
#Energy Star Replacement Windows	28
# of Properties	1



**Activity is being carried out by**

No

**Activity is being carried out through:****Organization carrying out Activity:**

Brockton Redevelopment Authority

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Brockton Redevelopment Authority

**Organization Type**

Local Government

**Proposed Budget**

\$ 163,000.00

**Location Description:**

117 Laureston Street, Brockton, MA

**Activity Description:**

Rehabilitation of bank owned property. This property was a duplex with attached rental unit that the owner is responsible for.

**Environmental Assessment:** COMPLETED**Environmental** None

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**Project # / NSP-F-0003 / HomeBuyer Counseling & Education****Grantee Activity Number:** 003**Activity Title:** HomeBuyer Counseling & Education**Activity Type:**

Public services

**Activity Status:**

Under Way

**Project Number:**

NSP-F-0003

**Project Title:**

HomeBuyer Counseling &amp; Education

**Projected Start Date:**

07/01/2009

**Projected End Date:**

03/31/2011

**Project Draw Block by HUD:**

Not Blocked

**Project Draw Block Date by HUD:****Activity Draw Block by HUD:**

Not Blocked

**Activity Draw Block Date by HUD:****Block Drawdown By Grantee:**

Not Blocked

**Total Budget:** \$ 11,917.83



**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for  
NSP Only

**Most Impacted and  
Distressed Budget:**

\$ 0.00

**Other Funds:**

\$ 0.00

**Total Funds:**

\$ 11,917.83

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# of Households

**Total****Low****Mod****Low/Mod%**

25

0.00

**Activity is being carried out by**

No

**Activity is being carried out through:****Organization carrying out Activity:**

Self Help, Inc.

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Self Help, Inc.

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 11,917.83

**Location Description:**

Locations of NHS workshops: HarborOne Multi-Cultural Banking Center, 68 Legion Parkway, Brockton; 1st floor conference room on street level. Crescent Credit Union, 100 Belmont Street, Self-Help Conference Room, 147 Crescent Street, located on the first floor. Other locations yet to be determined.

Locations of SHI workshops: Self-Help Inc. Conference Room, 147 Crescent Street, other location yet to be determined.

**Activity Description:**

There are two NSP subrecipients who have NSP agreements to perform this activity (Neighborhood Housing Services and Self-Help Inc.). NHS operates CHAPA approved "1st Time Homebuyer Workshops".

Self-Help Inc. is schedule to attend the HUD certification workshop in Washington DC on December 7th, 8th and 9th. There is a second workshop requirement that Self-Help Inc. will have to attend, but that is not offered until spring of 2010. In the mean time Self Help has a "Memorandum of Understanding" (MOU) with NHS that will allow their clients to attend NHS sponsored 1st Time Homebuyer Workshops. Each 1st time homebuyer workshop will consist of two; four hour sessions. Participants must attend both parts.

- Session1: reviews credit, budgeting and how these topics influence buying power.
- Session 2: Includes information from lenders, real estate professionals, insurance agents, attorneys, home and lead paint inspectors.

After completion of the workshop candidates may be eligible for many first time homebuyers programs, including down payment and closing cost assistance.

Locations of the know workshops: HarborOne Multi-Cultural Banking Center, 68 Legion Parkway, Brockton; Crescent Credit Union, 100 Belmont Street, Self-Help Conference Room, 147 Crescent Street, other locations yet to be determined.

Locations of SHI workshops: Self-Help Inc. Conference Room, 147 Crescent Street, other location yet to be determined.

Environmental Assessment: EXEMPT

Environmental None

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**Project # / NSP-F-0005 / Homebuyer Down Payment Assistance**

**Grantee Activity Number:** 005  
**Activity Title:** Homebuyer Down Payment Assistance

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NSP-F-0005

**Projected Start Date:**

07/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Under Way

**Project Title:**

Homebuyer Down Payment Assistance

**Projected End Date:**

03/31/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 81,323.34

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 81,323.34

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

**Total**

**Low**

**Mod**

**Low/Mod%**

15

6

40.00

# of Households

15

6

40.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

# of Housing Units



**Activity is being carried out by**

No

**Activity is being carried out through:****Organization carrying out Activity:**

Self Help, Inc.

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Neighborhood Housing Services of the South Shore (Brockton Office)	Non-Profit	\$ 0.00
Self Help, Inc.	Non-Profit	\$ 80,000.00

**Location Description:**

Neighborhood Housing Services Brockton Office is located in the Multi-Cultural Banking Center at:  
68 Legion Parkway, Brockton, MA. 02301

**Activity Description:**

Neighborhood Housing Services and Self Help Inc are providing down payment assistance. Down payment assistance will be provided to 1st time home buyers who are eligible and qualify at 120% of area medium income (AMI) or lower. It is offered at 0% deferred loan-repayable only in the first 10 years of homeownership and forgivable after 10 years.

**Environmental Assessment:** EXEMPT

**Environmental** None

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**Project # / NSP-F-0006 / Administration/Program Delivery**

**Grantee Activity Number:** 004  
**Activity Title:** Program Delivery- SHI

**Activity Type:**

Capacity building for nonprofit or public entities

**Activity Status:**

Under Way

**Project Number:**

NSP-F-0006

**Project Title:**

Administration/Program Delivery

**Projected Start Date:**

07/01/2009

**Projected End Date:**

12/31/2011



**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**LMMI: Low, Moderate and Middle Income National Objective for  
NSP Only**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 121,772.46**Most Impacted and  
Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 121,772.46**Benefit Report Type:**

Area Benefit (Census)

**Proposed Accomplishments****Total**

# of Non-business Organizations benefitting

1

LMI%:

**Activity is being carried out by**

No

**Activity is being carried out through:****Organization carrying out Activity:**

Self Help, Inc.

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Building A Better Brockton, Inc.

Self Help, Inc.

**Organization Type**

Unknown

Non-Profit

**Proposed Budget**

\$ 0.00

\$ 121,772.46

**Location Description:****Activity Description:**

Self Help Inc. NSP activities in accordance with their agreement will be the case management of clients who are prospective 1st time homebuyers of multi-family properties (in the City of B and prospective tenants; versus brick and mortar of properties via rehabilitation. To this end SHI has hired a Program Consumer Coordinator (Anthony Deoliveira). In accordance with their NSP Agreement, SHI will qualify, prepare for purchase of foreclosed multi-family homes ten (10) 1st time homebuyers. These homebuyers will participate in a HUD Certified counseling course provided by SHI or NHS. These cost are supporting SHI DPA, Rehabilitation and Home Buyer Education activities.

Program Consumer Coordinator will also identify 20-30 prospective tenants who meet program income and eligibility guidelines and prepare them for tenancy through training and financial literacy, budgeting, and tenants' rights and responsibilities and assist them in relocating to program rehabbed units.

Tenant Education Course is a three session (2 hours each session)

Session 1: includes Tenant Rights; Landlord Rights

In addition to the services listed above SHI will provide follow-up services to home buyers every 6 months for a



period of 2 years to identify problems areas, provide further information and support and insure that the property is still in compliance with state and local regulations. Thereby providing post case management services.

**Environmental Assessment:** EXEMPT

**Environmental** None

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**Grantee Activity Number:** 004-A  
**Activity Title:** Program Delivery-SMAHC

**Activity Type:**

Capacity building for nonprofit or public entities

**Project Number:**

NSP-F-0006

**Projected Start Date:**

03/31/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Under Way

**Project Title:**

Administration/Program Delivery

**Projected End Date:**

03/01/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 99,999.99

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 99,999.99

**Benefit Report Type:**

Area Benefit (Census)

**Proposed Accomplishments**

**Total**

# of Non-business Organizations benefitting

1

LMI%:

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Southeastern Massachusetts Affordable Housing Corporation

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Southeastern Massachusetts Affordable Housing Corporation

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 99,999.99

**Location Description:**

Program delivery activity will be performed at the following locations:

- 88-90 Highland Street (3 units)-
- 100 Highland Street (2 units)-
- 9-11 Sheppard Street (3 units)-



- 5-7 Sheppard Street (3 units)-
- 23-25 Park Street (3 units)-
- 224 Ames Street (2 units) -

**Activity Description:**

Program delivery shall include, but not be limited to: Clerk of the work activity, coordination of general contractors and subcontractors, pre-development activity (i.e. bank negotiations, broker negotiations, property inspections, attending acutions, and preparing pre-development analysis, such as work write-ups and summary reports.). Futhermore, an NSP Project Manager will perform various rehabilitation and renovation oversight functions with regard to the Neighborhood Stabilization Program grant. SMAHC shall provide supporting documentation for all "program delivery" activities.

**Environmental Assessment:** EXEMPT

**Environmental** None

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**Grantee Activity Number:** 006  
**Activity Title:** Program Delivery/Capacity-BEDCC\_CXL

**Activity Type:**

Capacity building for nonprofit or public entities

**Project Number:**

NSP-F-0006

**Projected Start Date:**

07/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Under Way

**Project Title:**

Administration/Program Delivery

**Projected End Date:**

12/31/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 8,034.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 8,034.00

**Benefit Report Type:**

Area Benefit (Census)

**Proposed Accomplishments**

**Total**

# of Non-business Organizations benefitting

LMI%:	
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**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Brockton Economic Development Council Corp.

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Brockton Economic Development Council Corp.

Building A Better Brockton, Inc.

**Organization Type**

Unknown

Unknown

**Proposed Budget**

\$ 8,034.00

\$ 0.00

**Location Description:**

Brockton Economic Development Council Corporation- 60 School Street, Brockton, MA  
 Engaged Ministries Inc.- 758 Crescent Street, Brockton, MA





**Activity Description:**

Brockton Economic Development Council Corporation (BEDCC) NSP Agreement was rescinded by BBB Board of Directors at our January 19, 2010 board meeting. Program Delivery budget: \$20,000.00; of which \$9,000.00 was reimbursed prior to rescission..

Engaged Ministries Inc. (EMI)Self withdraw from the NSP in December 2009. No program funds were reimbursed.

**Environmental Assessment:** EXEMPT

**Environmental** None

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**Project # / NSP-f-0006-1 / BBB Administration**

**Grantee Activity Number:** 001  
**Activity Title:** Brockton Administration

**Activity Type:**

Administration

**Project Number:**

NSP-f-0006-1

**Projected Start Date:**

11/10/2008

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Under Way

**Project Title:**

BBB Administration

**Projected End Date:**

09/13/2011

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 232,491.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 17,193.00

**Total Funds:** \$ 249,684.00

**Benefit Report Type:**

NA

**Activity is being carried out by**

No

**Activity is being carried out through:****Organization carrying out Activity:**

Building A Better Brockton, Inc.

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Brockton Redevelopment Authority

Building A Better Brockton, Inc.

**Organization Type**

Local Government

Unknown

**Proposed Budget**

\$ 236,552.87

\$ 0.00

**Funding Source Name**

Neighborhood Stabilization Program

**Matching Funds**

No

**Funding Amount**

\$ 17,193.00

**Location Description:**

50 School Street Brockton, MA 02301

**Activity Description:**

Salaries-

Only four staff positions are being charged to NSP. With the exception of the Director of Housing (Robert Jenkins) whose 100% (FTE) is charged to NSP; the other positions percentage charged to NSP is based on timesheets. Positions include the following: CEO (vacant), Office Manager/ Administrative Assistant (Raena Camacho); and Program Manager (Paul Morrison). All applicable office expenses, consulting (only Paul Rupp at this time), advertising and planning NSP will be charged an applicable percentage. At this time we do not anticipate any additional consulting expenses for NSP.

**Environmental Assessment:****Environmental**

None

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**Project # /**      **nsp-f-0007 / Marketing**
**Grantee Activity Number:****007****Activity Title:****Marketing-NHS****Activity Type:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

nsp-f-0007

**Project Title:**

Marketing



**Projected Start Date:**

07/01/2009

**Projected End Date:**

04/30/2012

**Project Draw Block by HUD:**

Not Blocked

**Project Draw Block Date by HUD:****Activity Draw Block by HUD:**

Not Blocked

**Activity Draw Block Date by HUD:****Block Drawdown By Grantee:**

Not Blocked

**Total Budget:** \$ 6,000.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 6,000.00**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

# of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

**Proposed Accomplishments**

# ELI Households (0-30% AMI)

#Units exceeding Energy Star

#Refrigerators replaced

#Replaced thermostats

#High efficiency heating plants

# of Properties

**Total**

2

**Activity is being carried out by**

No

**Activity is being carried out through:****Organization carrying out Activity:**

Building A Better Brockton, Inc.

**Proposed budgets for organizations carrying out Activity:****Responsible Organization****Organization Type****Proposed Budget**

**Location Description:****Activity Description:**

Neighborhood Housing Services Inc. is the only subrecipient who has budgeted and contracted marketing in accordance with their NSP contract. NHS will market "Buy Brockton" in collaboration with Build a Better Brockton (Grantee); NHS will employ a multi-faceted outreach strategy for the marketing of the Acquisition Rehab and Down-Payment Assistance & Housing Rehabilitation Programs. NHS will launch a substantial "Buy Brockton" campaign. Outreach for Brockton Acquisition & Rehabilitation and Down-Payment Assistance & Housing Rehabilitation Program's will include the following activities:

- NHS will send monthly email listing for foreclosed properties to Brockton and surrounding community groups (list of groups will be provided to BBB).
- NHS will develop and send flyers to area banks
- NHS will conduct local radio interviews (WXBR ethnic radio) about the programs.
- NHS will recruit news sources to feature articles or television segments highlighting the Build A Better Brockton (BBB) and NHS efforts to promote positive program activities.
- NHS will purchase advertising in local newspapers and, when possible, on local cable television channels.
- NHS will make presentations about the Programs at local community meetings, particularly ethnic groups to reach the large Cape Verdean, Haitian, African American and Latino communities in Brockton.
- NHS will make presentations about the Program at city counselor ward meetings and at surrounding town meetings.
- NHS will distribute notices of the Programs to Brockton Interfaith Community who then will forward these notices to member churches that translate and publish the notices in their newsletters.
- NHS will place a regular ¼ page ad in a Community Connections publication.

All marketing and outreach material will be translated from English to French Creole, Portuguese, Spanish and Mandarin.

**Environmental Assessment:**

**Environmental**                      None

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**Action Plan Comments:**

Reviewer - Changes to Action Plan were made based on work with TA provider. Approved by A. Yuhasz on 5.31.2019

Reviewer - Action Plan reviewed and approved. A. Yuhasz 6.11.2019

## Action Plan History

Version	Date
B-08-MN-25-0002 AP#1	11/17/2009
B-08-MN-25-0002 AP#2	07/26/2011
B-08-MN-25-0002 AP#3	02/01/2012
B-08-MN-25-0002 AP#4	04/13/2012
B-08-MN-25-0002 AP#5	06/14/2012
B-08-MN-25-0002 AP#6	06/27/2012
B-08-MN-25-0002 AP#7	09/18/2012
B-08-MN-25-0002 AP#8	01/29/2013
B-08-MN-25-0002 AP#9	02/19/2013
B-08-MN-25-0002 AP#10	02/19/2014
B-08-MN-25-0002 AP#11	10/20/2016
B-08-MN-25-0002 AP#12	12/01/2017
B-08-MN-25-0002 AP#13	12/06/2017
B-08-MN-25-0002 AP#14	05/31/2019
B-08-MN-25-0002 AP#15	06/11/2019
B-08-MN-25-0002 AP#16	06/11/2019

