

**Town of Brookline
Planning and Community Development
Department**



FY16-FY20 CONSOLIDATED PLAN

NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

PUBLIC MEETING

FEBRUARY 5, 2015



Gail Lewis

Community Development Block Grant
Administrator

Joe Viola

Community Development Director

Ellie Muter

Assistant Community Development planner

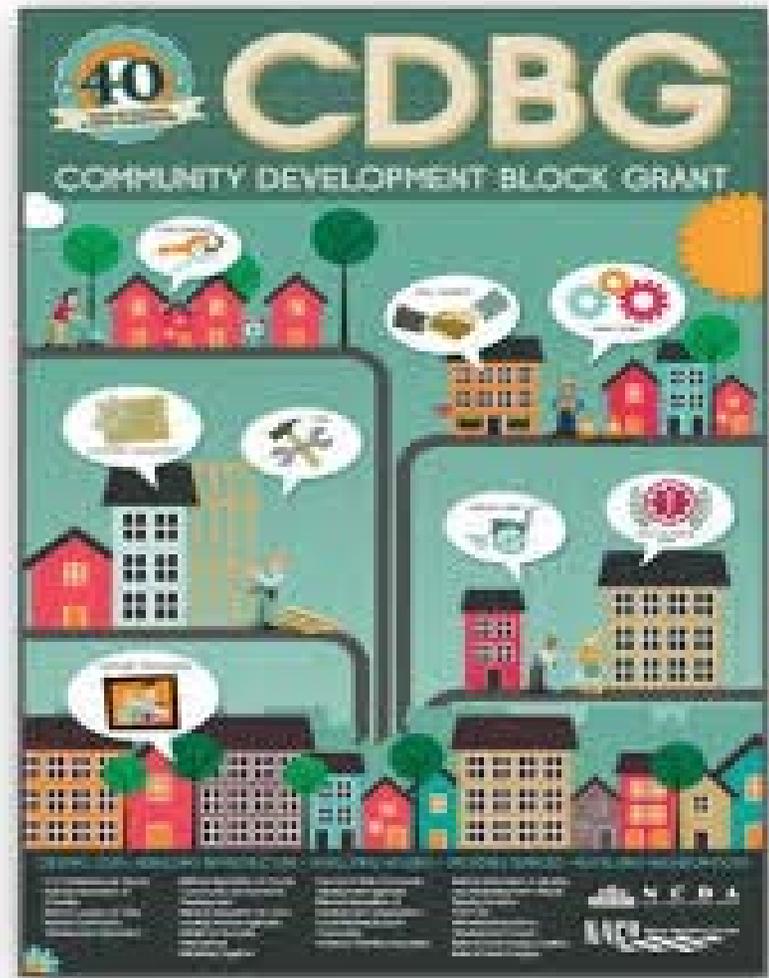
Non Housing Community Development Needs Public Meeting Agenda



- Brief Review of Community Development Block Grant program
- Explanation of Consolidated Plan
 - ✦ Consolidated Plan Process
 - Needs Assessment
 - **Non Housing Community Development Needs**
 - Housing Needs –already completed in the fall
- Timeline
- Next Steps
- Questions

Community Development Block Grant Program (CDBG)

The CDBG program is a federal **grant** program that provides funding on a formula basis to states and communities for the purpose of creating vibrant communities through the provision of decent housing, suitable living environment and expanded economic opportunities for low to moderate income persons



Decent Housing



Suitable Living Environment



**Explore the
Senior Center**

Expanded Economic Opportunities



How can CDBG Funds be utilized?



*.....remember it is a **grant** program with the **goal** of creating vibrant communities and goals have objectives*

CDBG funds can be utilized to fund activities that meet one or more of the National Objectives:

- Benefit Low to Moderate Income Residents
- Prevent Slum and Blight
- Meet Urgent Community Need

How can the Town of Brookline utilize CDBG Funds?



To Benefit Low to Moderate Income Residents **YES**

To Prevent Slum and Blight
requires HUD designation **NO**

To Meet Urgent Community Need
natural disaster **NO**

How to Utilize CDBG Funds to Benefit Low to Moderate Income Residents



- Area benefit=refer to census data/map
- Limited clientele=refer to HUD income limits/ask for income verification of low to moderate income

What does Low Mod area benefit mean?



To utilize this criteria, the activity to be funded must be located in service area that has qualified by HUD as containing primarily low to moderate income residents.

MAP OF LMI Areas in Brookline

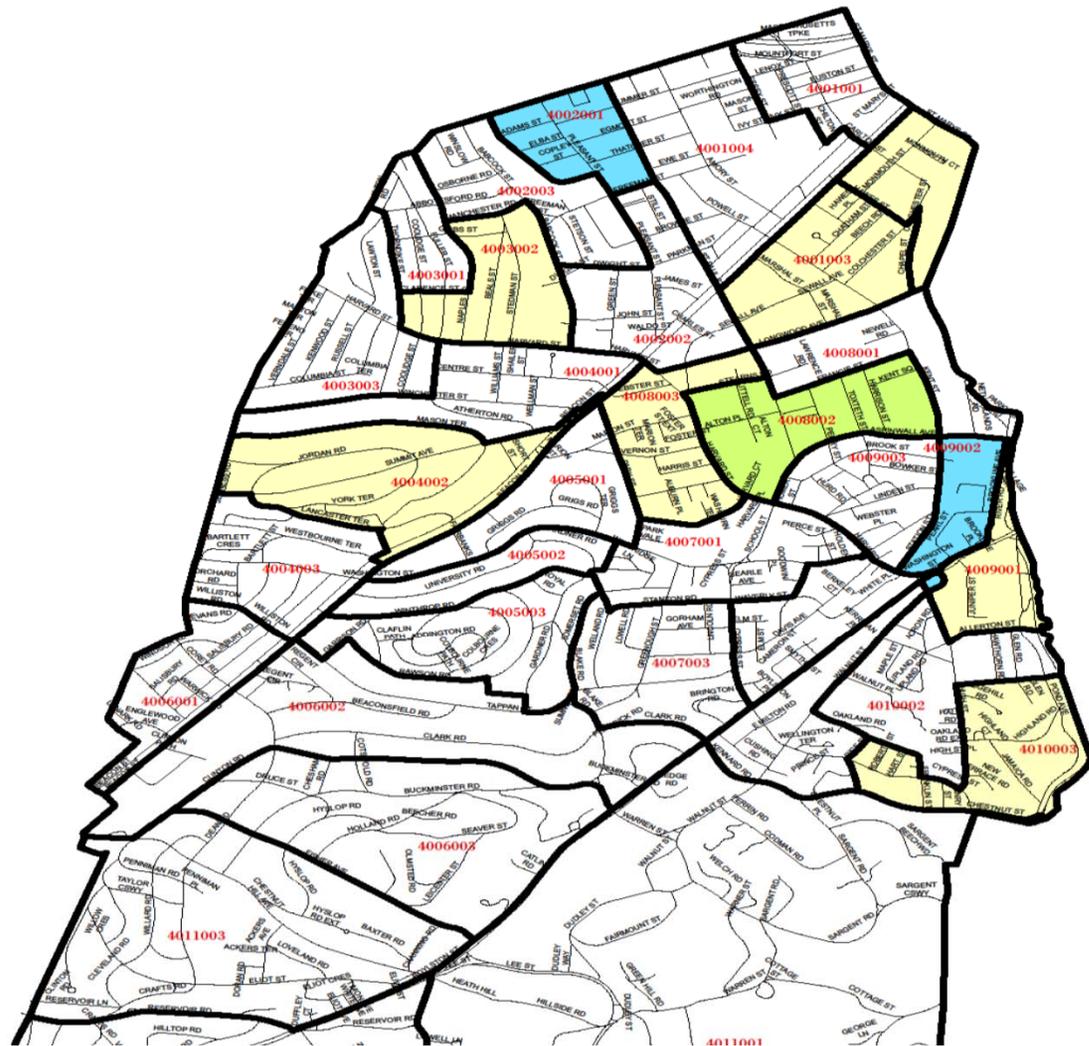
TOWN OF BROOKLINE, MASSACHUSETTS

COMMUNITY DEVELOPMENT BLOCK GRANT AREAS

(Based on 2010 Census and 2014 ACS)

Census 2010 Block Groups Low/Moderate Income Percentage

- Up to 41.5%
- Between 41.5% and 50%
- Between 50% and 60%
- Greater than 60%



What does limited clientele mean?



- This benefit pertains to funding activities that benefit a limited clientele which at least 51% must be low to moderate income. The following slides displays what is considered low income for residents in the Town of Brookline and the various methods that are required to document income.

Benefit Low to Moderate Income Residents



HOUSEHOLD SIZE	EXTREMELY LOW INCOME (0-30%)	VERY LOW INCOME (31-50%)	LOW INCOME (51-80%)
1	\$19,800	\$32,950	\$47,450
2	\$22,600	\$37,650	\$54,200
3	\$25,450	\$42,350	\$61,000
4	\$28,250	\$47,050	\$67,750
5	\$30,550	\$50,850	\$73,200
6	\$32,800	\$54,600	\$78,600
7	\$35,050	\$58,350	\$84,050
8	\$37,300	\$62,150	\$89,450

Income Verification



- W2

The image shows three W-2 tax forms for the year 2008. Each form is for the same employee, John Doe, working for the same employer, ABC Company. The forms are arranged vertically and show the standard layout for reporting wages, taxes, and other information.

- Pay stub

The image shows a detailed pay stub for John Doe. It includes the following information:

- Employee Information:** John Doe, 800 Main Street, Los Angeles, CA 90001.
- Employer Information:** ABC Company, 100 Main Street, Los Angeles, CA 90001.
- Pay Period:** 1/15/09 to 1/22/09.
- Net Payable:** \$475.00.
- Monthly Payroll Breakdown:**
 - Payroll: \$475.00
 - Federal: \$15.00
 - State: \$10.00
 - Local: \$5.00
 - Other: \$15.00
- Non-Negotiable:** \$0.00.
- Summary Table:**

Category	Code	Amount	Rate	Frequency	Start Date	End Date	Pay Date
Wages	001	475.00		Monthly	1/15/09	1/22/09	1/22/09
Federal Tax	002	15.00	3.16%	Monthly	1/15/09	1/22/09	1/22/09
State Tax	003	10.00	2.11%	Monthly	1/15/09	1/22/09	1/22/09
Local Tax	004	5.00	1.05%	Monthly	1/15/09	1/22/09	1/22/09
Other Deductions	005	15.00		Monthly	1/15/09	1/22/09	1/22/09
Net Payable		475.00					

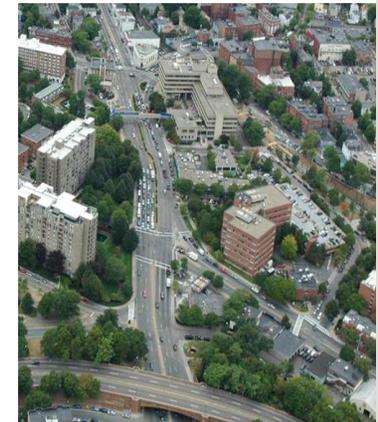
The Consolidated Plan

Required document to receive funding from the Department of Housing and Urban Development (HUD). Completed every five years by the community.

- **Assessment of Needs**
- Strategic Plan to meet needs
- Guiding document for allocating funds
- Opportunity for community to set CDBG spending priorities for next five years

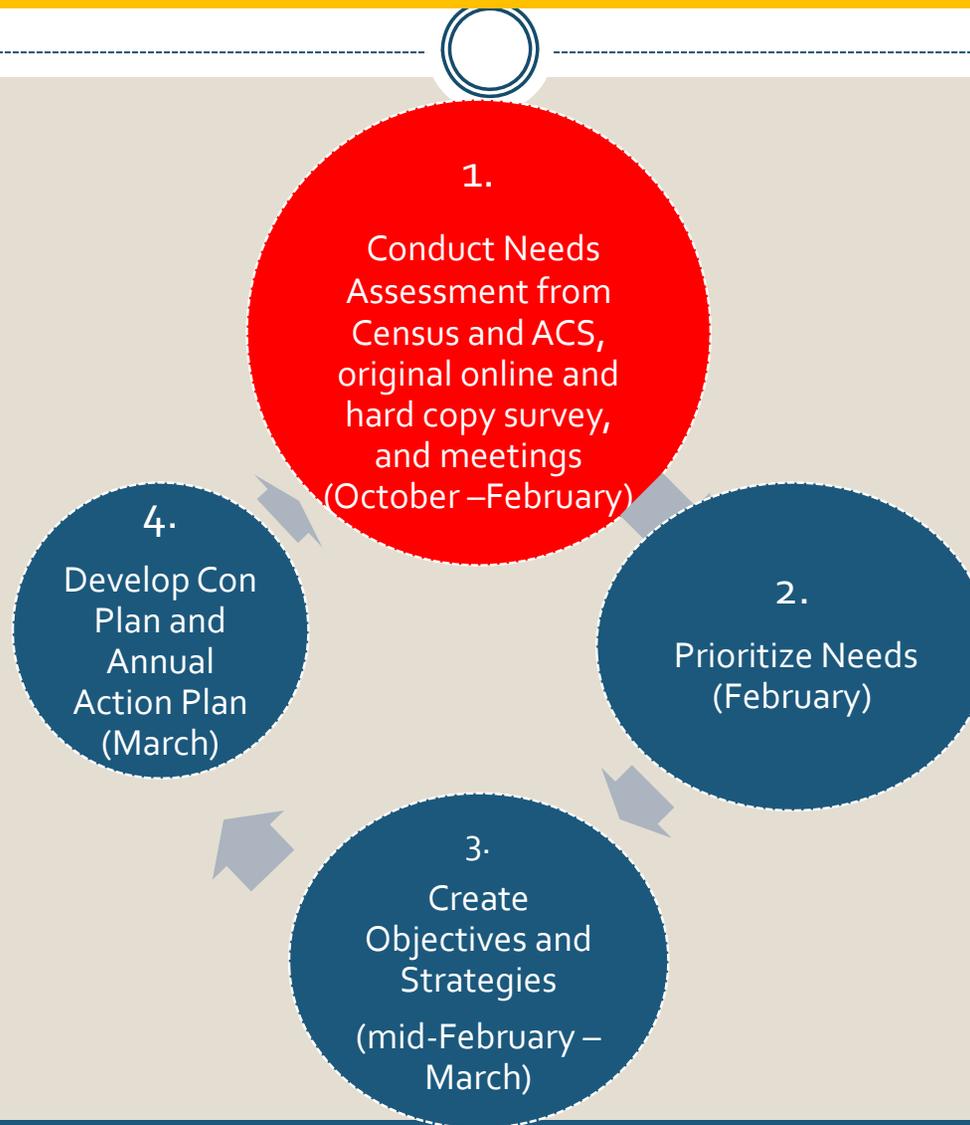
TOWN OF BROOKLINE

Five Year Consolidated Plan



FY 2011-2015

HUD'S CONSOLIDATED PLANNING PROCESS



Housing Needs



The housing needs have been identified through Census and American Community Survey data, additional sources, market analysis and presented at a fall public meeting with Virginia Bullock, the housing project planner for the Town of Brookline.

The continued need for **affordable housing** was identified through this work.

Non Housing Community Needs



- Public Services
- Community Facilities/ Public Improvements
- Economic Development

Needs Assessment of Non Housing Community Needs

How was it completed?

- Census and ACS Data-for map
- Survey of residents
 - Posted on town's website, department page, Town's Facebook page, and Twitter account, hard copies available in town hall and at library
- Meetings with stakeholders



SURVEY of NEEDS for COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

WE NEED YOUR INPUT!

*Affordable Housing • Job Training • Senior and Teen Services and Programs •
Neighborhood Improvements • Community Development*

The Town of Brookline is currently developing its 2016-2020 Consolidated Plan. This plan is how the Town of Brookline applies for, receives and distributes funding from the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs. These funds are allocated to primarily address housing and community development needs of low to moderate income residents in the town.

The Community Development Division of the Planning Department is currently preparing the plan and is soliciting input through a **SURVEY**. The survey is available online <https://www.surveymonkey.com/s/PYL3FKC> through the main page of the town's website and on the Planning Department's main page. Hard copies are also available in the Planning Department and at the library.

THANK YOU!

*For more information or to have a survey emailed to you, please email Ellie Muter @
emuter@brooklinema.gov*

American Community and Census Survey Data

Benefit Low to Moderate Income Residents



HOUSEHOLD SIZE	EXTREMELY LOW INCOME (0-30%)	VERY LOW INCOME (31-50%)	LOW INCOME (51-80%)
1	\$19,800	\$32,950	\$47,450
2	\$22,600	\$37,650	\$54,200
3	\$25,450	\$42,350	\$61,000
4	\$28,250	\$47,050	\$67,750
5	\$30,550	\$50,850	\$73,200
6	\$32,800	\$54,600	\$78,600
7	\$35,050	\$58,350	\$84,050
8	\$37,300	\$62,150	\$89,450

Questionnaire



SURVEY of NEEDS for COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

WE NEED YOUR INPUT!

*Affordable Housing • Job Training • Senior and Teen Services and Programs •
Neighborhood Improvements • Community Development*

The Town of Brookline is currently developing its 2016-2020 Consolidated Plan. This plan is how the Town of Brookline applies for, receives and distributes funding from the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs. These funds are allocated to primarily address housing and community development needs of low to moderate income residents in the town.

The Community Development Division of the Planning Department is currently preparing the plan and is soliciting input through a **SURVEY**. The survey is available online <https://www.surveymonkey.com/s/PYL3FKC> through the main page of the town's website and on the Planning Department's main page. Hard copies are also available in the Planning Department and at the library.

THANK YOU!

*For more information or to have a survey emailed to you, please email Ellie Muter @
emuter@brooklinema.gov*

An original survey was created by the Community Development Division to assess housing and non housing community needs. Activities listed on the questionnaire were based on HUD's list of **eligible activities**.

Link to survey

<https://www.surveymonkey.com/s/PYL3FKC>

Results



Public Services Needs Identified (in descending order)



Please indicate the level of need for each item listed

- Mental Health Services
- Youth Services
- Food Banks
- Transportation Services
- Battered and abused Services
- Rental Housing Subsidies
- Employment Training
- Substance Abuse Services
- Senior Services
- Handicapped Services
- Child Care Services
- Fair Housing Services
- Legal Services
- Tenant Landlord counseling services
- Security Deposits

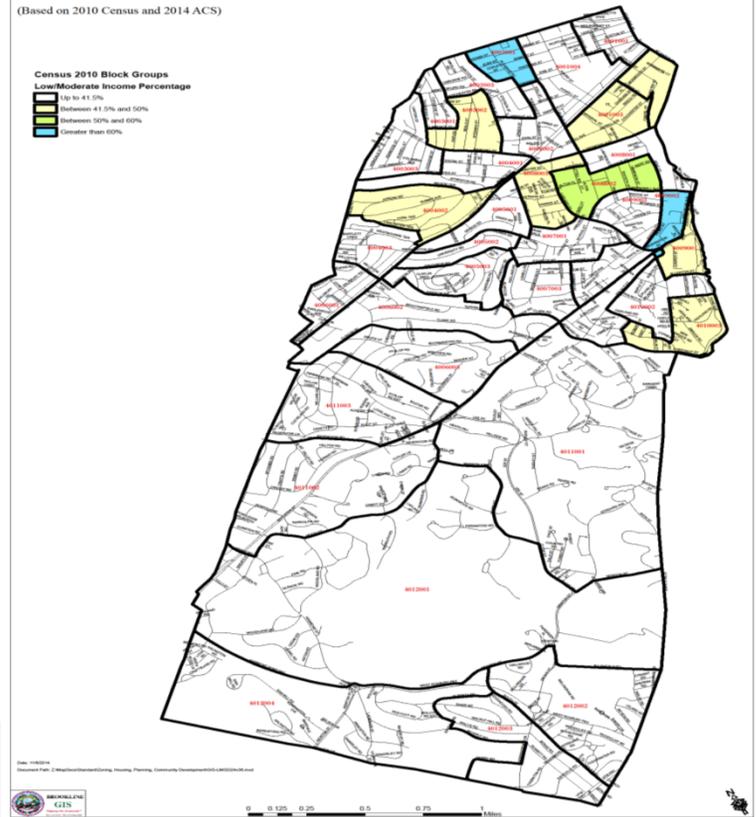
Public Facilities/ Public Improvements Needs (in descending order)

Please indicate the level of need for each item

- Street improvements
- Sidewalk improvements
- Child care centers
- Youth centers
- Drainage improvements
- Parks improvements
- Homeless Centers
- Street Lighting

Activities **must** be located in L/M areas

TOWN OF BROOKLINE, MASSACHUSETTS
COMMUNITY DEVELOPMENT BLOCK GRANT AREAS
(Based on 2010 Census and 2014 ACS)



Economic Development



Please indicate the level of need for each item listed

Limitations

- ED for profits
- ED Technical Assistance
- ED for microenterprise
- Non-profit capacity building – activities that strengthen a nonprofit organization and help it fulfill its mission. These activities include, among others, strategic planning, technology upgrades, operational improvements, and board development

- Activity must be located in the LMI areas
- Benefit to limited clientele

Additional Considerations for Identified Needs

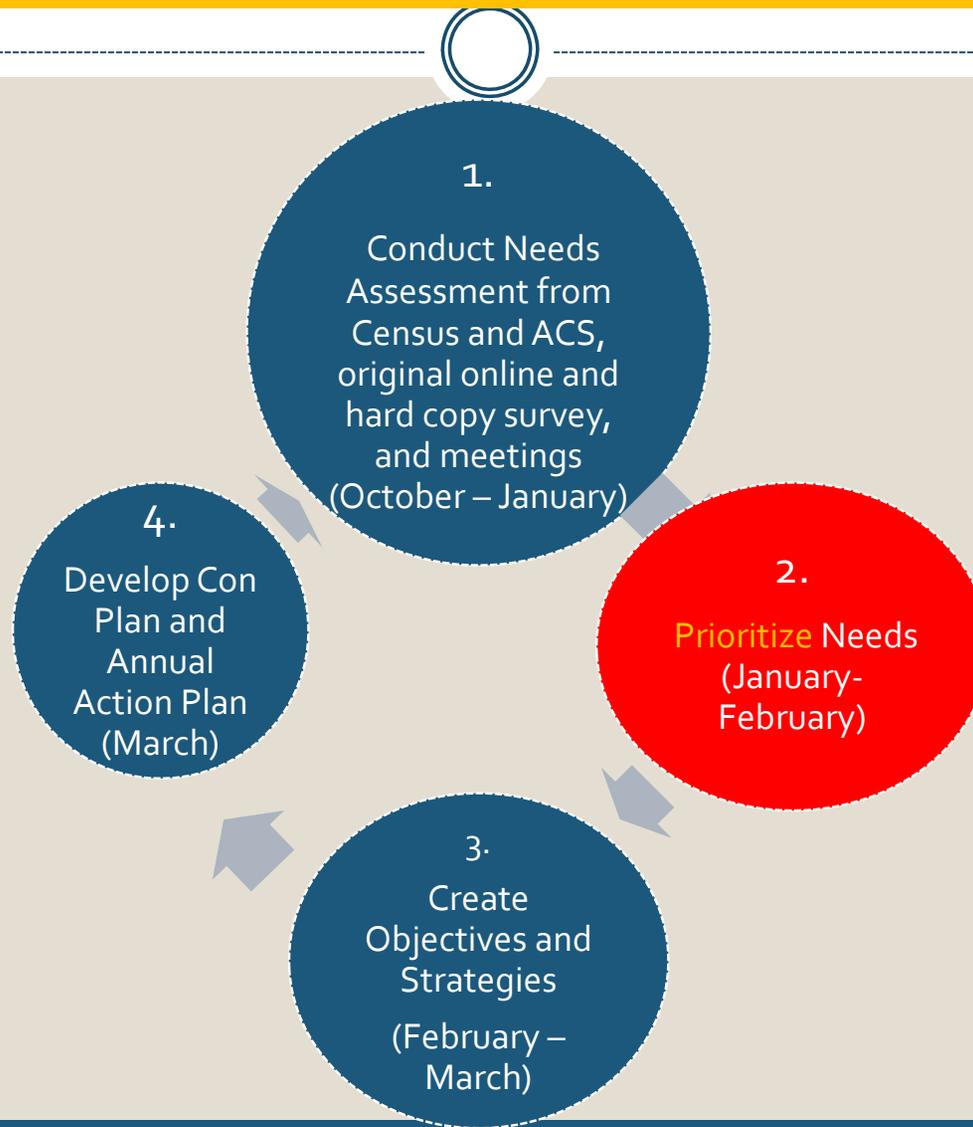


- Comprehensive Plan
- Open Space Plan
- Capital Improvement Projects
- Current Projects

NEXT STEPS



HUD'S CONSOLIDATED PLANNING PROCESS



How Town Will Prioritize Needs for Strategies



Financial Resources

Urgency of Need/ Needs Identified



1 in 4 OF US
will experience
MENTAL HEALTH
PROBLEMS
in our LIFETIMES.

Process



Identify Needs



Define Strategies to Address Needs

(general)



Define Objectives to Address Needs

(More Defined)

Timeline



Late Fall 2014- February 2015

Conducted Needs Assessment (Oct-Feb)

Mid February

Formulate Strategies

March

Draft ConPlan and Annual Action Plan

End of March-
End of April

30 day public Comment Period on Draft

End of April/May

Selectmen review and approve

May 15 2015

Final Submission of ConPlan and Annual Action
Plan Document due into HUD

Request for Proposals (RFP)



- RFP application will be online TBA
- Feel free to contact the Community Development office with any questions, i.e., regarding **eligible activities, map and income verification**

Gail Lewis glewis@brooklinema.gov (617) 730-2133

Questions and Comments



THANK YOU