CITY OF THE PRESIDENTS

QUINCY Massachusetts

City of Quincy, Massachusetts &

The Quincy HOME Consortium

2012 – 2013 Action Plan

Table of Contents

EXECUTIVE SUMMARY 3
Objectives and Outcomes 3
Evaluation of Past Performance 8

1. GENERAL QUESTIONS 9
1.1. Maps 9
1.2. Narrative 10
1.3. Characteristics 12
1.4. Transportation 12
1.5. Basis for Allocating Investments Geographically 14
1.6. Actions to Address Obstacles to Meeting Underserved Needs Geographically 15
1.7. Resources Available to Address the Needs Identified in the Plan 15

2. MANAGING THE PROCESS 16

3. CITIZEN PARTICIPATION 17
3.1. Citizen Participation Plan 17
3.2. Citizen Participation Process 17
3.3. Summary of Citizen Comments or Views on the Plan 18

4. INSTITUIONAL STRUCTURE 19
4.1. Administration 19
4.2. Quincy Neighborhood Based Programs 19
4.3. City Departments and Local Non-Profit Organizations 19
4.4. Strengths and Gaps in the Delivery System 19
4.5. Technical Assistance 20
4.6 Public Housing Authorities 20

5. MONITORING 23
5.1. Memoranda of Agreement or Contracts 23
5.2. IDIS 23
5.3. Performance and Compliance Issues 23

6. LEAD BASED PAINT 24
6.1. Quincy 24
6.2. Weymouth 24
6.3. The Quincy HOME Consortium 25

7. SPECIFIC HOUSING OBJECTIVES 26
7.1. Quincy 26
7.2. Weymouth 29
7.3. The Quincy HOME Consortium 31

8. NEEDS OF PUBLIC HOUSING 35
8.1. Needs Assessment for the Quincy HOME Consortium Public Housing Authorities 35
8.2. Public Housing Strategy 50

9. BARRIERS TO AFFORDABLE HOUSING **53**
9.1. Fair Housing Committee and Counseling 53
9.2. ANALYSIS of Impediments to Fair Housing & Actions to Address Them 53

10. HOME **58**
10.1. Recapture Provision 58
10.2. Other forms of Investment 59
10.3. Affirmative Marketing 59

11. Specific Homeless Prevention Elements **61**
11.1. Homelessness 62
11.2. Chronic Homelessness 63
11.3. Homeless Prevention 72
11.4. Discharge and Coordination Policy 74
11.5. Sources of Funds 76

12. EMERGENCY SHELTER/SOLUTIONS GRANT (ESG) **77**

13. COMMUNITY DEVELOPMENT **80**
13.1. Community Needs Assessment 80
13.2. Long Term and Short Term Strategies 80

14. ANTIPOVERTY STRATEGY **81**
14.1. Family Programs and Services 81
14.2. Economic Development - Quincy 2000 Collaborative 88
14.3. Infrastructure, Renovations, and Code Enforcement 88
14.4. American Recovery and Reinvestment Act (ARRA) - HPRP 88

15. NON-HOMELESS SPECIAL NEEDS **89**
15.1. Non-Homeless Special Needs Table 89
15.2. Special Needs (Non-Homeless) Priorities 89
15.3. Specific Objectives 89
15.4. Resources Available to Address the Non-Homeless Special Needs Identified 90

16. Housing Opportunities for People with AIDS (HOPWA) **91**

17. HOPWA OBJECTIVES **91**

18. TABLE 1C **92**

19. TABLE 2C **93**

20. TABLE 3C: LISTING OF PROJECTS **94**
20.1. Performance Measurement System 94
20.2. Listing of Projects 101

21. STATEMENT OF RESOURCES (Schedule B) **180**

22. TABLES 3A & 3B **181**

23. SCHEDULE D1-D4 ..... **182**

24. ATTACHMENTS **183**

25. SF 424 & Certifications **184**

City of Quincy, Massachusetts
&
The Quincy HOME Consortium
Third Program Year (2012-2013) Action Plan

EXECUTIVE SUMMARY

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

This annual Action Plan contains the objectives and outcomes, which the City of Quincy, Massachusetts and the Quincy HOME Consortium propose to accomplish over the next program year, beginning July 1, 2012 and ending June 30, 2013. The proposed activities will be funded by the U.S. Department of Housing and Urban Development (HUD), under the American Recovery and Reinvestment Act (ARRA), Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and Emergency Shelter / Solutions Grant (ESG) programs. This annual action plan also illustrates the proposed activities, which will be funded under the McKinney-Vento Homeless Assistance Program over this Program Year.

Objectives and Outcomes

Consolidated funds for the 2012-2013 program year will be allocated among the following nationally reportable objectives and outcomes:

Objectives

- Enhance Suitable Living Environment (SL)
- Create Decent Housing (DH)
- Provide Economic Opportunity (EO)

Outcomes

- New / improved Availability / Accessibility
- New / improved Affordability
- New / improved Sustainability

Enhance Suitable Living Environment

Twenty-three (23) projects will be funded in the 2012-2013 program year to make services and facilities available or accessible to low- and moderate-income people and/or to limited clientele with a presumed benefit, as a means of addressing issues in their living environment. As a result, these projects will directly enhance the suitable living environment of residents through new or improved accessibility, affordability, or sustainability. The projects under this category are as follows:

Agency	Program	Unit Type	# Units
Asian American Service Association	Wollaston Senior Center	Individuals	200
Council on Aging	Transportation	Individuals	3,240
Father Bill's & MainSpring	Emergency Solutions Grant (ESG)	Individuals	1000
Father Bill's & MainSpring	Homeless Veterans Reintegration Program (HVRP)	Individuals	145
Houghs Neck Community Council, Inc.	Programming for: Youth, Women, Community, and Seniors	Individuals	500
Maria Droste Services, Good Shepherd	Mental Health Counseling	Individuals	25
Montclair / Wollaston Neighborhood Association	Provide musical instruments to youth; Senior Newsletter and Workshops	Individuals	30
North Quincy Community Center	Programming for: Community and Seniors	Individuals	200
Office of Constituent Services - Asian Liaison	Translation, counseling, outreach services	Individuals	1,600
Commission on the Family	Parent Child - Home Program (PCHP)	Individuals	15
Commission on the Family	Parent-to-Parent	Individuals	300
Quincy After School Program	Tuition Scholarship Fund	Individuals	9
Quincy Community Action Program (QCAP)- Southwest Community Center	Emergency Food Center	Individuals	3,300
Quincy Public Schools - Adult and Continuing Studies	Adult Special Education	Individuals	20
South Shore Elder Services	Meals on Wheels - Disabled under 60 program	Individuals	4
South Shore YMCA - Community Center Youth Programs	Out of School Time Activities at North Quincy Community Center, Ward II Community Center, and Ward IV Neighborhood Center	Individuals	85
South Shore YMCA - Germantown Neighborhood Center	Food Pantry	Individuals	4,000
South Shore YMCA - Germantown Neighborhood Center	Programming for: Youth, Community, and Women	Individuals	2,350
South Shore YMCA - Quincy Parent Advisory Council	Teen Center Social Group for Adolescents with Special Needs	Individuals	10
Squantum Community Center	Programs for Seniors	Individuals	100
TOTAL			**17,133**

Father Bill's & MainSpring and/or QCAP	Homeless Prevention and Rapid Re-housing Program (HPRP)	Households	67
QCAP	Emergency Solutions Grant	Households	25
TOTAL			**92**
TBD	TBD	Public Facility	1
TOTAL			**1**

Create Decent Housing

Twenty-four (24) projects will be funded in the 2012-2013 program year to create decent housing with new or improved availability, affordability, or sustainability. In addition to improving the quality of life for residents in these units, other housing-related projects, (such as fair housing counseling, first time homebuyer programs, and a transitional housing program) will directly benefit both individuals and households. The projects under this category are as follows:

Agency	Program	Unit Type	# Units
City of Quincy Health Department	Code Inspection	Cases	300
TOTAL			**300**

City of Quincy Office of Housing Rehabilitation	Single Family Housing Rehabilitation	Units	5
City of Quincy Office of Housing Rehabilitation	Multi Family Housing Rehabilitation	Units	2
City of Quincy PCD	Rental Production, non-CHDO	Units	2
Neighborhood Housing Services	Multi Family Housing Rehabilitation	Units	2
Neighborhood Housing Services	Single Family Housing Rehabilitation	Units	10
Neighborhood Housing Services & Quincy Community Action Program	Quincy CHDO Affordable Housing	Units	4
Fr. Bills & Mainspring, Inc.	Permanent Housing for victims of domestic violence	Units	26
Fr. Bills & Mainspring, Inc.	Permanent Housing for Disabled Adults	Units	4
Fr. Bills & Mainspring, Inc.	Permanent Housing for Homeless Families	Units	34
Fr. Bills & Mainspring, Inc.	Permanent Housing for Homeless Individuals	Units	37
Fr. Bills & Mainspring, Inc.	Tenant Based Rental Assistance Shelter Plus Care	Units	108
Fr. Bills & Mainspring, Inc. and Town of Braintree	Braintree Tenant Based Rental Assistance	Units	9
Holbrook Town Administrator	Holbrook Rehab	Units	1
Weymouth Planning Department	Weymouth Rental Production CHDO	Units	4
Weymouth Planning Department	Weymouth Rental Production non-CHDO	Units	4
Weymouth Housing Rehab	Single Family Housing Rehab HOME	Units	2
Braintree PCD	Braintree Rehab	Units	1
TOTAL			**255**

Quincy Community Action Program	Fair Housing Counseling	Households	80
City of Quincy Planning Department	Quincy First Time Home Buyer Program	Households	2
Braintree Planning & CD	Braintree First Time Home Buyer Program	Households	1
Milton Department of Planning	Milton First Time Home Buyer Program	Households	1
Weymouth Planning Department	Weymouth First Time Home Buyer Program	Households	5
Holbrook Town Administrator	Holbrook First Time Home Buyer Program	Households	1
TOTAL			**90**

Provide Economic Opportunities

Four (4) projects will be funded in the 2012-2013 program year, with goals to provide economic opportunity through new or improved accessibility, affordability, or sustainability. The projects under this category are as follows:

Agency	Program	Unit Type	# Units
Fr. Bills & Mainspring, Inc.	South Shore Housing and Employment Initiative	Individuals	30
TOTAL			**30**

City of Quincy Planning Department and Public Works Department	Public works reconstruction/renovation/repair	Streets	4
City of Quincy Public Works Department	Quincy Center Business District Revitalization	Streets	1
TOTAL			**5**

Quincy 2000 Collaborative	Commercial Loan Program	Businesses	2
TOTAL			**2**

Outreach to Minority & Women Owned Business:

Recognizing the growing number of businesses owned and operated by Asian entrepreneurs and Asian consumers in Quincy, Quincy 2000 Collaborative (part of Quincy Chamber of Commerce) provides a way to improve communications and strengthen the business environment, through its Asian Business Partnership. With the Asian Business Partnership Initiative, Quincy 2000 has created a bridge to connect the Asian business community to its programs and services as well as to other businesses.

The Partnership's vision is to create economic growth within the City of Quincy that values all cultural, linguistic, racial and ethnic distinctions; and its Mission is to promote business opportunities for all, and to encourage the patronage of all businesses within the City of Quincy.

GOALS:

1. Identify the needs and impediments of Asian businesses that may restrict their growth and development.
2. Formulate an approach to create the associated educational, financial and social networks/partnerships to support the Asian business community.
3. Increase the Asian business community's presence and involvement within the overall business community.
4. Strengthen the mutual understanding of, and respect for Asian and Non-Asian business practices/norms and cultures.

To accomplish these goals, Quincy 2000 Collaborative offers bi-lingual support and translation services to the Asian business community. Asian business owners are encouraged to attend monthly meetings held in each of the city's smaller business areas, as well as attend other business development events/programs throughout the year. In October of 2005 the Asian Business Partnership sponsored a Multi-cultural Business Expo to increase the exchange of commerce between Asian and Non-Asian businesses.

The City of Quincy will seek to broaden its outreach to women-owned businesses through expanding its advertising of all major bids in women-focused newspapers where applicable.

Evaluation of Past Performance

The City of Quincy and the Quincy HOME Consortium evaluates performance of each program year through publication of an annual Consolidated Annual Performance and Evaluation Report (CAPER). Included in the CAPER are the *Housing Needs* table, *Community Development Needs* table, and *Non-Homeless Special Needs* table. The City and Consortium submits to HUD on an annual basis two copies of the CAPER. The City and Consortium will continue this practice in order to evaluate past performance.

1. GENERAL QUESTIONS

Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) during the next year and the rationale for assigning the priorities.

Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be made available to address priority needs and specific objectives identified in the strategic plan.

1.1. Maps

Please refer to Attachment B for the following maps that illustrate socioeconomic conditions for the City of Quincy and the member communities of the Quincy HOME Consortium:

- Quincy HOME Consortium- 80% of Area Median- Income Block Grants
- Town of Weymouth Locus
- Town of Braintree Locus
- Town of Holbrook Locus
- Town of Milton Locus

In addition, Attachment X of the 2010-2014 Consolidated Plan includes the following:

- South Shore Transportation Network
- Public Transportation and Low/Moderate-Income Areas
- City of Quincy, Ward 1 Eligible Streets
- City of Quincy, Ward 2 Eligible Streets
- City of Quincy, Ward 3 Eligible Streets
- City of Quincy, Ward 4 Eligible Streets
- City of Quincy, Ward 5 Eligible Streets
- City of Quincy, Ward 6 Eligible Streets

1.2. Narrative

The Quincy HOME Consortium involves the following communities: Quincy, Weymouth, Braintree, Milton, and Holbrook.

1.2.1. The City of Quincy

The City of Quincy has a land area of about 17 square miles and is located on the Boston Harbor and Quincy Bay. It is known by outsiders as the City of Presidents, but is known by residents as a vigorous urban commercial and business center serving the surrounding towns in Norfolk and Plymouth counties. First settled in 1625 by traders, Quincy was established as a town in 1792 and incorporated as a city in 1888. The original rural agricultural economy was quickly supplemented by fishing and then shipbuilding and granite quarrying. The Quincy quarries provided the granite for the Bunker Hill Monument among other famous structures, while the descendent of previous yards, the Fore River shipyard, built and launched many of the merchant and naval ships that sailed the world's oceans until long past the Second World War. Immigrants from Italy, Sweden, Finland, Scotland and Ireland came to work in the shipyards and granite quarries. English settlers retaining farms in Quincy into the 18th century included the Adams family, two of whose members became ambassadors, legislators and presidents; and John Hancock, the first signer of the Declaration of Independence. John Adams followed George Washington as president of the United States and his son, John Quincy Adams, followed Thomas Jefferson as President. The relatively modest Adams homestead still stands in its orchard and garden in Quincy, one of the many things that draw visitors to the City. Linked to Boston by rapid transit, Quincy now has some characteristics of a suburban bedroom community, including comfortable and pleasant neighborhoods, while retaining the earmarks of an urban center with its strong commercial and shopping areas. (Information provided by the Massachusetts Historical Commission).

1.2.2. The Town of Weymouth

The Town of Weymouth has a total land area of 21.6 square miles and is the second oldest town in the Commonwealth, dating from 1622 when it was founded as "Wessagusset". Renamed Weymouth in 1635, the Town was boosted in that year by the arrival of 100 settlers from its namesake in England. The early settlement was incorporated into the Massachusetts Bay Colony, and slowly grew as a fishing and agricultural community. By the time of the American Revolution, the colonial settlement had a population of 1,470 people. The Town added some 21,000 new residents in the fifteen years between 1945 and 1960. Bisecting the Town in 1956, Route 3's opening, combined with the elimination of commuter rail service, was a major impact on Weymouth and the South Shore. With the advent of the expressway and other new road construction, the majority of residents commuted to other locations for their jobs. The shoe factories closed and the local economy became largely based on smaller service, retail and some wholesale operations to support the new neighborhoods. Weymouth was increasingly serving as

a suburb in the Boston region, where better paying jobs in the city and a good road system to get there allowed a segment of the population to achieve their desire to live in relative comfort. (Information provided by the Town of Weymouth).

1.2.3. The Town of Braintree

The Town of Braintree has a land area of 13.89 square miles. Braintree was founded on land first colonized in 1625 by Captain Wollaston, and initially named Mount Wollaston. Under the rule of Thomas Morton it was renamed Merry Mount. The area was resettled and incorporated as the Town of Braintree, named after the English Town of Braintree in 1640, on land which is now part of the current Town of Braintree, from which Randolph, Holbrook, the City of Quincy, and part of Milton were split off. Braintree is the birthplace to Presidents John Adams, and John Quincy Adams, as well as statesman John Hancock and General Sylvanus Thayer. Braintree is also the site of the infamous Sacco and Vanzetti murders as well as the retirement home of the co-inventor of the telephone Thomas Watson. Incorporated in 1640, Braintree has a rich history and a promising future. The community has a good mix of established neighborhoods, small clusters of new homes and several condominium complexes. There is a strong business base which includes one of the largest regional shopping centers in the northeast, the South Shore Plaza. Attractive office and industrial parks are located in the town as well, because of its ideal location. Braintree is a mature community with a broad residential and business base that is positioned for controlled growth in the coming years. (Information provided by the Town of Braintree).

1.2.4. The Town of Milton

The Town of Milton has a land area of 13.28 square miles and is a contemporary suburban community that prides itself on a rich historical heritage, tree-lined streets, and acres of protected open space. Settled in 1640, Milton was once part of Dorchester, MA and was referred to as "Unquety", the term used by the Neponset Tribe of the Massachusetts Indians as meaning "Lower Falls" which was translated into the Lower Mills after the establishment of the Stoughton Grist Mill in 1634. In 1662, "that part of the Town of Dorchester which is situated on the south side of the Neponset River commonly called "Unquatiquisset" was established as an independent town and named Milton in honor of Milton Abbey, Dorset, England. Milton still retains a good many 19th century country houses and estates and early 19th century workers' housing, including the Forbes House and the Suffolk Resolves House, and field stone walls forming property boundaries are not uncommon. Milton has several small commercial areas including Milton Village and East Milton Square. Current Town plans include making improvements to the Milton Village area. This includes streetscape improvements to Adams Street and Central Avenue, four station rehabilitation projects along the Red Line's Trolley Service and a new zoning overlay district to encourage revitalization. (Information provided by the Town of Milton).

1.2.5. The Town of Holbrook

The Town of Holbrook has a land area of 7.32 square miles. Originally, Holbrook was inhabited by the Algonquian-speaking peoples. In 1710, the town was first settled by Europeans. Originally, the town of Holbrook was a part of Old Braintree. During the 18th and 19th centuries, the industries of Holbrook mainly involved cottage trades and farming. It was incorporated on February 29, 1872. Prior to its incorporation, the town was known as East Randolph. The town was named after Elisha N. Holbrook who, upon its incorporation, provided funds for the library and town hall. During the American Civil War, many residents of Holbrook served the Union Army. (Information available at citytowninfo.com).

1.3. Characteristics

Metropolitan Statistical Area: Boston-Cambridge-Quincy, MA-NH (4,411,835)

1.3.1. Populations for each City or Town in Consortium

Quincy: 92,271 (2010 census)

Weymouth: 53,743 (2010 census)

Braintree: 35,744 (2010 census)

Milton: 27,003 (2010 census)

Holbrook: 10,791 (2010 census)

1.4. Transportation

Quincy, Weymouth, Braintree, Milton and Holbrook are situated in the Greater Boston Area, which has excellent rail, air, and highway facilities. State Route 128 and Interstate Route 495 divide the region into inner and outer zones, which are connected by numerous "spokes" providing direct access to the airport, port, and intermodal facilities of Boston.

1.4.1. Major Highways

Principal highways are the Southeast Expressway (State Route 3) and State Route 128, I-93 (which runs concurrently with U.S. 1) and Route 3, as well as 37, and 53. Automobile routes 28 and 138 run north and south across Milton.

1.4.2. Rail

1.4.2.1. Quincy

MBTA Red Line subway service is available from Quincy Adams (time to Park Street: 22 min; 2,227 MBTA parking spaces), Quincy Center (20 min; 872 spaces), Wollaston (17 min; 522 parking spaces), North Quincy (15 min; 387 spaces). Conrail and the Quincy Bay Terminal Railway provide freight service to Quincy.

1.4.2.2. Weymouth

Weymouth is served by three MBTA Commuter Rail stations: two on the Greenbush Line, at Weymouth Landing and near Jackson Square, and one on the Old Colony Line at South Weymouth.

1.4.2.3. Braintree

Commuter rail service to South Station, Boston, is available on the Middleboro & Plymouth lines from the Rail Station located on Union Street. Rail service on the Greenbush line started up in late 2007. The MBTA Red Line is also accessible at the same location.

1.4.2.4. Milton

Milton lies within the Massachusetts Bay Transportation Authority district. Fixed-route service includes the Ashmont-Mattapan High Speed Line, a light rail extension of the Red Line. Milton has 4 stops on the MBTA Red Line: Milton, Central Avenue, Valley Road, and Capen Street.

1.4.2.5. Holbrook

Commuter rail service to South Station, Boston, is available on the Middleboro line from the Holbrook/Randolph Rail Station located on the Holbrook/Randolph Town line and Union Street (Route 139).

1.4.3. Bus

Quincy, Weymouth, Braintree, Milton, and Holbrook are all members of the Massachusetts Bay Transportation Authority (MBTA). The MBTA also provides THE RIDE, a paratransit service for the elderly and disabled.

1.4.4. Boat

Harbor Express operates high-speed commuter boats between the Fore River Shipyard at the Quincy-Weymouth town line and Logan Airport and downtown Boston/Rowe's Wharf.

1.5. Basis for Allocating Investments Geographically

The priorities for allocating investments geographically were based on the locations of low- and moderate-income households or persons being targeted. The Service (or geographic) Areas of many of the City's housing and homeless projects are City-wide because they are targeted to meet the needs of low- and moderate-income households and persons throughout the City. The same is true for certain public services, such as the Asian Liaison program that assist low- and moderate-income Asian-American residents across Quincy who may not speak or understand English well.

However, where there is concentration of low- and moderate-income households or persons with specific community development needs in certain neighborhoods, the City's projects, programs or activities were designed to address such a need in those specific areas. For example, Area Benefit Neighborhood Centers and Associations, represents public service programs that will be implemented in neighborhood centers to benefit particular low- and moderate-income neighborhoods or Census tracts. Similarly, Limited Clientele Neighborhood Centers and Associations, represent public service programs that will be implemented by neighborhood centers that service limited-clientele and/or low- and moderate-income persons residing in specific Census tracts. In addition, part of the City's CDBG funds will be used for several public service programs for many groups that are presumed to have low to moderate income. They include programs for seniors and homeless individuals. Furthermore, the City set aside CDBG funds for public works that will benefit specific low-moderate income areas and public facilities that address the needs of low- and moderate-income persons or neighborhoods (e.g. Germantown).

The areas of minority concentration in Quincy are North Quincy and Germantown. The minorities in North Quincy are primarily Asian-Americans and for that reason, the City is providing CDBG funds to Asian programs that will be undertaken by the Asian American Services Association and the North Quincy Community Center, both of which are located in North Quincy. The minorities in Germantown are more diverse and for that reason, the City has provided CDBG funds for the various public services programs and the physical expansion of the Germantown Neighborhood Center. Other CDBG projects that will assist the minorities are City-wide in scope, such as the Asian Liaison and Asian American Service Association programs.

Programs, projects and activities that will be funded with CDBG, HOME and ESG funds are intended to meet the underserved needs of housing, the homeless, public services, and community development. Where site-specific activities have not been identified within specific Projects, priority will be given to those that meet the more urgent underserved needs.

1.6. Actions to Address Obstacles to Meeting Underserved Needs Geographically

1.6.1. Geographic Isolation and Transportation

Within the City of Quincy, there is a viable transportation network to address the obstacle of geographic isolation and transportation. The City of Quincy is part of the MBTA service area. The City also funds transportation for the City's elders for both medical and social needs.

1.6.2. Language Barriers

The City of Quincy has prepared a Language Assistance Plan which will address the language barriers within the City.

1.6.3. Capacity within the service provider area

The City of Quincy provides Technical Assistance to its service providers.

1.6.4. Funding

The City of Quincy allocates its funding, to the best of its knowledge, in the most efficient and effective way possible.

1.7. Resources Available to Address the Needs Identified in the Plan

Please refer to the Statement of Resources (Schedule B) in section 21.

2. MANAGING THE PROCESS

Identify the lead agency, entity, and agencies responsible for administering programs covered by the Consolidated Plan.

Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

The Quincy Department of Planning and Community Development will continue to oversee the disbursement and administration of CDBG, HOME and ESG funds in relation to programs operated by subrecipients and sub-grantees, who utilize these resources to address the priority needs identified within the 5-Year Consolidated Plan and One Year Action Plans.

The lead community for the Quincy HOME Consortium is the City of Quincy. The lead entity overseeing the development of the plan for the Consortium is the Quincy Department of Planning and Community Development, under the governance of Hon. Thomas P. Koch, Mayor. The Quincy HOME Consortium consists of the following communities: City of Quincy, Town of Weymouth, Town of Braintree, Town of Holbrook, and the Town of Milton.

City departments and agencies, such as Public Works and the Health Department, also serve as subrecipients for relevant projects. The City conducts its economic development programs through the Quincy Chamber of Commerce Quincy 2000 Collaborative – a public/private subrecipient, and many of the programs involved in the implementation of the Consolidated Plan leverage private resources through the federal funds they receive. In addition, the grantee has hired an Economic Development Coordinator, who is responsible for enhancing coordination with private industry, businesses, developers, and social service agencies.

A listing of the agencies that will be responsible for administering the programs covered by this Action Plan may be found in the Executive Summary above and/or in the Listing of Projects at Section 20.

3. CITIZEN PARTICIPATION

Provide a summary of the citizen participation process.

Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

Provide a summary of citizen comments or views on the plan.

Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

3.1. Citizen Participation Plan

The Consolidated Plan regulations (24 CFR 91.105) state that each jurisdiction must adopt a citizen participation plan. The full text of the City of Quincy and the Quincy HOME Consortium Citizen Participation Plan can be found in the Appendix of the 2010-2014 Consolidated Plan.

3.2. Citizen Participation Process

Figure 3.1. Senior Focus Group (11/17/09). In addition to the discussion, the seniors at the roundtable also complete the community needs survey.

A number of methods were employed to gather input from Quincy residents, non-profit organizations and agencies, and members of the business community through focus groups, round tables, surveys, and public hearings.

The survey results are based on 100 surveys distributed throughout the City of Quincy at community centers, focus groups, and technical assistance workshops. The survey asked public opinion on City priorities in the following categories: Housing Objectives, Community Facilities, Economic Development, Public Facilities & Services, Special Needs Facilities & Services, Infrastructure, and Homeless Services. Each category listed several objectives within the category, asking if each objective is a priority with the choices of "YES," "NO" or "UNKNOWN." Top objectives in each category were identified on the survey by the highest

number tallies of "YES" during tabulation. It also requested public opinion and experience with Fair Housing. And finally, the survey requested any additional comments on these issues.

As an effort of outreach to the largest, non-English speaking group in Quincy, an opportunity to hear the survey translated into Chinese was available to this particular population.

The City hosted several focus groups and round tables reaching City wide and focusing narrower on specific topics such as elder needs, youth in Germantown (a target LMI community), and economic development.

The documentation for these outreach efforts, including the survey, survey tabulation, focus group reports, presentation of results, and minutes from the public hearings can be found in the Appendix.

A notice regarding the two public hearings held on the plan also ran in the local Quincy newspapers at least ten days prior to the meeting and provided the location, time of the hearing and information on the anticipated funding. A link to the draft plan was placed on the City of Quincy website at http://www.quincyma.gov. In addition, the draft plan was available for comment at the main Branch of the Thomas Crane Public Library.

3.3. Summary of Citizen Comments or Views on the Plan

There were no Citizen Comments or Views on the Plan.

4. INSTITUIONAL STRUCTURE

Describe actions that will take place during the next year to develop institutional structure.

4.1. Administration

In terms of administration, Program Managers within the City of Quincy Department of Planning and Community Development (PCD) are responsible for managing all federal funds associated with the project categories identified within these plans.

After the City's mayor approves the annual budgets associated with CDBG, HOME, ESG, and McKinney funds, it is PCD's responsibility to ensure all resources are expended according to Federal and City regulations and program guidelines. In turn, Quincy PCD is subject to periodic financial audits by the City and HUD. In addition, PCD is also required by HUD to complete a Consolidated Annual Performance and Evaluation Review (CAPER) to report on its accomplishments, expenditures, and effectiveness in implementing the goals within these plans.

4.2. Quincy Neighborhood Based Programs

Quincy's emphasis on neighborhood based programs provided by local community centers has allowed the City to aggressively target high priority needs in low to moderate-income areas. It has also reduced overlap and redundancy in programs that would otherwise serve the same constituents and areas across the City.

4.3. City Departments and Local Non-Profit Organizations

The City/Consortium utilizes many City departments as well as local non-profit organizations to plan and implement programs that support their mission for the benefit of low to moderate income persons.

4.4. Strengths and Gaps in the Delivery System

In terms of strengths in the delivery system, the institutional structure, by and large, is in place to carry out the Consortium's housing and community development plan. The City, through its Department of Planning and Community Development, has been involved in the planning and implementation of CDBG, HOME, ESG and McKinney-Vento Homeless Assistance programs in the City/Consortium since these individual programs were created. With respect to public facilities renovations and housing rehabilitation programs, the City's Office of Housing Rehabilitation has existed for over 30 years. Most of the City's subrecipients have received CDBG and HOME funding and therefore are well aware of the appropriate regulations and have expertise specific to the activities that they undertake with Consortium assistance.

The gaps in the delivery system are in the form of varying degrees of limitations in terms of manpower capacity and other resources among the different organizations involved in the planning and implementation of the various components of the Consortium's housing and community development plan, as outlined below:

- Public Services – Many of the public service providers have limited resources, i.e. staff, technology, money. The Department of Planning and Community Development will offer technical assistance to encourage collaboration among agencies, support volunteer initiatives, provide guidance for managing data and developing quality outcomes, and pass along information about other grants and resources available in the public service sector.
- Housing Development – There are two CHDO designated organizations in the Consortium, both of which have access to various resources.

4.5. Technical Assistance

The Department of Planning and Community Development (PCD) intends to continue providing organizations involved in these types of activities with as much technical assistance as possible to help make their activities a success. For the past 17 years, PCD has conducted between 1-3 training workshops per year to assist subrecipients in meeting their grant obligations and improve their program operations.

4.6 Public Housing Authorities

4.6.1. Quincy Housing Authority

The City fosters coordination between public housing and assisted housing providers by appointment of Quincy Housing Authority (QHA) staff on a variety of City Boards. In addition, the City works closely with the local public housing agency to assist residents that are participating in the Family Self-sufficiency Program with home ownership opportunities. The City coordinated outreach to public housing residents to work with non-profit housing agencies to stabilize housing and create housing opportunities.

In Quincy, four of the five Commissioners are appointed by the Mayor and confirmed by the City Council. Of these four, one represents labor groups and another represents resident groups. The fifth Commissioner is appointed by the Governor through the Massachusetts Department of Housing and Community Development.

The Quincy Housing Authority and the City of Quincy, especially through the Department of Planning and Community Development often collaborate on many housing and community development issues and programs or projects. The QHA has representatives to City committees such as the Fair Housing and Affordable/Inclusionary Housing committees. It has actively participated in the planning and implementation of the Germantown Neighborhood Center. In

turn, the City has supported QHA initiatives such as the construction of the boardwalk in Germantown and the handicapped accessibility projects in the QHA Computer Center.

The QHA however makes its own decision about hiring, contracting and procurement, and capital improvement and modernization, as it is basically an independent entity from the City. However, the City is expected to be involved when the QHA starts considering new developments or demolishing or disposing public housing units.

4.6.2. Weymouth Housing Authority

The Weymouth Housing Authority (WHA), incorporated in 1948, is an independent government body that owns and manages five housing complexes for families and/or the elderly, including three state complexes and two federal ones. The WHA ensures that low income families and seniors have decent, safe, and affordable housing. It has a staff of 19, a five-member Board of Commissioners, appointed by the Mayor, to establish policies, and an annual operating budget of $4.5 million.

In all five housing complexes combined there are 475 units for families and/or the elderly. The WHA also manages 325 units through the voucher program. See the table on the next page for data on handicapped accessibility and resident waiting lists. Also see the tables in Section 8 for details on each of the five WHA housing complexes and on the voucher program. Section 8 identifies the strategies and objectives for meeting public housing needs. The WHA is not classified as "troubled" by HUD and does not anticipate losing any housing units from its existing inventory.

WHA tenants are able to participate in operating the housing authority. Each housing development has a tenant-based organization that meets regularly with a WHA representative. The WHA has a Resident Advisory Board, with two residents from each development[1], and representatives from the WHA. The Board meets quarterly to discuss policies and needs.

According to a recent Massachusetts Assisted Housing Inventory, Weymouth has 1,817 subsidized units totaling 7.79% of the housing stock. Weymouth is negotiating Local Initiative Agreements with housing developers to add 8 new units to the subsidized inventory.

The WHA also works with other agencies like health providers and the Weymouth Police Department to address issues and assist residents. There is a Drug Prevention Task Force that combat crime and drugs in public housing.

4.6.3. Braintree Housing Authority

The Braintree Housing Authority (BHA) is committed to providing low-income housing opportunities to persons who qualify under the rules and regulations that govern eligibility for both state and federal housing programs. The Authority is located at 25 Roosevelt Street,

1 Typically, the president of each of the five tenant associations is on the Board.

Braintree, MA. The Executive Director reports to a Board of Commissioners, which consists of four elected officials and one official appointed by the Governor.

The Authority maintains the following housing programs:

- "667" State-aided housing for the elderly/disable – 162 one-bedroom units
- "667" State-aided congregate units for the elderly/disable – 17 efficiency type units
- "705" State-aided family housing – 3 single family homes and two 2-family homes. All contain three bedrooms.
- Massachusetts Rental Voucher Program – 24 units, (consists of 1 & 2 bedrooms) for the elderly at Independence Manor and 60 family units, (consists of 1, 2 & 3 bedrooms) at Skyline Apartments.
- Department of Mental Health – 8 units located in private housing at various locations in Braintree
- Section 8 Housing Choice Voucher Program – 395 vouchers

The BHA also administers a successful Family Self-sufficiency program and a Homeownership program with funding provided by HUD. The BHA is the monitoring agent for the 52 affordable units at Turtle Crossing.

4.6.4. Milton Housing Authority

The Milton Housing Authority (MHA) manages public housing units and Section 8 housing vouchers to benefit low to moderate-income families, seniors and special needs individuals. The Executive Director is appointed by a five-member Board of Commissioners, which consists of four elected members and one member appointed by the Governor.

The MHA is a state agency responsible for the administration of Elderly/Disabled and Family housing in Milton. The Authority manages 39 one-bedroom units of elderly/disabled housing and 12 units of family housing.

The MHA administers 144 Housing Choice Vouchers.

4.6.5. Holbrook Housing Authority

The Holbrook Housing Authority (HHA) manages public housing units and Section 8 housing vouchers to benefit low to moderate-income families, seniors and special needs individuals. The Executive Director is appointed by a five-member Board of Commissioners, which consists of four elected members and one member appointed by the Governor.

The HHA manages 74 one-bedroom units of elderly housing. Ten of those units (13.5%) are designated for individuals under 60 years of age who are disabled. The HHA also has ten three-bedroom family units and administers six MRVP Mobile Vouchers, two project-based MRVP Vouchers, and two AHVP Vouchers. The Dedham Housing Authority currently administers the Authority's 82 Section 8 Vouchers.

5. MONITORING

Describe actions that will take place during the next program year to monitor its housing and community development projects to ensure long-term compliance with program requirements and comprehensive requirements.

5.1. Memoranda of Agreement or Contracts

The City and the Consortium execute memoranda of agreement or contracts with subrecipients that contain, among others, scope of services and performance goals (outputs and outcome) with respect to the use of CDBG, HOME, ESG, and McKinney funds. In addition, the City and the Consortium conduct monitoring visits of these subrecipients and assist them with technical assistance to aid them with program planning and implementation.

5.2. IDIS

The Consortium will collect performance information on active activities that will be evaluated and entered regularly in the Integrated Disbursement Information System (IDIS). For example, public services beneficiary information will be entered at least quarterly in the IDIS system. The respective program managers of both communities meet regularly with their respective subrecipients and CHDOs to keep track of project status and issues. Agreements with subrecipients state that the Consortium will reserve the right to withhold payment or release of funds if beneficiary reports are not submitted and if their accomplishments do not meet agreed-upon performance goals.

5.3. Performance and Compliance Issues

As it had done in the past, the Consortium is prepared to reduce or discontinue funding of subrecipients that have problems with timeliness of expenditures or other performance or compliance matters. With respect to Public Works projects, the Quincy PCD and DPW have executed a Memorandum of Understanding that spells out roles and expectations relative to CDBG funded projects.

6. LEAD BASED PAINT

Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

6.1. Quincy

The City of Quincy needs to address the lead-based paint hazard issues in most neighborhoods and increase public awareness about the health effects of improper de-leading activities, as well as lead poisoning in general. Approximately 66% of the City of Quincy's housing stock (33,993 housing units built before 1978) is likely to contain lead paint. Based on national statistics, 17% of these or 5,779 units can be assumed to house children under age seven, and 8.1% (or 2,753) units can be assumed to be occupied by low/moderate income families. The Consortium through a lead paint hazard control grant from HUD was able to complete the abatement of 50 units over five years between 1999 and 2002. However, the inventory of homes with lead paint in the Consortium is so large that further resources will be needed to mitigate the hazard.

In 2009, the City of Quincy, as lead subrecipient for the Quincy HOME Consortium, applied for Lead Abatement Gap Filler VI Grant funds from the Massachusetts Department of Housing and Community Development (DHCD). The City was previously awarded funds under Gap Filler V, which were used to clear 10 units Consortium-wide.

The City will continue to use its Housing Rehabilitation programs as the main vehicle for disseminating information about lead paint issues and for eliminating lead paint hazards. Please see the Office of Housing Rehabilitation brochure in section 24, "Attachments." The City of Quincy and Town of Weymouth will also partner with Neighborhood Housing Services of the South Shore to implement the program.

6.2. Weymouth

The Town of Weymouth has been proactive in its efforts to conduct lead paint abatement in its older housing units. According to the US Census American Community Survey (ACS) 2006-2008 data, the Town has a significant percentage of aged housing units, with approximately 78% of its 21,691 occupied housing units having been constructed prior to 1978. With 36% of the families in the Town earning less that $50,000 annually it can be assumed that a minimum of 36% of older units (6,090) are occupied by lower income families in this income range. Given that older housing stock is more likely to be affordable, the percentage of lower income households "at risk" is likely to be higher.

Data from the Massachusetts Childhood Lead Paint Poisoning Prevention Program (July 2010 – July 2011) indicates that of 2,275 children in Weymouth who are between the mandatory testing ages of 9-48 months, 1,744 (77%) have been screened. Of 3,811 children ages 6-72 months, 1,912 (50%) have been screened. Zero cases of elevated blood lead levels in the children were

reported in this timeframe. The Town will continue its practice of outreach and education to increase screening compliance and promote awareness of lead hazards however the Department of Public Health (DPH) data indicates that although a high percentage of housing predates 1978 lead based paint prohibitions, Weymouth's lead based paint poisoning statistics show that the Town is not a "high risk" community.

According to the Comprehensive Housing Affordability Strategy (CHAS), as seen in the City of Quincy, Massachusetts & The South Shore Home Consortium 2010-2014 Consolidated Plan, a substantial percentage of affordable rental housing units were constructed prior to 1970 (53.8% [762] of units affordable to families with gross incomes <30% of median; 72.6% [1049] of units affordable to families with gross incomes <50%; and 48.7% [1,738] of units affordable to families with gross incomes <80%). Of 3,555 reported owner occupied or for sale units valued as affordable for households with incomes in the <80% income range, 2,742 were constructed prior to 1970.

The Town targets lead paint abatement efforts towards those housing units built prior to 1978, the last year in which it was legal to use lead based paint. The Town, in cooperation with CHDOs NHS will continue to participate in the Massachusetts Housing Finance Agency-sponsored "Get the Lead Out" Program subject to funding availability through MHFA. This program provides technical and financial assistance to low and moderate income owners and to investment property owners who eliminate lead hazards in owner occupied and rental properties.

Sub-contracting through NHS, the Town has a goal to abate 5 units in the next year. In addition, the Town will promote abatement of lead hazards with financial assistance to low and moderate income residents through the CDBG Housing Rehabilitation Program and through technical assistance provided as part of the Town's CDBG Housing Services.

6.3. The Quincy HOME Consortium

The Consortium will also implement a comprehensive education and outreach plan that will disseminate information on abatement programs, public and childhood safety issues and lead hazard awareness. The Consortium's experience points to the importance of direct contacts. Hence, it will conduct, with the help of neighborhood associations, informational seminars in various low- and moderate- income neighborhoods, to discuss the lead paint issues and the grant directly with potential clients. To address the increasing Asian population, particularly the Chinese-speaking residents, the city's Asian Liaison Officer will assist in translating selected informational materials into Chinese and in running informational seminars for Asian residents. For the non-English speaking population, the Consortium will prepare program brochures in Chinese and place ads in both Chinese and Hispanic newspapers. The Consortium will also make presentations to Asian groups at the North Quincy Community Center and the Asian American Service Association. The Consortium plans to conduct such seminars in strategic locations in partnership with non-profit organizations that serve low- to moderate- income families with children. Efforts will include conducting a broadcast of at least one informational seminar on local cable TV, provide program and lead related information to First Time Homebuyer classes held at QCAP and NHS, and fair housing workshops with realtors and brokers and include such information on their websites.

7. SPECIFIC HOUSING OBJECTIVES

Table 2A: Priority Housing Needs Table

Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

7.1. Quincy

7.1.1. Housing Strategies

- Continue support for the Inclusionary Zoning Ordinance (IZO) and work towards the creation of additional affordable housing units in the City.
- Leverage money acquired in lieu of unit creation from the IZO with other funding sources for the creation of affordable housing.
- Continue to work towards acquiring more affordable rental units for low and moderate-income individuals and families (particularly for families with more than one child and the elderly) using the City's U.S Department of HUD funding sources (CDBG, HOME and McKinney-Vento Homeless Assistance funds).
- Continue First Time Homebuyer Program that provides down payment and closing cost assistance programs to assist low and moderate income persons with making the transition from renting to homeownership.
- Continue to maintain existing affordable housing through the operation of homeowner and multi-family rehabilitation programs. When applicable, apply for Lead paint Grants, and Federal Emergency Management Agency (FEMA) Disaster Mitigation to expand existing rehabilitation activities.
- Continue support for the maintenance needs of existing affordable housing operated by non-profit or for-profit agencies.
- Continue to provide support for housing counseling services.
- Promote Fair Housing practices in the City of Quincy.
- Increase the number of documents translated into other languages, particularly Chinese and Vietnamese and the continuing need for translation services for minority families that do not speak or understand English well.
- Promote the creation of new housing in the several "village centers" found throughout the City.
- Support the creation of new housing units near the City's transit stations (Red Line, Commuter Rail, and Ferry).
- Explore any new State or Federal Affordable Housing initiatives or programs.
- Review zoning regulations and explore changes that would encourage redevelopment and in-fill development due to the lack of undeveloped residentially zoned land.
- Assist at least one (1) minority household in becoming a homeowner.

7.1.2. Inclusionary Zoning

In 2001, the City of Quincy passed the Inclusionary Zoning Ordinance 17.04.235. The City also established an Affordable Housing Trust Fund and an Affordable Housing Trust Fund Committee to administer affordable housing units, land, or funds contributed by developers as stipulated in the ordinance.

The order required that any development of 10 or more units that necessitates a variance or a special permit must provide 10% of the units as affordable units to low-moderate income households. The affordable units may be developed either on the site of the original development or at another location, or developers may provide 50% of 10% of the construction cost of all units developed, in lieu of on-site units.

The Affordable Housing Trust Fund Committee was created to oversee all disbursement of funds and the Department of Planning and Community Development will monitor properties for compliance of this ordinance.

Since its inception in 2001, The Quincy Inclusionary Zoning Ordinance has led to the production of 58 affordable rental units, 6 affordable homeownership units, and $2,478,844 from fees in lieu of unit creation. This number averages out to 8.5 new units each year and $354,120 from fees.

Table 3.1 Affordable Unit Creation & Cash in Lieu from IZO Ordinance

	2003-2004	2005-2006	2007- 2008	2009-2010	2011-2012	Total
Rental Units	22	29	1	2	4	58
Ownership Units	1	5	0	0		6
Cash in Lieu	$0	$2,308,844	$0	$170,00	$153,000	$2,478,844
Total Units	23	34	1	2	4	64

Source: Affordable Housing Trust Fund Committee May 7, 2012.

Recent Accomplishments of the program include:

- The City is currently working with Neighborhood Housing Services (NHS) in the development of Winter Gardens. This project is scheduled to be complete in Fall 2012; 24-energy efficient affordable family units, 18 two-bedrooms, 3 one-bedroom and 3 three bedroom units will be available for families with income below 60% of the area median income. The units will be affordable for thirty years.
- The City also is working with NHS on the development of a single family house that will be accessible for a disabled veteran and his/her family. A Fall 2012 completion date is scheduled.

Current projects in the pipeline include:
A new housing development on Sea Street will create two housing units for veterans and his/her families. The units will consist of three (3) bedrooms and be in a duplex style building structure. Development will start in the Fall of 2012.

The economic downturn and subsequent housing crisis of 2010-11 did not spare the City of Quincy. Although the City did not experience the concentrations of foreclosure petitions that wiped out neighborhoods in other cities, residential building permits for new construction dropped off significantly and scattered throughout the city many properties were foreclosed.

7.1.3. Rehabilitation Program

The City of Quincy, through its Office of Housing Rehabilitation and Neighborhood Housing Services of the South Shore, implemented housing rehabilitation programs to eliminate code violations and substandard living conditions, and promote energy conservation. In addition, by offering low interest loans and grants, it is the hope of the City that low and moderate income people will be able to remain in their homes and not have to leave because they can't afford the maintenance.

The City of Quincy has an existing CDBG revolving loan fund that was set up years ago that this Department uses to fund part of its homeowner rehabilitation program. **The city may choose to utilize some of this fund for economic development projects and/or public facility projects that are eligible under the CDBG program regulations. Under the new plan, if loans are offered, the City through the Department of Planning and Community Development (PCD), would issue interest-bearing loans to the businesses and/or non-profits.**
If such a plan was to proceed, the status of the project would be reported in the 2011-12 CAPER.

Please refer to Table 1C for the housing rehabilitation program goals, with respect to the renter-occupied units and owner-occupied units per year.

7.1.4. Fair Housing Counseling

The City of Quincy has a Fair Housing Committee made up of community stakeholders that meets on occasion to aid the city's effort to foster a climate in which the individual human dignity and civil rights of all people are respected, and where every potential homeowner has access to all housing regardless of race, color, religious creed, national origin, ancestry, age, children, marital status, disability, sexual orientation, public assistance recipient, or sex. Quincy Community Action Programs (QCAP) provides fair housing counseling along with educational First Time Home Buyers' Seminars. Each year over 300 persons receive some type of housing counseling to educate them about affordable housing opportunities in Quincy.

7.1.5. First Time Home Buyer

Braintree, Holbrook Quincy and Weymouth offer First Time Homebuyer Programs for households earning less than 80% of median income. Funding amounts vary from community to

community; and are provided in the form of deferred loans for closing cost and down payment assistance. Some communities offer up to 10% of the purchase price not to exceed $20,000. Often times, these programs dovetail with the Massachusetts Housing Partnership (MHP) "Soft-Second" program for First Time Homebuyers. Recapture provisions state that payment in full of all principal shall be due and payable when the borrower chooses to sell, refinance, or secure a home equity loan on the house. Units must be owner-occupied for the full term of the loan. Please refer to Table 2C: Summary of Specific Housing/Community Development Objectives for more information.

7.1.6. At Home in Quincy Program

In 2010, the City of Quincy launched the "At Home in Quincy" homebuyer assistance program. Supported through the Affordable Housing Trust Fund (AHTF), the program will provide down payment assistance, mortgage insurance, and mortgage payment protection in the event of illness or unemployment for qualified households with a maximum allowable income of 120% of Area Median Income.

7.1.7. McKinney-Vento Homeless Assistance Program

The City of Quincy through the Quincy/Weymouth Continuum of Care will continue to apply for funds from HUD's McKinney-Vento Homeless Assistance Program (a.k.a. HEARTH) for transitional and permanent housing. Please refer to Table 1C for more information on these programs.

Quincy endorses the "Housing First" model for the assistance given to the homeless. As a result, much of the Supportive Housing Program and Shelter Plus Care program funding goes into permanent housing for individuals and families with the local service providers bringing some of the support services to the home.

7.2. Weymouth

7.2.1. Funding to Address Characteristics of the Housing Market

The Town currently receives entitlement funding from the CDBG and HOME programs, and supports project funding through the Continuum of Care. In addition, Weymouth has set aside funds under the Massachusetts Community Preservation Act for the development of affordable housing.

7.2.1.1. Rehabilitation Needs

The Town will continue to provide CDBG funding and technical assistance for lower income homeowners for necessary rehabilitation of its aging housing stock. Funding will be provided through a deferred payment loan program with terms and conditions designed to serve a wide range of lower income homeowners. The Town will implement a new HOME funded

rehabilitation loan program to assist low/moderate income owner occupants with for code related repairs

7.2.1.2. Rental Development

Publicly funded rental development will continue as a focus of the HOME Program. The Town will work in cooperation with non-profit and for-profit developers to increase the affordable rental inventory, through acquisition, rehabilitation, and new construction. Given limited funds available under the HOME program for development, efforts will concentrate on projects that leverage both private and state funding. Projects that address the highest need in terms of income / affordability and bedroom composition will be given highest priority in assessment of projects.

7.2.1.3. McKinney Homeless Program

Initiatives for the disabled, homeless and those at risk of homelessness will be addressed through the McKinney Homeless programs in cooperation with members of the Continuum of Care.

7.2.1.4. Homeownership Assistance

As a result of high property costs in the area, homeownership is beyond the reach of many lower income households. In an effort to bridge the affordability gap for these households, Weymouth will continue to assist first time homebuyers through cooperative efforts with local lenders, state housing finance agencies and Community Housing Development Organizations (CHDOs). Efforts will consist of HOME and publicly funded down payment assistance programs combined with subsidized mortgage financing through lenders, the Massachusetts Housing Partnership "Soft 2nd Loan Program;" and the Massachusetts Housing Finance Agency.

7.2.2. Vision Statement

The Town is committed to increasing affordable housing, promoting homeownership by low and moderate-income residents, and assisting low and moderate-income residents with home improvements through the HOME and CDBG Rehabilitation Loan Programs. The Town will work towards ensuring that safe, decent, affordable housing is available for residents at all income levels.

The Town's Master Plan states the goal of ensuring that 10% of all new housing units are affordable. To accomplish this, the Town will provide technical assistance to low and moderate income residents regarding housing, promote the availability of first time homebuyer programs and funding assistance, and home rehabilitation assistance for low and moderate income residents, and support efforts by CHDOs, for profit developers and non-profits to develop affordable housing.

The Town will also support the development and rehabilitation of housing for severely disabled persons and for the frail elderly. Some CDBG funding may be utilized to support rehabilitation efforts and HOME funds may be used for development of such housing.

7.3. The Quincy HOME Consortium

7.3.1. Subsidy Layering Guidelines

The Quincy HOME Consortium is using the subsidy layering guidelines outlined in HUD Notice 98-01: Layering Guidance for HOME Participating Jurisdictions. Specifically the Consortium uses the HOME Multifamily Underwriting Template available on the HUD website to evaluate projects. This spreadsheet contains most information needed to perform this evaluation including sources and uses of funds (including other federal funds), cost analysis, and gap analysis. The overall project is then examined to check if rates of return to owners and project costs are reasonable and consistent with such returns on other projects. The last step is to once again check that the project is funded with not more than the necessary amount of HOME program funds to provide affordable housing.

7.3.2. First Time Homebuyer

The Quincy HOME Consortium offers its First Time Homebuyer Program to residents of Quincy, Weymouth, Braintree, Milton, and Holbrook with a goal of creating a more regional approach to Affordable Housing. This program utilizes HOME Program funding to provide deferred loans for first time buyers to put towards down-payment and closing costs in conjunction with private lender mortgage financing through Mass Housing Partnerships (MHP) "Soft Second Loan Program." Resale and recapture provisions state that payment in full of all principal shall be due and payable when the borrower chooses to sell, refinance, or secure a home equity loan on the house.

7.3.3. Local & Regional Actions

7.3.1. Programming and Outreach

The City of Quincy and the Quincy HOME Consortium implemented various activities to overcome the effects of impediments to affordable housing through programming and outreach. These efforts include:

- The City's housing rehabilitation programs continued to implement handicapped accessibility, lead paint abatement, flood elevation and retrofitting, and regular homeowner and tenant occupied housing rehabilitation.
- The Quincy HOME Consortium worked closely with and provided funding to Quincy Community Action Program (QCAP) and Neighborhood Housing Services of the South Shore (NHS) to educate low and moderate-income households about tenants' rights and responsibilities and First Time Home Buyer opportunities. First Time Homebuyer Program brochures were updated and also translated into Chinese to reach the largest minority group in the City.

- The Quincy and Weymouth Fair Housing Committees held workshops to educate the public about the housing needs identified in the Impediments to Fair Housing Choice, and to garner support for addressing the housing needs in each of the communities.
- The Quincy Fair Housing Committee completed its update of the Quincy Fair Housing Plan and the Analysis of Impediments to Fair Housing and distributed the Fair Housing brochure as part of the ongoing effort to educate citizens on their rights and responsibilities along with listing the agencies that offer housing assistance in the City.
- The Quincy HOME Consortium committed HOME Funds for the creation of affordable housing in Braintree, Holbrook, Milton, Quincy and Weymouth.
- The Town of Braintree committed HOME funds for a Tenant Based Rental Assistance (TBRA) program for those in the community that face homelessness. Braintree partnered with Father Bill's and MainSpring. They provide housing referral and support services to homeless families and individuals utilizing this program.
- Quincy Community Action Programs (QCAP) and Neighborhood Housing Services (NHS) began offering mortgage counseling services in 2007 and they still offer this service.
- The Quincy HOME Consortium offers its First Time Homebuyer Program to residents of Quincy, Weymouth, Braintree, Milton, and Holbrook with a goal of creating a more regional approach to Affordable Housing.
- The Quincy HOME Consortium offers a Housing Rehabilitation Program to homeowners in Holbrook, Quincy and Weymouth.

Outreach efforts specifically targeting minority and disadvantaged populations are conducted through the implementation of programs directed at these groups and the use of advertisements in local printed media and cable television. The City will fund public service activities that are designed to benefit women, minorities, the handicapped, Asians and other disadvantaged groups.

7.3.3. Fair Housing Principals

The City of Quincy and the Quincy HOME Consortium has identified the Impediments to Fair Housing & Actions to Address Them in Section 9: Barriers to Affordable Housing. The jurisdiction will practice the City of Quincy's overall Fair Housing Principals, which are as follows:

1. **Encourage Equity:** Support public and private housing and community investment proposals that promote equality and opportunity for all residents of Quincy. Increase diversity and bridge differences among residents regardless of race, disability, social, economic, educational, or cultural background, and provide integrated social, educational, and recreational experiences.
2. **Be Affirmative:** Direct resources to promote the goals of fair housing. Educate all housing partners of their responsibilities under the law and how to meet this important state and federal mandate.
3. **Promote Housing Choice:** Create quality affordable housing opportunities that are geographically and architecturally accessible to all residents of Quincy. Establish policies and mechanisms to ensure fair housing practices in all aspects of marketing.

4. **Enhance Mobility:** Enable all residents to make informed choices about the range of communities in which to live. Target high-poverty areas and provide information and assistance to residents with respect to availability of affordable homeownership and rental opportunities in Quincy and how to access them.
5. **Promote Greater Opportunity:** Utilize resources to stimulate private investment that will promote a desirable and diverse community. Foster neighborhoods that will improve the quality of life for existing residents. Make each neighborhood a place where any resident could choose to live, regardless of income.
6. **Reduce Concentrations of Poverty:** Ensure an equitable geographic distribution of housing and community development resources. Coordinate allocation of housing resources with employment opportunities, as well as availability of public transportation and services.
7. **Preserve and Produce Affordable Housing Choices:** Encourage and support rehabilitation of existing affordable housing while ensuring that investment in new housing promotes diversity, and economic, educational, and social opportunity. Make housing preservation and production investments that will create a path to social and economic mobility.
8. **Balance Housing Needs:** Coordinate the allocation of resources to address local housing need, as identified by community stakeholders. Ensure that affordable housing preservation and production initiatives and investment of other housing resources promote diversity and social equity and improve neighborhoods while limiting displacement of current residents.
9. **Measure Outcomes:** Collect and analyze data on households Quincy including the number of applicants and households served. Utilize data to assess the fair housing impact of housing policies and their effect over time, and to guide future housing development policies.
10. **Rigorously Enforce All Fair Housing and Anti- Discrimination Laws and Policies:** Direct resources only to projects that adhere to the spirit, intent, and letter of applicable fair housing laws, civil rights laws, disability laws, and architectural accessibility laws. Ensure that policies allow resources to be invested only in projects that are wholly compliant with such laws.

7.3.4. CHDO/ Rental Acquisition Projects

The Quincy HOME Consortium intends to use CDBG and HOME funds to create a total of 21 units of affordable housing for households below 80% of median income each year over the five years covered under our current Five Year Consolidated Plan. Annually, Quincy anticipates that CHDO agencies will create four (4) units of affordable family housing in Quincy; two of the family units will be for returning veterans and his/her families.

A new housing development on Sea Street, Quincy will create two housing units for veterans and his/her families. The units will consist of three (3) bedrooms each, and be constructed in a duplex building structure. Construction will start in the Fall 2012.

The Town of Milton intends to use HOME funds to develop five units of affordable housing for developmental disables individuals. Construction to start in the Fall 2012.

The Town of Braintree intends to utilize a part of their HOME funds for rental housing development. Braintree's elected officials understand the need to develop affordable housing in their community.

In cooperation with CHDO Neighborhood Housing Services, Weymouth will complete development of 2 units of affordable housing targeted for disabled veterans. Weymouth has set aside 2012 HOME funds for rental development.

Please refer to Table 1C for more information.

8. NEEDS OF PUBLIC HOUSING

Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participation in homeownership.

If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

8.1. Needs Assessment for the Quincy HOME Consortium Public Housing Authorities

8.1.1. Quincy Housing Authority

The Quincy Housing Authority, located at 80 Clay St., owns and manages public housing units and administers Section 8 housing vouchers and other rental subsidies to benefit low to moderate-income families, seniors and disabled individuals. The director is appointed by the Quincy Housing Board of Commissioners, a five-member board that oversees QHA. Four (4) of its members are appointed by the Mayor, including a labor representative and a resident member. The fifth Commissioner is appointed by the Governor.

The Authority owns and manages 1,552 apartment units, 14 of the family units are leased to the City of Quincy for the operation of transitional housing programs. Rental subsidies administered by the Authority include: 721 Federal Section 8 Tenant-Based, 57 Federal Section 8 Project Based, 10 Federal Section 8 Homeownership vouchers, 98 Federal Section 8 Designated vouchers 3 MRVP mobile vouchers, 15 site based MRVP vouchers, and 13 DMH vouchers, Finally, the QHA owns 4 scattered site residences that are leased to social service agencies who provide group homes to more than 20 individuals. Assistance to the most vulnerable households is the primary mission of the Quincy Housing Authority. Currently, almost 80% of households served by the Authority fall into the extremely low-income range. More up-to-date detailed characteristics of the households served by the Authority can be found in the table below

Quincy Housing Authority Household Characteristics		
	# of Families	% of Total Families
Total Households	1,521	100%
Extremely low income <=30% AMI	1,228	80.07
Very low income (>30% but <=50% AMI)	232	15.2
Low income (>50% but <80% AMI)	61	4.01
Elderly or Disabled	1,184	77.84

Quincy Housing Authority Household Characteristics		
White	838	55.09
Afro-American	86	5.65
Hispanic	44	2.89
Asian	550	36.16
American Indian	3	.2

The Authority has made a strong commitment in recent years toward improving relations with tenants. Residents of each of the Elderly housing developments are represented by individual Tenant Councils, while tenants of the two Family housing developments in Germantown elect members of a joint Harborview Residents Committee. In addition, the Senior Residents Council addresses matters of concern to Elderly residents of all Authority properties. All of these bodies have direct impact on agency operations, including modernization, maintenance and policy adoption. The Resident Advisory Board is provides guidance to the Authority in preparation of its annual plan and five-year Public Housing Authority Plan for HUD.

Quincy Housing Authority tenants have also benefited from expanded services. The Authority partners with Manet Community Center and South Shore Elder Services to bring to residents the medical services required by them. The Authority has conducted outreach to its residents and to tenants subsidized under the Section 8 program to provide homeownership assistance. The Authority has partnered with Quincy Community Action to provide a Head Start program and child care on site in the Germantown development. In addition, the Authority has received funding from HUD's Family Self-Sufficiency (FSS) Program to encourage higher resident earnings. Even though the amount of rent increase tenants would face with increased income is escrowed for home ownership or education, further outreach is needed to educate residents that they will not lose their homes and therefore, maximize participation in the program.

The Authority has identified a range of Community and Supportive Services provided by local non-profit and state agencies in the fields of Education, Job Training, Family Well-Being, and Recreation.

The Authority has enacted an ambitious set of improvements to its internal management and operations systems. The results of these efforts are most clearly seen in the low vacancy rate and the high rate of rent collections.

The turnover rate across all 2,473 Authority owned units and units that are leased is on average 12 units per month. The Public Housing waiting list consists of 1,327 households for Elderly-disabled units, and 1,743 households for Family units. The Section 8 Project Based waiting list consists of 181 households. See tables below for complete breakdown by type of waiting list.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ☐ Section 8 ☒ Public Housing Elderly/Disabled (combined federal and state as of2/2/10) ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
	# of Families	% of Total Families	Annual Turnover
Waiting List Total	1,327	100.0%	96
Extremely low income <=30% AMI	1,167	87.94%	
Very low income (>30% but <=50% AMI)	40	3.01%	
Low income (>50% but <80% AMI)	120	9.05%	
Families with children		0%	
Elderly	576	43.4%	
Near Elderly	244	18,38%	
Families with Disabilities	507	38.2%	
Other Individuals			
White	770	58.02%	
Afro-American	131	9.87%	
Hispanic	51	3.84%	
Asian	360	27.12%	
American Indian	15	1.13%	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	1,253	94.42%	94
2 BR	74	5.57	2
Is the waiting list closed (select one)? ☒ No ☐ Yes			

* Includes SSI/Disability between Ages 50-62.

** Includes SSI/Disability under Age 50.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ☐ Section 8 ☒ Public Housing Family (combined federal and state as of 2/2/2010 ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
	# of Families	% of Total Families	Annual Turnover
Waiting list total	1,743	100.0%	50
Extremely low income <=30% AMI	1,563	89.6%	
Very low income (>30% but <=50% AMI)	162	9.2%	
Low income (>50% but <80% AMI)	18	1.03%	
Families with children	1,412	81%	
Elderly families	53	3.04%	
Families with Disabilities	43	2.4%	
White	589	33.8%	
Afro-American	466	26.73%	
Hispanic	378	21.68%	
Asian	298	17.09%	
American Indian	12	.6%	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	59	3.4%	1
2 BR	1,209	69.36%	39
3 BR	425	24.38%	9
4 BR	43	2.46%	1
5 BR	7	.4%	
5 BR +	0		
Is the waiting list closed (select one)? ☐ No ☒ Yes			

* Note: The QHA is not able to provide complete information regarding the number of families with disabilities on the waiting list as this is not a criteria for eligibility.

Housing Needs of Families on the Waiting List
Waiting list type: (select one) ☒ Section 8 tenant-based assistance (as of 1/22/08) ☐ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:
The Quincy Housing Authority participates in the State–wide Centralized Waiting List for Section 8 tenant-based assistance. The Quincy Housing Authority has adopted a local preference for residents and employees of Quincy and the immediately adjacent cities and towns. A statistical break out of this list is not available.

8.1.2. Weymouth Housing Authority

The Weymouth Housing Authority (WHA), incorporated in 1948, is an independent government body that owns and manages five housing complexes for families and/or the elderly, including three state complexes and two federal ones. The WHA ensures that low income families and seniors have decent, safe, and affordable housing. It has a staff of 19, a five-member Board of Commissioners, appointed by the Mayor, to establish policies, and an annual operating budget of $4.5 million.

In all five housing complexes combined there are 475 units for families and/or the elderly. The WHA also manages 325 units through the voucher program. See the table on the next page for data on handicapped accessibility and resident waiting lists. Also see the tables in the remainder of this chapter for details on each of the five WHA housing complexes and on the voucher program. Section 8 identifies the strategy and objectives for meeting public housing needs. The WHA is not classified as "troubled" by HUD and does not anticipate losing any housing units from its existing inventory.

WHA tenants are able to participate in operating the housing authority. Each housing development has a tenant-based organization that meets regularly with a WHA representative. The WHA has a Resident Advisory Board, with two residents from each development[2], and representatives from the WHA. The Board meets quarterly to discuss policies and needs.

According to a recent Massachusetts Assisted Housing Inventory, Weymouth has 1,817 subsidized units totaling 7.9% of the housing stock This total includes 229 units of family public housing, 246 elderly units, 100 units under the Massachusetts Rental Voucher Program (MRVP), 66 Federal Section 8 Enhanced Vouchers and 159 Federal Housing Choice vouchers.

The WHA also works with other agencies like health providers and the Weymouth Police Department to address issues and assist residents. There is a Drug Prevention Task Force that combats crime and drugs in public housing.

2 Typically, the president of each of the five tenant associations is on the Board.

Public Housing ADA Accessible Units and Wait List

WHA Complex	Unit Type	# of Units	Meets ADA	Wait List
Joseph Crehan Elderly - State	1 bedroom	156	156	135
	Total	156	156	135
Pope Towers Elderly - State	1 bedroom	60	60	0
	Total	60	60	0
Cadman Place Elderly - Federal	1 bedroom	30	30	59
	Total	30	30	59
Pleasantville Family- Federal	2 bedrooms	20	1	345
	3 bedrooms	20	1	
	Total	40	2	345
Lakeview Manor -Family & Elderly- State	1 bedroom	11	0	1
	2 bedrooms	90	4	445
	3 bedrooms	61	2	219
	4 bedrooms	21	4	27
	Elderly	6	0	0
	Total	189	10	692
Total		475	258	1231

Voucher Program- Private Market	Number of Units	Wait List
Housing Choice Vouchers	159	1
MRVP (MA Rental Voucher Program)	100	
Enhanced Vouchers - Tammy Brooke Apt.	66	
Total	325	1

Cadman Place - Elderly; 575 Bridge St., Weymouth, MA		
Estimated Population	**Units**	**Population**
Low Rent Public Housing	30	32
Section 8-		
Total	30	32
Building Characteristics	**Units**	
Total Units	30	
0 Bedrooms		
1 Bedrooms	30	
2 Bedrooms		
3 Bedrooms		
4+ Bedrooms		
Units For The Elderly	30	
Tenant Characteristics	**Low Rent Public Housing**	**Section 8**
Percent Reported	100%	
Average Tenure	4.7 Years	
Average Income	$18,182.00	
Households w/Children	0	
Households w/Majority Public Asst.	0	
Disabled Households	54%	
Elderly Households	42%	
African-American	3%	
Hispanic	3%	
White	97%	
Asian/Pacific Islander	0	
Native American	0	
Annual Funding By Program	**Amount**	**# of Funded Units**
Total Funding		30

Pope Towers - Elderly; 25 Water St., Weymouth, MA		
Estimated Population	**Units**	**Population**
Low-Rent Public Housing	60	62
Section 8		
Total	60	62
Building Characteristics	**Units**	
Total Units	60	
0 Bedrooms		
1 Bedrooms	60	
2 Bedrooms		
3 Bedrooms		
4+ Bedrooms		
Units For The Elderly	60	
Tenant Characteristics	**Low Rent Public Housing**	**Section 8**
Percent Reported	100%	
Average Tenure	6.2 Years	
Average Income	$14,378.05	
Households w/Children	0	
Households w/Majority Public Asst.	0	
Disabled Households	13%	
Elderly Households	81%	
African-American	2%	
Hispanic	2%	
White	95%%	
Asian/Pacific Islander	0	
Native American	2%	

Lakeview Manor- Elderly/Family; 77 Memorial Dr., Weymouth, MA		
Estimated Population	**Units**	**Population**
Low-Rent Public Housing	189	511
Section 8		
Total	189	511
Building Characteristics	**Units**	
Total Units	189	
0 Bedrooms	0	
1 Bedrooms	11	
2 Bedrooms	90	
3 Bedrooms	61	
4+ Bedrooms	21	
Units For The Elderly	6	
Tenant Characteristics	**Low Rent Public Housing**	**Section 8**
Percent Reported	100%	
Average Tenure	11.8 Years	
Average Income	$17,343.76	
Households w/Children	48%	
Households w/Majority Public Asst.		
Disabled Households	18%	
Elderly Households	8%	
African-American	12%	
Hispanic	12%	
White	87%	
Asian/Pacific Islander	0%	
Native American	1%	

J. Crehan Elderly; Calnan /Harrington Circles, Weymouth, MA		
Estimated Population	**Units**	**Population**
Low-Rent Public Housing	156	150
Section 8		
Total	156	
Building Characteristics	**Units**	
Total Units	156	
0 Bedrooms		
1 Bedrooms	156	
2 Bedrooms		
3 Bedrooms		
4+ Bedrooms		
Units For The Elderly	156	
Tenant Characteristics	**Low Rent Pub. Housing**	**Section 8**
Percent Reported	100%	
Average Tenure	7.6 Years	
Average Income	$14,199.67	
Households w/Children	0	
Households w/Majority Public Asst.	0	
Disabled Households	16%	
Elderly Households	80%	
African-American	1%	
Hispanic	3%	
White	93%	
Asian/Pacific Islander	3.5%	
Native American	1%	

Pleasantville - Family; 990 Pleasant St., Weymouth, MA		
Estimated Population	**Units**	**Population**
Low Rent Public Housing	40	112
Section 8		
Total	40	112
Building Characteristics	**Units**	
Total Units	40	
0 Bedrooms	0	
1 Bedrooms	0	
2 Bedrooms	20	
3 Bedrooms	20	
4+ Bedrooms	0	
Units For The Elderly	0	
Tenant Characteristics	**Low Rent Public Housing**	**Section 8**
Percent Reported	100%	
Average Tenure	7.6 Years	
Average Income	$25,702.00	
Households w/Children	52%	
Households w/Majority Public Asst.	7	
Disabled Households	13%	
Elderly Households	5%	
African-American	13%	
Hispanic	13%	
White	81%	
Asian/Pacific Islander	3%	
Native American	0	
Total Funding		40

Section 8/Home Ownership Vouchers, MRVP Units			
Estimated Population	**Units**		**Population**
Section 8/Home Ownership	159		411/4
MRVP	100 (one vacant)		136
Enhanced Voucher	56		145
Building Characteristics	**Section 8**	**Enhanced Voucher**	**MRVP**
Total Units	212 /3	50	86
0 Bedrooms	2	1	0
1 Bedrooms	96/1	1	0
2 Bedrooms	70/2	22	67
3 Bedrooms	38	26	19
4+ Bedrooms	6	0	0
Units For The Elderly			
Tenant Characteristics	**Section 8**	**Enhanced Voucher MRVP**	
Percent Reported	100%	100%	100%
Average Income	$15,570.00	$29,490.00	$40,240.00
Households w/Children	82	31	56
Households -Maj. Public Asst.	40	6	6
Disabled Households	23/1	4	32
Elderly Households	16/0	5	29
African-American	4/0	6	30
Hispanic	6/0	5	32
White	126/3	39	126
Asian/Pacific Islander	0	0	2
Native American	0	0	0
Annual Funds By Program	**Amount**		**# of Funded Units**
Section 8 and Housing Choice			159 (Federal)
MRVP			100 (State)
Enhanced Vouchers			66 (Federal)

8.1.3. Braintree Housing Authority

The Braintree Housing Authority (BHA) is a participant of the Section 8 Centralized Wait List. The list contains over 400 applications from families who live or work in the town of Braintree. The BHA's state-aided family wait list contains 200+ applications. The average wait is five years. In the town of Braintree there is a shortage of low-income family housing units. More family units are needed to meet the needs of families whose income is not sufficient for market rate apartments.

Items	# Of Families	% of Total Families
***Waiting List Total**	**79,320**	
Extremely Low Income<30% AMI	76,429	96.36%
Very Low Income>30% but <50% AMI	3,117	3.93%
Low Income<50% but <80% AMI	181	.23%
Families with Children	28,644	36.11%
Elderly Families	4,525	5.70%
Families with Disabilities	26,155	32.97%
White	34,308	43.25%
Black	14,445	18.21%
Asian	2,342	2.95%
American Indian	1,318	1.66%
Pacific Islander	253	.32%
Hispanic	29,712	37.46%

8.1.4. Holbrook Housing Authority

The Holbrook Housing Authority (HHA) manages public housing units and Section 8 housing vouchers to benefit low to moderate-income families, seniors and special needs individuals. The Executive Director is appointed by a five-member Board of Commissioners, which consists of four elected members and one member appointed by the Governor.

The HHA manages 74 one-bedroom units of elderly housing. Ten of those units (13.5%) are designated for individuals under 60 years of age who are disabled. The Authority also has ten three-bedroom family units and administers six MRVP Mobile Vouchers, two project-based

MRVP Vouchers, and two AHVP Vouchers. The Dedham Housing Authority currently administers the Authority's 82 Section 8 Vouchers.

The HHA's waiting list consists of 43 elderly individuals, 72 non-elderly disabled individuals, 11 families and 94 families waiting for an MRVP voucher. Of the statewide total of 99,148 individuals and families on the Section 8 Centralized Waiting List, 190 are from Holbrook.

The HHA has had a property survey conducted by the Norfolk County Engineering Department to determine if there is any buildable land for future development of additional low-income housing. At this time, the Massachusetts Department of Housing and Community Development does not have any funding available for this purpose.

8.1.5. Milton Housing Authority

The Milton Housing Authority (MHA) manages public housing units and Section 8 housing vouchers to benefit low to moderate-income families, seniors and special needs individuals. The Executive Director is appointed by a five-member Board of Commissioners, which consists of four elected members and one member appointed by the Governor.

The MHA is a state agency responsible for the administration of Elderly/Disabled and Family housing in Milton. The MHA manages 39 one-bedroom units of elderly/disabled housing and 12 units of family housing.

The MHA administers 144 Housing Choice Vouchers.

New FMR & Payment Standard Rates as of October 1, 2009

FY 2009 FMRs By Unit Bedrooms						
	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
2009 FMR	$1,090	$1,156	$1,357	$1,623	$1,783	$2,050

MILTON PAYMENT STANDARDS						
	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
2009 PS	$1,090	$1,156	$1,357	$1,623	$1,783	$2,050

STATE: ELDERLY/DISABLED LIST OPEN; FAMILY LIST: Closed; FEDERAL: SECTION EIGHT CENTRALIZED WAITING LIST IS OPEN

8.2. Public Housing Strategy

8.2.1. Public Housing Specific Objectives

The Consortium's analysis of the characteristics of the housing market and the severity of housing problems and needs of each category of residents were viewed as major considerations, but not the only bases, for determining the relative priority of each priority housing need category for purposes of programming and allocation of HUD resources coming to the Consortium. The Consortium also considered other factors, especially the other resources that are available and strategies that are directed at addressing the various priority housing needs. The following considerations are important to mention.

First, the Consortium will continue to depend on the Consortium's Public Housing Authorities to be the major providers of subsidized housing via public housing units as well as through Section 8 and MRVP, to address the cost burden of low and moderate income households, especially those that have income below 50% of area median. Most of these households cannot afford to pay market rents and are hoping to move into subsidized housing. For that reason, the number on the waiting list is almost double the number of public housing units in the consortium.

Second, the Consortium will continue to offer and promote its various housing rehabilitation programs to assist for-profit and non-profit rental units, in addition to owner-occupied units. Nevertheless, based on the long history of these housing rehabilitation programs, despite the promotional and outreach efforts that the Consortium would undertake, fewer investor owners (compared to homeowners) would apply for assistance. Investor-owners have expressed various reasons for not participating in the Consortium's rehabilitation programs in the past. Many owners feared that any inspection would show the presence of lead paint or other code issues that they did not want to deal with (notwithstanding the availability of grants and loans) or want the City to know. Some rental property owners have stated that they did not wish to deal with government bureaucracy, e.g., restrictions in the selection of contractors, delays in processing of bills, etc. Others did not like signing "affirmative marketing agreements." Perhaps the main reason, however, was that, owing to the hot rental market in the past, many felt that they did not need to do much improvement to their units to get tenants who were willing to pay market rent. Even if they had to do work, they could obtain loans through traditional lending sources at reasonable interest rates. Many investor-owners who participated in our programs had done so only after the City's Code Enforcement Officers gave them citations or if they were sued in court for child lead paint poisoning. Quincy's CDBG program will continue to fund a Code Enforcement Officer who will serve as a feeder for our rental rehabilitation programs.

Third, to address the priority housing needs of renters, the Consortium will continue to utilize a substantial portion of its HOME funds and to a lesser extent, its CDBG funds, for the development of affordable rental units. The Consortium has allocated more than the statutory 15% HOME funding for CHDO projects and also will support the development of rental units by non-CHDO entities through its Rental Production and Non-Profit Rehabilitation Programs.

Fourth, related to the third item above, it should be pointed out that the average cost per unit for CHDO and non-profit developments will be substantially more than the average rehabilitation costs for owner-occupied units. Hence, despite considerable funds going to address priority rental housing needs, the outputs for that need would be less than that of owner-occupied housing.

Fifth, there are other programs, projects and strategies that address the priority housing needs of renters. Among them are Quincy's Inclusionary Zoning Ordinance and Community Preservation Act.

8.2.2. Efforts to Increase Homeownership among PHA Residents

According to the Warren Group, the median price of a single-family home in 2008 in the City of Quincy was $330,000, and a condo was $243,000. The price of these homes well exceeds the purchasing power of low-income individuals and still represents significant increases during the past five years. Only low-income households of six or more members and Moderate-income households of two or more members can afford to buy a condominium. For large households, a condominium is not likely to be an appropriate housing choice, since they often have no more than three bedrooms, and many only have one bedroom.

The designations of affordability discussed above assume participation in the City's First Time Home Buyers Program and the State's Soft Second Loan Program. For households with moderate or lower incomes, the City provides up to 9% of the purchase price of the home toward the down payment. The buyer must furnish an additional 3% for this purpose. The city also provides 1% of the purchase price (up to a maximum of $2,000) toward closing costs. The Soft Second Loan Program provides "...loans to low- and moderate-income first-time homebuyers to reduce their first mortgage and to lower their initial monthly costs so that they can qualify to purchase a home. The participating lender underwrites a first mortgage for [up to] 75% of the purchase price and a second mortgage generally for 20% of the purchase price. The borrower pays the entire principal and interest on the first mortgage. The principal payments on the second mortgage are deferred for 10 years and a portion of the interest costs for eligible borrowers is paid by public funds. Since the borrower does not pay mortgage insurance, public funds provide a loan loss reserve for participating lenders."

Through its cooperating non-profit agencies, the City engages in outreach and education activities to prepare potential clients for the responsibilities of home ownership. Special efforts are made to inform public housing residents of home ownership opportunities. Cooperating non-profits conduct a First Time Home Buyers Workshop for all public housing residents in the City once a year. The City's Office of Asian Affairs sponsors two First Time Home Buyer Workshops per year for Asian residents of public housing. The Quincy Housing Authority offers programs that allow educational and home ownership expenditures in lieu of public housing rent increases. All participants in the City's program and the Soft Second Program must participate in a State-certified Home Buyer Education program. These classes are offered regularly during the year, both in Quincy and neighboring towns by local cooperating organizations, and throughout the state.

8.2.3. Assisted Housing Inventory

According to the Department of Housing and Community Development's subsidized Housing Inventory (SHI) list dated September 29, 2009, the City of Quincy has 39,912 year round housing units. Of those 4,093 are approved SHI units resulting in 10.3% of the housing units in Quincy being affordable to low and moderate income individuals and families.

The ability of the City to achieve the 10% threshold can be attributed to the enactment and implementation of new affordable housing programs combined with traditional programs to execute an ongoing strategy for creating new affordable housing units. The City's strategy has yielded 437 new SHI units, a 1.1% increase in the overall percentage since May 2, 2005.

Table 4.1 Subsidized Housing Inventory (SHI)

Community	2000 Census Year Round Housing Units	Total Development Units	Total SHI Units	Percent SHI Units
Quincy	39,912	4,093	4,093	10.3%

Source: Department of Housing and Community Development Chapter 40B Subsidized Housing Inventory (SHI) as of September 29, 2009

The City of Quincy is currently over the 10% threshold and is focused on continuing with development of new affordable housing units.

The housing boom during the 2000's did not miss Quincy which experienced a significant increase in multi-family housing adding 2,499 new units from 2000-2008 and a total of 2,679 overall.

Table 4.2 Residential Building Permits

Housing Units	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Single Family	14	50	13	16	18	25	15	16	13	180
Multi-Family	339	169	225	722	597	112	281	28	26	2,499
Total	353	219	238	738	615	137	296	44	39	2,679

Source: City of Quincy Building Permits

9. BARRIERS TO AFFORDABLE HOUSING

Describe the actions that will take place during the next year to remove barriers to affordable housing.

9.1. Fair Housing Committee and Counseling

The Quincy Fair Housing Committee was established in 1984 and is made up of members from a broad spectrum of public and private groups that include persons with a strong interest and desire to promulgate fair housing policy. The purpose of the Committee is to aid the city in its effort to foster a climate in which the individual human dignity and civil rights of all people are respected and where every potential homeowner has access to all housing regardless of race, color, religious creed, national origin, ancestry, age, children, marital status, disability, sexual orientation, public assistance recipient, or gender.

The function of the Committee is to act in a monitoring and advisory capacity toward the implementation and evaluation of the city's fair housing policies. The Committee in conjunction with the Equal Opportunity Administrator, and the Department of Planning and Community Development functions as a public voice advocating for the goals of Fair Housing.

The Fair Housing Committee oversees the development and implementation of the Fair Housing Plan. The Committee also takes a lead role in fair housing education throughout the city in the form of fair housing workshops, creating and distributing fair housing brochures (including translation into different languages), and as a referral service for residents, landlords, and housing industry representatives.

The City of Quincy has a contract with Quincy Community Action Programs, (QCAP) to provide fair housing counseling along with educational First Time Home Buyer Seminars. Each year over 300 persons receive some type of housing counseling to educate them about affordable housing opportunities in Quincy.

The following is a summary of impediments to fair housing choice that have been identified in the analysis, and the City's efforts to address them, as well as to generally assure that the environment in Quincy is conducive to fair housing choice for all.

9.2. ANALYSIS of Impediments to Fair Housing & Actions to Address Them

9.2.1 Impediments identified in Public Sector

In 2010, the Quincy HOME Consortium expanded to include the Towns of Braintree, Holbrook, and Milton. Representatives from each community meet regularly to discus the many HOME program caveats and to begin implementing housing programs.

Quincy and Weymouth have participated in the HOME program since its inception in the early 1990's. As a result, the early going has focused on introducing the new communities to the HOME Program, explaining what activities can be funded, and describing the required HUD reporting requirements and responsibilities. Part of that process has dealt with the HUD's statutory obligations for communities (consortium) receiving federal funding through the HOME program. The effort has had a steep learning curve for the new communities. In each case they have been asked to expand their responsibilities as it relates to housing issues.

The first step taken by the Quincy Consortium was the inclusion of data from all communities in the City of Quincy's 2010-2014 Consolidated Plan and Annual Action Plans as well as the Consolidated Annual Performance and Evaluation Reports.

The statutory obligation for Fair Housing activities as part of the HOME Program has led to the second step with the development of the Quincy Consortium Analysis of Impediments to Fair Housing (AI).

An impediment to Fair Housing knows no boundaries and in the past, Quincy and Weymouth each performed their own analysis. The Quincy Consortium 2011-2015 Analysis to Impediments of Fair Housing represents the first look at impediments in the five member consortium. Because it's the first for the Quincy Consortium, the most important priority should be on the development of fair housing capacity and infrastructure that reaches all consortium members.

Fair Housing Capacity of the Quincy HOME Consortium

- The Consortium includes three new member communities that have never been required to develop an Analysis to Impediments to Fair Housing.
- The Consortium does not have a formalized approach to Fair Housing.
- Although each community has several municipal departments, boards, committees, or commissions that may be involved in a fair housing issue, there is no system in place to oversee all fair housing issues.

Actions

- The Quincy HOME Consortium Committee should designate a Fair Housing Subcommittee.
- The Fair Housing Subcommittee should take steps to develop a permanent Consortium Fair Housing Committee to oversee Fair Housing issues.
- The Consortium should identify municipal staff resources to support Fair Housing Subcommittee and actions to address fair housing.
- Under the oversight of the Fair Housing Subcommittee, develop a Consortium Fair Housing Plan.

Zoning and Site Selection

- Generally, dimensional requirements for commercial/business districts are not conducive for residential uses thus limiting housing opportunities and choices that are close to employment, services, and could be close to public transportation.

- Generally, dimensional, parking, and street requirements discourage residential development.
- "Not In My Back Yard" Opposition (NIMBYism)

Actions

- Support the Commonwealth of Massachusetts Sustainable Development Principles.
- Review and potentially revise zoning to more broadly allow mixed-use residential uses in non-residential districts.
- Consider Broadening the range of explicitly permitted residential uses that expand housing choice such as single room occupancy, supportive housing, accessory units, and others.
- Provide fair housing education to municipal staff, relevant boards, and housing developers proposing new projects.

Architectural Accessibility

- Existing systems for reviewing, approving, and monitoring residential developments for compliance with local, state, and federal architectural access requirements needs to be examined and strengthened.

Actions

- Consider developing a comprehensive and integrated plan to assure compliance with all architectural access requirements within municipal departments and public housing authority's.
- Consider establishing an inter-municipal training collaborative to provide fair housing educational opportunities for municipal staff and members of various boards and committees.

Current Housing Programs and Policies

- Neighborhood notification required by housing development projects submitted for review may initiate NIMBY or other opposition with fair housing implications.

Actions

- Consider developing a policy that encourages housing developers to hold a neighborhood/public meeting to introduce the housing project prior to its filing.

9.2.2 Impediments identified in Public and Private Sector

Private Sector Real Estate Policies and Practices

- Based on the results of the Fair Housing Survey, the City of Newton Fair Housing Testing Audits, studies published by the Greater Boston Fair Housing Center and the Massachusetts Community Banking Council as well as fair housing complaint data covering the last five years, discrimination based on race, national origin, familial status, source of income, disability, and lead paint occurs in the Consortium rental and for-sale real estate market.

Actions

- Work in partnership with local real estate community to build awareness of fair housing requirements.
- Consider creating a database of real estate agencies and management companies operating in the Consortium in order to undertake direct marketing on Fair Housing issues.
- Encourage real estate agencies and management companies to create, adopt, and implement formal policies to ensure consistent practices.
- Assist real estate agencies in their efforts to comply with all state and federal fair housing laws.

9.2.3 Impediments in the Public and Private Sector

Compliance and Monitoring

- There is no formal entity responsible for overseeing fair housing compliance in the Quincy HOME Consortium.
- There is a need for more comprehensive fair housing data in conjunction with consistent monitoring to ensure that fair housing practices remain constant.
- There is a difficulty tracking private sector housing practices on the local level when agencies operate in an area beyond the five Consortium communities.

Actions

- Consider creating a Quincy HOME Consortium Fair Housing Committee that will monitor and assure compliance with the relevant civil rights requirements applicable to housing activities.
- Consider endorsing the Civil Rights Access Checklist and distribute to all municipal departments, boards, and public housing authority's to inform them about applicable fair housing and architectural access requirements.
- Explore discrete and available indicators and data collection methodology to evaluate the "status" of housing choice for members of protected classes and fair housing practices within the local housing market.
- Consider working with local or regional fair housing agencies in there analysis of the private sector housing industry.

Informational Programs, Education, Outreach, and Advocacy

- Fair housing knowledge does not extend to all consumers, producers, and providers of housing resulting in misconceptions, lack of understanding, and ultimately violation of fair housing laws.
- Lack of knowledge results in underutilization of available complaint systems and resources leading to possible fair housing violations going unaddressed.
- There is no system to extend fair housing training to municipal staff, officials, and board members.
- Language barriers faced by recent immigrants and high mobility rates of certain groups creates a challenge to access available housing opportunities.

Actions

- There is a need to develop sufficient fair housing capacity Consortium.
- New outside resources such as grants and local and regional affiliations and partnerships should be explored to carry out fair housing activities.
- Provide resources and training opportunities to municipal staff and board and committee members so they can stay informed on fair housing issues.
- Continue with the City of Quincy and Town of Weymouth efforts to provide fair housing education for renters, homebuyers, and landlords through public service announcements, brochures, and special events.
- Develop and implement a Consortium fair housing complaint *intake→referral→resolution* process.
- Explore working with real estate and banking/mortgage agencies operating in the Consortium to encourage fair housing education and training.

Housing Affordability and Economic Factors

- High cost of housing, high development costs, land acquisition, and lack of available land for new development limits opportunities, diverse sites of affordable housing, and housing choice.
- Municipalities cannot act quickly in a highly competitive real-estate market that makes it challenging to create or preserve affordable and/or accessible housing.
- The age of housing stock coupled with the existence of lead paint hazards and limited financial resources for homeowners and landlords to abate lead paint limits housing choices for families with young children.
- The age of existing housing stock and its architectural layout makes it difficult to rehabilitate units to become fully accessible units
- The relatively high costs of housing can restrict housing choice for low and moderate income households.

Actions

- Continue using the U.S. Department of Housing and Urban Development (HUD) grants (CDBG, HOME, ESG, and McKinney Homeless Assistance) to create, develop, and preserve affordable housing units for low and moderate-income individuals and families.
- Supplement HUD funding used to address housing issues with other Federal and State grant programs along with private funds.
- Continue to support and fund housing rehabilitation programs including single-family, multi-family, and non-profit housing rehab, handicapped accessibility, Lead Paint Abatement, and FEMA Pre-Disaster Flood Mitigation.
- Consider applying for Federal Brownfield Remediation Grants to address environmental issues throughout the City and pave the way for redevelopment of identified sites.
- Continue to fund and support the First Time Homebuyer Program.
- Continue to provide financial assistance to support Community Housing Development Organizations (CHDO) operating in the QUINCY CONSORTIUM.
- Provide financial and technical support to nonprofit housing developers and providers.

10. HOME

Describe other forms of investment not described in 92.205 (b).

If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in 92.254 of the HOME rule.

If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under 92.206 (b). The guidelines shall describe conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:

a. *Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.*
b. *Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.*
c. *State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.*
d. *Specify the required period of affordability, whether it is the minimum 15 years or longer.*
e. *Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.*
f. *State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.*

If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:

a. *Described the planned use of the ADDI funds.*
b. *Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted to public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.*
c. *Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.*

10.1. Recapture Provision

Affordability of HOME funded properties is enforced by recorded deed restrictions requiring repayment of HOME assistance upon sale, refinancing, transfer of ownership or violation of the affordability restrictions. Recapture provisions state that payment in full of all principal shall be due and payable when the borrower chooses to sell, refinance, or secure a home equity loan on the house. Units must be owner-occupied for the full term of the loan.

10.2. Other forms of Investment

In awarding the HOME First Time Homebuyer programs to local banks, the City of Quincy and the Town of Weymouth received concessions for borrowers, which generated eligible HOME match and leveraged HOME funds with private investment.

10.3. Affirmative Marketing

Please refer to the Quincy HOME Consortium's *Affirmative Marketing Plan* that is available for viewing at the Quincy Department of Planning and Community Development.

Minority/Women's Business Outreach: The Quincy HOME Consortium will place advertisements targeted towards low-income homeowners and minorities in *The Patriot Ledger, and the Weymouth News*. Member communities will advertise housing programs on local radio stations and local cable television stations, where applicable.

Quincy's Asian Liaison will translate program brochures into Chinese, and if necessary, the City will translate brochures for other languages.

A notice of program availability is directly mailed to agencies and organizations serving persons of color and/or persons of low and moderate-income. This includes: the Fair Housing Committees, local public housing and tenant organizations, and the member communities' Public Housing Authorities.

Refinancing: Not applicable. The Consortium does not have this program.

One of the requirements of the First Time Home Buyer Program is that program participants must attend and complete a "First Time Homebuyer Series of Workshops" that is offered by a CHAPA-approved Housing Agency.

With respect to HOME match, the City of Quincy (as the lead entity) sends an annual request to the Massachusetts Department of Housing and Community Development, which in turn, sends a "voucher match letter" to the City of Quincy. The City then forwards a copy of this letter to the Boston regional office of the U.S. Department of Housing and Urban Development.

As the Participating Jurisdiction (PJ), the Quincy HOME Consortium has adopted the HOME Program recapture provision that allows the PJ to recapture the entire amount of funds that were used as down payment assistance for the First Time Homebuyer Program.

In the City of Quincy Affirmative Marketing Plan, one of the goals of the City is to assure that individuals who normally might not apply for vacant or newly constructed units because of their race, ethnicity, age, disability, or other factors will be made aware of vacant units through outreach in minority newspapers; feel welcome to apply and; be aware that they have the opportunity to rent and/or purchase affordable housing units. The jurisdiction's

affirmative marketing strategy applies to housing containing five or more HOME-assisted units.

Agencies' policies and records will be reviewed for compliance with 24 CFR 92. 253.

With respect to HOME Program monitoring, All HOME assisted rental housing will be inspected to determine compliance with 24CFR 92.251 minimum property standards in accordance with the following schedule:

Number of HOME Assisted Units	**Frequency of On-Site Inspections**
1-4	Every 3 Years
4-25	Every 2 Years
26+	Every Year

Inspections will be conducted by the member communities' Health Departments with reports forwarded to Quincy Department of Planning and Community Development. Quincy inspections will be conducted by Quincy Office of Planning & Community Development Housing Staff. Housing Quality Standards compliance status will be documented.

Table 10.1
Estimated amount of CDBG funds that will be used for activities that benefit persons of low and moderate income

PUBLIC SERVICES

Agency	Program	Unit Type	# Units	CDBG Funds
Asian American Service Association	Wollaston Senior Center	Individuals	200	$8,235.00
Council on Aging	Transportation	Individuals	3,240	$110,056.00
Father Bill's & MainSpring	Homeless Veterans Reintegration Program (HVRP)	Individuals	145	$17,500.00
Houghs Neck Community Council, Inc.	Programming for: Youth, Women, Community, and Seniors	Individuals	500	$14,625.00
Houghs Neck Community Council, Inc.	MWNA Senior / Youth Music; Squantum/North Quincy Senior Programs	Individuals	330	$17,060.00
Maria Droste Services, Good Shepherd	Mental Health Counseling	Individuals	25	$8,775.00
Asian Liaison	Translation, ESL classes, and Referral Services	Individuals	1600	$46,416.00
Commission on the Family	Parent to Parent and Parent Child Home Program	Individuals	15	$7,542.00
Quincy After School Child Care	Scholarship Reimbursement for Low-Income Children Tuition	Individuals	9	$7,425.00
Quincy Community Action Program	South West Community Center - Emergency Food Center	Individuals	3,300	$13,950.00
South Shore YMCA	Community Center Youth Program	Individuals	85	$30,000.00
South Shore YMCA	Germantown Neighborhood Center	Individuals	6,350	$36,862.00
South Shore YMCA	Quincy Parent Advisory Council Teen Social Center for Special Needs	Individuals	10	$3,700
	TOTAL			**$322,146.00**

COMMUNITY DEVELOPMENT - OTHER

Agency	Program	Unit Type	# Units	CDBG Funds
Department of Public Health	Code Enforcement	Individuals	425	$56,176
TBD	Public Facilities	Facilities	1	$30,000
Quincy PCD and DPW	Infrastructure	Streets	4	$100,000
Quincy 2000 Collaborative	Loan & Grant Program	FTE	5	$40,000
Section 108 Loan Repayment	Section 108 Loan Repayment (Quincy Shipyard)	Loan Repay	1	$658,117
	TOTAL			**$884,293.00**

HOUSING

Agency	Program	Unit Type	# Units	CDBG Funds
Office of Housing Rehab	Single Family Housing Grants & Loans	Units	5	$74,361
Office of Housing Rehab	Multi-Family Housing Grants & Loans; Housing Program Support	Units	2	$125,085
Neighborhood Housing Services	Multi-Family Housing Grants & Loans	Households	2	$20,000
Neighborhood Housing Services	Single Family Housing Grants & Loans	Units	10	$39,253
	TOTAL			**$258,699.00**

GRAND TOTAL **$1,465,138.00**

11. Specific Homeless Prevention Elements

Table 1A: Homeless Needs Table

1. Homelessness – Describe, in narrative, how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

2. Chronic Homelessness – The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.

3. Homeless Prevention – The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

4. Discharge Coordination Policy – Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

5. Sources of Funds – Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.

Homeless Strategies Summary

- Goal One: Gather and share data collected from state-wide agencies, ambulance and regional hospital emergency rooms.
- Goal Two: To end chronic homelessness, we must create housing that fits the person rather than making the person fit the housing.
- Goal Three: Provide clinical services on-site in housing first model to engage clients in treatment after immediate issue of housing is addressed to ensure stability and address issues as they arise before housing is jeopardized.
- Goal Four: To develop and track accurate numbers of the cost of services being over-utilized by persons struggling with chronic homelessness and to measure those numbers against the cost of providing housing and support services.
- Goal Five: Working in accordance with the state's 10-year plan and with the Interagency Council on Homelessness, develop a zero tolerance policy for inappropriate discharges by state agencies, and prioritize persons experiencing chronic homelessness within these systems of care so that anyone willing to accept treatment will be granted such help regardless of insurance status, length of stay, or other barriers.

11.1. Homelessness

The Quincy/Weymouth Consortium (QWC) represents local government, businesses, faith organizations, formerly homeless persons and service providers who work together to coordinate all efforts taking place within the continuum to address the issues of homelessness. Great care is taken to ensure that the planning process is in step with state and local plans to end chronic homelessness. Efforts of the QWC are coordinated with the City of Quincy's consolidated plan and also with other continuums in the State through participation in the Massachusetts Housing and Shelter Alliance (MHSA) to prevent overlapping or duplicative efforts by the continuum.

The QWC is working with the State of Massachusetts to fully understand its "Ten-Year State Plan to End Chronic Homelessness" and ensure that the local ten-year plan reflects the state's goals and processes.

The members of the QWC meet several times a year to discuss issues that the Board members deem critical to ending homelessness. The purpose of these meetings is to develop and implement specific action steps that address the issues of homelessness in the community and to respond with services as needed. The Board identifies gaps in services based on the Continuum of Care Gaps Analysis Chart and through personal interviews with shelter guests and street homeless persons, discusses innovative solutions combining housing and services that respond to those gaps, identifies areas for collaboration among housing providers and supportive service providers, and develops priorities for funding requests.

Many members of the Board volunteer to serve on subcommittees that address specific homelessness issues such as housing, family homelessness and healthcare. Subcommittee members collaborate with each other in an effort to create new programs focused on specific client needs, such as housing development, family homelessness, medical services, and veterans' housing. Quincy and Weymouth's Planning and Community Development staff members provide technical assistance for member organizations in need of assistance in overcoming specific obstacles and aid members in developing programs. They also provide insight on affordable housing opportunities and on acquisition and rehabilitation of buildings.

The Board also ensures public notice of the planning process and develops the community's ranking criteria for the Continuum of Care application process under the McKinney Homeless Assistance Program SuperNOFA. Every organization in attendance is allowed one vote. The vote is conducted by paper or e-mail ballot. Any organization proposing a new or renewal project is given an opportunity to speak on behalf of their project. The objective ranking criteria are explained to the Board. The ranking criteria are discussed. Before voting, there is ample time for discussion and input by all members. Each member organization's vote holds equal weight when priorities are established. The process must be satisfactory to all members before it is allowed to move forward. Priorities are based on the Board's analysis of the communities' most pressing needs. Each Board member ranks the projects in priority order according to how they best meet the agreed-upon needs. The particular project receiving the most votes for a particular priority ranking is the one selected for that priority.

Action steps for reducing and ending homelessness will be executed through the CoC by: (i) reaching out to homeless persons (especially unsheltered person) and assessing their individual needs through outreach workers; (ii) addressing emergency shelter and transitional housing needs through triage assessment at Father Bill's Place; and (iii) helping homeless persons (especially persons that are chronically homeless, families with children, veterans, and unaccompanied youth) make the transition to permanent housing and independent living through consultation with the Agency Assistance Collaborative, which is a committee of CoC members, which communicate regularly and share data and resources in an effort to provide emergency/transitional shelter, homelessness prevention, and rapid re-housing assistance to participants as efficiently and as effectively as possible. These same action steps are proposed to help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to be discharged from publicly funded institutions and systems of care or those receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs? Further, the issue of ending inappropriate discharges from publicly funded institutions and systems of care is a key component of the city's 10-Year Plan to End Chronic Homelessness.

Although it is difficult at this time to specify activities to address the housing and supportive service needs of persons who are not homeless (elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, persons with alcohol or other substance abuse problems), the city and Continuum will, nevertheless, strive to provide housing and supportive services to persons who are not homeless. Such services might include housing rehabilitation, homelessness prevention, rapid re-housing, and referrals (and funding) to local social service agencies.

11.2. Chronic Homelessness

11.2.1. Data Gathering

The collection of empirical data about the characteristics and demographics of persons experiencing chronic homelessness in the Quincy area is essential to understanding and assessing the needs of the individuals we are serving as well as ensuring that funding is targeted to addressing these needs in an effective manner.

11.2.1.1. Goal One

Gather and share data collected from state-wide agencies, ambulance and regional hospital emergency rooms.

11.2.1.2. Action Steps

1. Implement the state-wide HMIS Data gathering System (The Homeless Management Information System) in the City of Quincy and among homeless service providers, with full implementation to be achieved within 18 months.

2. Local ambulance companies will gather data on all homeless persons served and report these statistics to the QWC.

3. Regional hospitals will track visits from emergency room services for anyone experiencing homelessness and report this data back to the QWC.

4. Data will be analyzed by the QWC to assess trends and gaps among information provided.

11.2.1.3. Measurable Outcomes

1. True unduplicated count of the homeless and chronic homeless within our City.

2. Identification of homeless persons at risk of becoming chronically homeless.

3. Accurate quantifiable data as to the cost of mental health and substance abuse services being provided in medical emergency rooms.

4. Data to assess needs and characteristics of persons experiencing chronic homelessness.

11.2.2. Affordable Supportive Housing

Through our data with the Continuum of Care, we have seen that most people who become homeless move back into the community with minimal assistance once they obtain housing. For about 30% of our Homeless population, however, additional support is necessary to help these individuals obtain self sufficiency. We as a community need to be committed to permanent supportive housing when assisting the chronic homeless population. We have successfully moved toward a new housing model called "Housing First."

Figure 11.1. Claremont House for Women

11.2.2.1. Housing First

"Housing First" is a model of housing designed to provide barrier-free housing for those individuals that have struggled the most and are the toughest to house. Instead of requiring homeless individuals to receive treatment before entering housing, Housing First addresses the housing needs first, thereby providing the individual with a safe, stable and supportive

environment in which to address substance, mental health and other issues. Once persons are placed into housing they pay rent if they have an income, and participate in an individualized service plan created to increase their level of self-sufficiency and stabilize their situation within the community. Support staff are available off-site 24 hours a day with daily on-site visits which provide crisis intervention, case management and stabilization services. By implementing a Housing First model, people do not have to fall into emergency shelter; rather, individuals are placed in safe, affordable, barrier-free housing thus creating higher levels of stability, economic savings and dignity for individuals.

Already, Quincy has achieved some success in implementing the Housing First model. Currently, there are 83 units of permanent housing for the chronically homeless in the CoC. To date, more than half a million dollars of non-McKinney dollars has been raised for the creation of permanent housing.

Figure 3.2. Father McCarthy's House for 19 Chronically Homeless Men & Veterans

11.2.2.2. Goal Two

To end chronic homelessness, we must create housing that fits the person rather than making the person fit the housing.

11.2.2.3. Action Steps

1. Increase housing supply by 10-12 units per year over the course of 10 years.

2. Create Housing First units to bypass shelter and decrease the number of emergency shelter beds by 10 beds per year over the course of 10 years.

3. A portion of HOME resources will continue to be earmarked for special housing needs, such units for chronically homeless individuals.

4. The QWC will continue to utilize McKinney-Vento dollars to create funding for new housing first units per year over the course of 10 years.

5. Neighborhood Housing Services of the South Shore and Father Bill's & Mainspring will continue to seek local and state resources identified as major funders for acquisition, rehab and leasing costs. Major funders include, but are not limited to:

- Mass Housing and Finance Community Care Initiatives
- City of Quincy HOME Funds
- Federal Home Loan Bank
- Neighborhood Reinvestment
- Department of Housing and Community Development
- McKinney-Vento Federal Funding
- Department of Veterans' Affairs
- Local businesses and foundations

6. The Quincy Leadership Council on Chronic Homelessness and/or the QWC will seek to initiate a relationship with the real estate community and municipal leaders to assist in the identification of potential properties suitable for the development of supportive housing.

7. The Leadership Council and/or QWC will educate the public on the success of scattered-site, supportive housing and Housing First models, serving the chronically homeless.

8. Father Bill's & Mainspring will advocate with the Department of Housing and Community Development (the major funder of emergency shelter beds) to convert dollars now utilized to support emergency shelter beds into dollars for housing first units.

11.2.2.4. Measurable Outcomes

1. 100-120 new units of housing for the chronically homeless after 10 years.

2. Decrease in the number of persons experiencing chronic homelessness by 10% per year for 10 years.

3. Decrease in emergency shelter beds for the chronically homeless by 10% each year for 10 years.

4. Increased funding for housing development for persons experiencing chronic homelessness.

11.2.3. Supportive Services

Assertive Community Treatment teams provide services to persons within the community and are established to assist those most vulnerable, like the chronically homeless by providing needed mental health, substance abuse, support and advocacy in a way that brings the service

to the person rather than the person going to the service. This model is essential in ensuring that persons' needs are addressed and housing is maintained.

11.2.3.1. Goal Three

Provide clinical services on-site in housing first model to engage clients in treatment after immediate issue of housing is addressed to ensure stability and address issues as they arise before housing is jeopardized.

11.2.3.2. Action Steps

1. The Department of Mental Health's Program for Assertive Community Treatment (PACT) resources are committed to providing supportive services to those individuals with mental health issues.

2. Healthcare for the Homeless will provide a nurse and physician for medical care.

3. Tri-City Mental Health is committed to providing clinical services and Father Bill's & Mainspring will provide case management, crisis intervention and stabilization services.

4. Tri-City Mental Health and Health Care for the Homeless will provide 20 hours per week of aggressive street outreach to engage with individuals residing outdoors and assist with moving into housing without barriers.

5. Members of the Leadership Committee will engage political leaders and businesses and foundations to provide dollars to expand and continue support services, which are the most critical to successful tenancy and ending of homelessness, but are also the hardest to get funding for.

6. All services begin immediately upon placement in housing and are provided at the individuals' residence as opposed to the individual going to the agency or provider.

11.2.3.3. Measurable Outcomes

1. A 10% decrease in the utilization of emergency services (police, emergency rooms, and hospitals) among persons who are chronically homeless each year over the course of 10 years.

2. A 75% housing retention rate among persons considered chronically homeless after a period of two years.

11.2.4. Self-Sufficiency through Job/Vocational Training & Placement

Income is essential to overcoming barriers that lead to and prolong homelessness. Having an income and job skills creates greater independence and a higher level of self-sufficiency.

11.2.4.1. Recommendation

Assist homeless individuals to attain vocational training and/or job placement assistance.

11.2.4.2. Action Steps

1. The South Shore Housing Employment Initiative Program's (SHIP) Employment Specialist, through Quincy Career Center, will advise the Leadership Committee and case management staff of Father Bill's Place, the area emergency shelter, of training and workshop opportunities as they arise.

2. The SHIP Employment Specialist will continue to provide job search assistance, resume building, interview preparation and transportation to potential employment opportunities to chronically homeless individuals.

3. SHIP will serve as resource points regarding available job openings for those who are homeless.

4. Work, Inc. will continue to provide job search assistance, referrals to vocational training opportunities and on the job support services to individuals with a chronic mental illness who are also struggling with homelessness.

5. Father Bill's Place, through the Work Force Program, will provide job skill training for any person interested in obtaining a work history and learning skills within the areas of maintenance work, landscaping, donation distribution, and carpentry.

6. Quincy's Veterans' Specialist will assist interested veterans in accessing state and federal veterans' training, education and reintegration programs.

11.2.4.3. Measurable Outcomes

1. 80% of chronically homeless individuals will receive outreach regarding vocational and employment opportunities yearly.

2. The Work Force Program will serve 25 chronically homeless individuals yearly. These individuals will work 15-20 hours per week.

3. 30 chronically homeless individuals will receive vocational training, job search assistance and/or obtain employment yearly.

11.2.5. Cost-Benefit Analysis

Chronic homelessness utilizes a disproportionate amount of emergency resources, thus taxing health-care providers, local law enforcement, court systems and businesses. In fact, Quincy Medical Center reports that in 2004, out of 33,000 visits to their emergency room, 4,290 visits were for substance abuse and/or mental health assistance. By ending each individual's cycle of homelessness, emergency systems of care will become less burdened and less costly.

11.2.5.1. Goal Four

To develop and track accurate numbers of the cost of services being over-utilized by persons struggling with chronic homelessness and to measure those numbers against the cost of providing housing and support services. Such services to be tracked should include:

1. Number of services utilized in Veterans Emergency Systems
2. Number of jail days
3. Emergency room visits
4. Number of emergency shelter beds utilized per night
5. Hospital admissions (both medical and psychiatric)
6. Number of detox and/or transitional holding bed utilized per night
7. Number of protective custody calls responded to per night
8. Number of ambulance calls received

11.2.5.2. Action Steps

1. Local ambulance companies will gather data on all homeless persons served.

2. Regional hospitals will track visits for emergency room services for anyone experiencing homelessness, as well as whether services needed were medical, substance abuse or mental health related.

3. Sheriff's Department will track number of arrests and length of jail stays for persons fitting the definition of chronic homelessness.

4. The Quincy-Weymouth Continuum of Care will obtain costs of services by day, visit, or per person for each emergency system of care.

11.2.5.3. Measurable Outcomes

1. Decrease in number of emergency services utilized by persons who are chronically homeless over the course of three years

    - 30% for veterans' emergency services
    - 25% for emergency rooms
    - 30% for detox beds

- 40% for jail days
- 40% for hospital admissions
- 25% of ambulance calls
- 35% of protective custody calls
- 30% of emergency shelter beds

2. 50% reduction in costs of public resources expended for persons who are chronically homeless over 5 years.

3. Accurate analysis of cost to benefit ratio.

11.2.6. Political Will

Great care has been taken to ensure that the 10-year planning process is in step with state and local plans to end chronic homelessness and to ensure that the local 10-Year plan reflects the state's goals and processes. In addition, efforts are coordinated with other continuums in the State to prevent overlapping or duplicative efforts. The City of Quincy is working collaboratively with the state in sharing the data of persons who are chronically homeless in order to better identify the chronically homeless population and what its specific needs may be.

11.2.6.1. Recommendation

Chronic homelessness has no borders and we recognize that a local approach is not enough to ending the problem of homelessness. To be successful in ending chronic homelessness, we must work collaboratively with neighboring cities, towns and communities to create a regional strategy.

11.2.6.2. Action Steps

1. The Quincy-Weymouth Continuum of Care will meet with the Plymouth-Brockton Continuum of Care and the Greater Boston Continuum of Care to coordinate a regional approach to ending chronic homelessness.

2. Apply for funding as a region to maximize opportunities for more competitive forms of funding such as grants through:

    - SuperNOFA
    - SAMSHA
    - Social Security Administration
    - Veterans Administration

3. The QWC/Leadership Committee will review data in order to determine from which surrounding communities chronically homeless individuals are originating,

and will work with those municipal leaders to address homelessness prevention, supportive housing initiatives and to create a broader understanding of the problem of chronic homelessness.

4. The Leadership Committee will work to educate local businesses and residents about successful homelessness prevention strategies by providing data on persons who are homeless, information on discharge issues and Housing First success stories.

5. The business community will assist with public policy changes; provide information and feedback regarding new business concepts and fundraising ideas; assist with a public relations campaign to discuss Quincy's efforts and the success of those efforts to end homelessness, as well as assist with the zoning and site locations of new housing projects.

6. Local clergy will advocate for additional resources and educate their congregations about the issues of homelessness and assistance needed to end homelessness in our community.

11.2.6.3. Measurable Outcomes

1. Establishment of a regional collaboration within three years.

2. Receipt of funding from new sources specific to regional strategies and services for addressing chronic homelessness within five years.

3. 10% reduction in needed services for chronically homeless individuals coming from other communities within two years.

11.2.7. Implementation of Plan

To successfully end chronic homelessness, the plan must be implemented in a way that creates ownership and monitoring of success.

11.2.7.1. Recommendation

Meetings of the Leadership Committee to oversee the action plan for each critical area essential to ending chronic homelessness and reports back effectiveness of plan and need for modifications to the Mayor and Quincy-Weymouth Continuum of Care.

11.2.7.2. Action Steps

1. The Leadership Committee will monitor progress, reports areas of needed improvement, make recommendations and update the interested parties.

11.2.7.3. Measurable Outcomes

1. Successful implementation of each action step and achievement of measurable outcomes within the critical areas of the 10-Year plan to end chronic homelessness.

11.3. Homeless Prevention

11.3.1. Housing Foreclosures

Two of the City's leading non-profit agencies that address housing issues (QCAP and NHS) have been on the front lines with the recent home foreclosure crisis. The City of Quincy will work closely with both agencies in the coming year to coordinate foreclosure prevention actions.

In an effort to stabilize housing, the City developed "Quincy's Housing Stabilization Pilot Program". The program provides funding for qualified non-profit housing developers to purchase vacant foreclosed homes or REO properties, rehab the home, then sell it a qualified low/moderate income homebuyer.

The following foreclosure information has been gathered by the non-profits addressing housing issues and has been provided to the City for informational purposes.

In 2008 there were 1,089 foreclosure petitions in Norfolk County – 61 were filed in Quincy and 69 in Weymouth. 83 homes in these communities (47 in Quincy, and 36 in Weymouth) went into foreclosure in 2008 (note petitions for some of these homes may have been filed in 2007).

Prior to 2008 sub-prime ARM's were the most common sub-prime loan product to go into foreclosure, however, there has been an increase in mortgage delinquencies on prime loans due largely to unemployment. Additionally, the new sub-prime products to go into default in 2008 are Option ARM loans.

In part, subprime lending has been prevalent in this area due to the high cost of real estate. Although home prices have fallen in the past two years, average home prices in Norfolk County still exceed the state average. According to the Warren Group, the median price of a single-family home in 2008 in the City of Quincy was $330,000 while the median condominium price was $243,000. Although these prices represent a sharp decline from the 2006 figures ($329,500 and $252,000 respectively) the price of these homes well exceeds the purchasing power of low-income individuals and still represents significant increases during the past five years.

In Weymouth the 2008 median home price was $295,000 while the median condominium cost $190,000. The 2008 figure is higher in the town of Weymouth then the previous median sale prices in 2007 ($ 330,000 and $ 210,000 respectively).

The average mortgage foreclosure client is two to three months in arrears. They are often far behind because lenders will not take partial payment and request 30-50% of arrears up front to enter into a re-payment plan. A large number of clients are presenting after they have defaulted on a payment plan. Most clients were placed into loans that they could not afford in the first place. Many of them received loans with substantially high interest rates 7.5%-14%. Many clients are upside-down in their home due to declining real estate market values and a fully mortgaged property. Housing agencies are also finding that there is no uniformity among the lenders in their foreclosure processes. Some allow borrowers to default for 10 months before initiating foreclosure others only allow for 3 months default. Many clients cannot get loan modifications because they do not have enough income.

More recently, housing agencies are encountering more cooperation from loan servicers. However, some loan servicing companies have far better service then others. Since 2008, lenders have been more cooperative with housing counselors. Many lenders now are willing to work with homeowners to reduce payments if the homeowner can substantiate enough income. Additionally, many loan servicers are providing borrowers with HUD counseling agency contact information.

Although lenders are much more willing to enter into loan modification there is still little assistance available to the family struggling to survive on unemployment. Most often, homeowner unemployment benefits are not enough to substantiate the household finances making clients ineligible for modifications. Lenders are often unwilling to enter into forbearance agreements with borrowers as unemployment can be a long term problem for many borrowers.

Quincy District Court continues to be accommodating to foreclosed borrowers when borrowers appear. All too frequently homeowners default and are forced out of their home prematurely. Homeowners are usually given six months in their home from date of foreclosure auction to execution. This amount of time allows borrowers to save up money for first/last/security to relocate into a rental unit. Through Emergency Food and Shelter Program funding and other private funding, housing agencies have been able to assist with these types of relocation costs, and have been successful with helping former homeowners move into apartments.

11.3.2. Services in place

- Rental /Mortgage Assistance
    - Father Bills & MainSpring – Federal and private funds for Rental Start-Up (an emergency rental subsidy to those generally able to pay rent and who have means to pay rent in the future).
    - Quincy Community Action Programs (QCAP) – FEMA, Lend-a-Hand, and Department of Housing and Community Development Relocation funds for rent assistance.

- Counseling

- Tenant counseling, including linkage to other resources to mitigate issues affecting ability to maintain tenancy (e.g., food pantry, mental health, AA/SA, child care, Head Start, and fuel assistance).
- First Time Homebuyer Workshops in English and Chinese
- Tenant/Landlord Rights and Responsibilities Workshops
- Mortgage foreclosure counseling; Budget/credit counseling
- Predatory lending workshops/individual counseling
- Assistance with applications for obtaining housing subsidy
- Home Equity Conversion Mortgage (HECM) counseling for seniors which enables seniors to remain in home
- Housing search if remaining in place is no longer an option
- Cyber Workshops on housing that cover how to use the Internet, on-line housing search, where to get free Internet access, and workshops also include free email accounts.
- Support groups for victims of domestic violence and children of victims to prevent repeat victimization and subsequent homelessness.
- Mediation with family/landlords by representative of QWC's Family Subcommittee
- Weekly presence in District Court for summary process sessions
- Emergency Assistance
- FEMA funds for Fuel Assistance
- Salvation Army – FEMA funds for Utility Assistance
- Down Payment Assistance

11.3.3. How Persons Access/Receive Assistance

Clients generally access assistance through referrals from local agencies, state agencies and city/town hall's Office of Constituent Services. Individuals often call Father Bill's & MainSpring to speak with a case manager, who assesses the situation and determines the best course of action. HECM counseling is accessed through referrals from banks and AARP. Mortgage counseling is accessed by referrals from local banks and agencies or from the HUD website.

11.4. Discharge and Coordination Policy

The quickest and most efficient way to end chronic homelessness is to prevent homelessness from happening at all. Quincy sees an average of 25-30 discharges from state systems of care occurring monthly, in which individuals are discharged from state care with no place to go. These individuals are ending up at the doorstep of our emergency shelter and/or on the streets of Quincy.

Such state agencies include:

- Department of Youth Services

- Department of Social Services
- Department of Corrections
- Bureau of Substance Abuse Services
- Department of Mental Health
- Regional hospitals
- Regional court houses

11.4.1. Goal Five

Working in accordance with the state's 10-year plan and with the Interagency Council on Homelessness, develop a zero tolerance policy for inappropriate discharges by state agencies, and prioritize persons experiencing chronic homelessness within these systems of care so that anyone willing to accept treatment will be granted such help regardless of insurance status, length of stay, or other barriers.

11.4.2. Action Steps

1. The Quincy-Weymouth Board on Homelessness will document such inappropriate discharges and forward the data quarterly to the State Interagency Council on Homelessness.

2. Efforts will be enhanced by area homeless providers to build collaborations and/or relationships with housing courts so that a designated person will be notified of potential evictions that may lead to homelessness prior to homelessness beginning.

3. Local agencies and City officials will work with State agencies to create a zero tolerance policy toward discharges into homelessness.

4. Quincy's Emergency Shelter Director will meet quarterly with the local Sheriff's office to ensure appropriate discharge planning with the State's Department of Corrections.

5. Representatives of Quincy's Emergency Shelter will begin attending Regional Hospital Meetings to coordinate substance abuse and mental health issues for persons experiencing homelessness.

6. Quincy's Veteran Specialist will work with Federal and State Department of Veterans' Affairs in identifying and providing services to Veterans who are returning home and who may be at risk of becoming homeless.

7. Funding will be sought by state systems of care and local government to provide supportive services for discharge planning and follow up care.

11.4.3. Measurable Outcomes

1. A decrease in inappropriate discharges by 10% the first year, with annual reviews each year over the course of the 10 years until a zero tolerance policy is fully adopted and enforced.

2. Decrease in over-utilization of emergency law enforcement and corrections, mental health hospitals, emergency medical services by 10% the first year, with reviews each subsequent year thereafter.

11.5. Sources of Funds

Please refer to the Statement of Resources (Schedule B) in section 21.

12. EMERGENCY SHELTER/SOLUTIONS GRANT (ESG)

Describe the process for awarding grants to subrecipients, and a description of how the allocation will be made available to units of local government.

This will be the first entire program year in which the Emergency Shelter Grant will be replaced with the Emergency Solutions Grant. The city has made the transition from the "Shelter" program to the "Solutions" program through a thorough consultation with the local CoC, and through a Request for Proposals process for program year funding.

Consultation with CoC

The Quincy/Weymouth Continuum of Care (CoC) was consulted in a variety of ways. The list of components and eligible activities was released to the CoC on February 9, 2012. A CoC meeting was held on February 28, 2012 to discuss the components and activities and to determine allocation of ESG funds for those eligible activities. Overall, the CoC agreed that, of the 5 components of ESG (Street Outreach; Emergency Shelter; Homelessness Prevention; Rapid Re-Housing; and HMIS), only Street Outreach should NOT be considered for funding during the Request for Proposals (RFP) process.

As for the Request for Proposals (RFP) process, the RFP package consisted of a brief description of the program, grant amounts, requirements, selection criteria and the process, information about the public hearing, and a proposal forms. The RFP was e-mailed directly to members of the CoC, and a public notice of the RFP and public hearing was placed in The Patriot Ledger, and citizens were given not less than 30 days to comment on the plan.

The three eligible program components that will be utilized in this program year are Emergency Shelter; Homelessness Prevention; and Administration. No more than 60% of the ESG allocation will be used for Emergency Shelter, and no more than 7.5% will be used for Administration, per federal requirements.

Emergency shelter for individuals will be provided by Father Bills & MainSpring, at one site in Quincy, located on Broad Street, called "Father Bill's Place". Father Bill's Place is the South Shore's largest homeless shelter. There is no emergency shelter for families in this area. Families have to be sent to other communities for emergency housing. Needs assessments among clients and potential service-dependent populations from which they originate are ongoing at these facilities, and operating funds have been identified as a primary priority.

Homelessness Prevention activities will be carried out as allowed under the federal program notice. Under this program, households will be eligible for up to $4,000 in homeless prevention assistance. The funds will be distributed on a case-by-case basis. Each member agency of the local ESG collaborative will complete an assessment and determine participant eligibility based on these criteria. Quincy Community Action Programs will serve as the coordinating agency, so all paperwork will then be forwarded there for review. This will ensure that households do not access funds from more than one agency.

ESG sources and matching funds for FY 12-13 are estimated as follows:

Eligible Component	**Amount**
Street Outreach	$ 0.00
Emergency Shelter	$90,000.00
Homelessness Prevention	$61,700.00
Rapid Re-Housing	$ 0.00
HMIS	$0.00
Administration	$12,241.00
Total	**$163,941.00**
Match	$163,941.00
Total ESG/Leveraged	$327,882.00

Written Standards

The City of Quincy is in the process of developing written standards for the new ESG program in consultation with the CoC and specifically, with members of the ESG collaborative. The written standards will include all of the requirements listed below (per the ESG program notice) and will be reviewed from time to time as revisions may be necessary:

a. Standard policies and procedures for evaluating individuals' and families' eligibility for assistance under ESG.

b. Policies and procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.

c. Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.

d. Standards for determining the share of rent and utilities costs that each program participant must pay, if any, while receiving homelessness prevention or rapid re-housing assistance.

e. Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time.

f. Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participants receives assistance; or the maximum number of times the program participants may receive assistance.

Process for Making Awards

As mentioned above, the City of Quincy utilizes a Request for Proposals process to solicit proposals for program funding. Proposals are reviewed and ranked by a committee of PCD staff. Allocations are prorated, if necessary, among the highest ranking proposals.

Performance Standards

The city's Department Planning and Community Development has implemented a Performance and Outcome Measurement System in order to quantify the effectiveness of programs and establish clearly defined outcomes. Using goals set by the subrecipients in their proposals for funding, the department drafts contracts which relate reimbursement specifically to accomplishments. Where possible, the focus is on outcome accomplishments rather than output accomplishments.

Subrecipients are reimbursed only when they can provide accurate and appropriate documentation that demonstrates program accomplishments and can provide back-up documentation for eligible costs as spelled out in the contractual agreement. Subrecipients who do not accomplish their proposed goals will not be reimbursed for their full grant amount, and funds will be recaptured at fiscal year end and made available for other eligible ESG programs. Department staff will work closely with subrecipient organizations to ensure that these contract goals are reached. In the event of unforeseen obstacles, department staff will be willing to amend contractual goals when warranted.

The CoC will be consulted from time to time on the continued development of performance standards, as well as future determination of ESG allocation, evaluating outcomes, and developing funding, policies, and procedures for the administration and operation of the HMIS.

13. COMMUNITY DEVELOPMENT

Table 2B: Community Development Table

Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (Table 2B), public facilities, public improvements, public services, and economic development.

Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons

Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified by the jurisdiction.

13.1. Community Needs Assessment

Following a detailed analysis about community development needs, the City of Quincy's Department of Planning and Community Development identified the following priorities for 2010-2015:

- Real Property
- Code Enforcement
- Public Facilities
- Infrastructure
- Public Services
- Economic Development
- Other: Language Assistance

13.2. Long Term and Short Term Strategies

Refer to Table 3C Listing of Projects – Community Development Section; Table 1C, and Table 2C for objectives.

14. ANTIPOVERTY STRATEGY

Describe the actions that will take place during the next year to reduce the number of poverty level families.

14.1. Family Programs and Services

14.1.1 Asian Affairs

This program offers translation services, counseling, outreach and referrals to the growing Asian population to enable them to access government and other services.

14.1.2. Commission on the Family

14.1.2.1. Parent Child - Home Program

A home-based parenting, early literacy and school readiness program designed to help strengthen verbal interaction and educational play between parents and their at-risk young children. It is targeted to families whose income and educational levels may put children at an educational disadvantage. This program helps at risk families who have not had access to educational opportunities to create language-rich home environments and to prepare their children to enter school ready to learn and ready to succeed.

14.1.2.2. The Parent to Parent Program

This program offers various services and support to families of newborns, including: home visits, baby supplies/necessities baskets, parenting informational bag, playgroups, and various activities for new mothers and their babies.

14.1.3. Good Shepherd Maria Droste

Good Shepherd Maria Droste counseling services will offer professional mental health counseling to low/moderate-income people who either do not have medical insurance, or whose health insurance does not cover mental health services. Through participating in mental health counseling, these individuals will be able to better handle stressful situations at work and at home, develop a positive self-image, and to identify abusive relationships. Maria Droste services will help individuals maintain stability at home and at work and enable them to develop healthy, stable relationships.

14.1.4. Homeless Veterans Reintegration Program (HVRP)

Figure 14.1. Father Bill's & MainSpring (FBMS) Executive Director, John Yazwinski, speaks about the importance of the Homeless Veterans Reintegration Program at a Kick-off Ceremony.

Father Bill's & MainSpring offers training and job placement through the Homeless Veterans Reintegration Program (HVRP). This grant was awarded by the U.S. Department of Labor to help reintegrate homeless veterans to the work force.
In addition to employment services, case managers from Father Bill's & MainSpring work individually with veterans to provide an array of services, including transitional and permanent housing, and supportive services to address challenges they face. Case management continues throughout the integration process to assure that veteran clients receive the continual services they need to successfully transition to a new career.

14.1.5. Neighborhood Centers and Associations

14.1.5.1. Asian-American Service Association, Inc

AASA's Wollaston Senior Center was established in 1994 as a result of this mission and currently has a membership of 700 seniors to date. Wollaston Senior Center is open Monday through Friday in the morning and its programs include Chi Gong classes, English classes, Chinese nutrition meals, social services, interpretation and translation, field trips, Chinese movies, games, blood pressure testing, festive celebrations and parties, video and literature library and educational seminars. Approximately 40 seniors visit Wollaston Senior Center daily. The existence and services of Wollaston Senior Center provides seniors with a consistent and welcoming place to turn to for their services and needs.

14.1.5.2. Germantown Neighborhood Center

Figure 14.2. South Shore YMCA - Germantown Neighborhood Center Food Pantry

14.1.5.2.1. Family Programs and Services

The South Shore YMCA - Germantown Neighborhood Center offers residents living in a section of the City with lowest per capita income and 850 public housing units with a variety of programs. These programs seek to increase the residents' understanding of the importance of education, help them to develop new strategies for working toward self-sufficiency, and connect families to resources in the City that strengthen the support system in their lives.

14.1.5.2.2. Food Pantry

The South Shore YMCA - Germantown Neighborhood Center Food Pantry: Like the QCAP program, this center will provide food, which will enable many of the clients to use the money they would otherwise have spent on food to pay their rent and utility bills. As a "choice pantry", individuals will have the opportunity to choose their own food. In addition, the center will increase access for working families by opening the pantry one evening each week.

14.1.5.3. Houghs Neck Community Center

The Houghs Neck Community Center (HNCC) is a multi-service community service agency. HNCC is the only agency of its kind in the community, which strives to meet the diverse and increasing demands of a growing community by offering programs, which serve seniors, families, youth, women, and the hungry. HNCC offers four core programs:

1. Senior Drop-in Center: Seniors meet daily at the center for coffee, hot lunch, bingo, movies, and scrabble. Daily, South Shore Elders with volunteers continue to pack and deliver meals to seniors and shut-ins all over the City. A volunteer nurse provides a free Blood Pressure clinic twice a month.
2. Youth Center: Youth activities include reading, playgroups, painting, sewing, drug and alcohol awareness, game night, and socials.
3. Women's Support Program: Mom and Tot Playgroups, aerobics, Pilates, computers, and Outreach
4. Our Community: A collaborative, a meeting place, a safe supervised space providing a variety of helpful information.

14.1.5.4. Montclair/Wollaston Neighborhood Association at the Good Shepherd Lutheran Church

Each year funds are allocated to procure music instruments for a music program for fourth and fifth grade students at two elementary schools. The activity has been ongoing for 12 years. There is an inventory of reconditioned instruments which are made available for low/moderate income families to use during the school year by students unable to afford to purchase or rent them. The program helps about 10 students improve their music, English, and social skills. The students are from low/moderate income families who are eligible for free or low cost lunch program. Many of these students are in the English as a second language program.

14.1.5.5. North Quincy Community Center

The North Quincy Community Center (NQCC) provides programs and activities that will offer the opportunity for seniors to gather, socialize, learn something new, and have a nutritious meal. Feelings of no longer being useful and isolation are major issues for seniors, especially ones that are starting to have mobility issues. Many seniors in this group can only get out of their living environment once or twice a week with the assistance of senior transportation. The NQCC being small in size can give these seniors the one on one attention they need and crave. Sometimes it is just the few minutes of listening to a story or talking about current events that can help make a senior feel part of the world again, helping lessen the feelings of isolation along with helping stimulate the mind. These programs include: Senior Drop-in, Senior Lunch every Thursday, Bingo, ESL, Holiday Celebrations both traditional American and Asian, and Safety programs provided by the Quincy Police Department.

Because low income families have limited access to quality Out-of-School Time (OST) programs, the South Shore YMCA will offer activities at NQCC during the summer, Tuesday afternoons and school vacations.

Additionally, the Quincy Public Schools Food Service will offer the Summer Lunch Program through the USDA Summer Food Service Program and Project Bread at NQCC.

14.1.5.6. Squantum Community Center

The Squantum Community Center continues its ongoing programs involving the seniors of the community. They provide mental exercise, camaraderie and socialization activities. Currently, there are activities three days per week. The activities represent a true example of proven success stories. They offer enjoyable programs which provide mental, physical, and social stimulation to the participants.

Figures 14.4 & 14.5. Seniors at Squantum Community Center, Community Development Week, 2009

14.1.5.7. Ward IV Neighborhood Center

Because low income families have limited access to quality Out-of-School Time (OST) programs, the South Shore YMCA will offer activities at the Ward IV Neighborhood Center during the summer, Tuesday afternoons and school vacations.

Additionally, the Quincy Public Schools Food Service will offer the Summer Lunch Program through the USDA Summer Food Service Program and Project Bread at the Ward IV Neighborhood Center.

14.1.5.8. Ward II Community Center (Fore River Club House)

Because low income families have limited access to quality Out-of-School Time (OST) programs, the South Shore YMCA will offer activities at the Ward II Community Center (Fore River Club House) during the summer, Tuesday afternoons and school vacations.

Additionally, the Quincy Public Schools Food Service will offer the Summer Lunch Program through the USDA Summer Food Service Program and Project Bread at the Ward II Community Center.

14.1.6. Quincy After School Child Care, Inc.

CDBG invests in the Tuition Scholarship Program for low-income families at Quincy After School Child Care, Inc. (QASCC). Quality after school child care is often out of reach for low-income families and the state voucher system has a significant waiting list.

The purpose of QASCC is to provide quality school age programs in a group setting. Our program focuses on education, nutrition, health and social services for children of families who reside in Quincy, Massachusetts.

The goals of the school age program are to:

- Provide a safe, healthy environment.
- Stimulate the child's potential to grow physically, emotionally, intellectually and socially.
- Increase a child's self-awareness, confidence, and self-worth.
- Improve communication among family members.
- Build interpersonal relationships with peers and adults.

14.1.7. Quincy Community Action Programs – Southwest Community Center Emergency Food Center

Quincy Community Action Programs (QCAP) – Southwest Community Center Emergency Food Center will provide food, which will enable many of the clients to use the money they would otherwise have spent on food to pay their rent and utility bills. Clients will also receive a range of other support services. The center will provide information and referral to other agencies providing fuel assistance, food stamps, adult literacy or ESL, emergency assistance, mental health services, housing and health care.

14.1.8. Quincy Council on Aging

This program offers medical and non-medical transportation services and various health and recreational services for seniors, including exercise classes, flu shot and blood pressure clinics, counseling, support groups, workshops, and seminars.

14.1.9. South Shore YMCA and Quincy Parent Advisory Council to Special Education - Teen Center Social Group

The South Shore YMCA sponsors the Teen Center Social Group on behalf of the Quincy Parent Advisory Council, offering space, staff oversight, and other support as needed.

The Quincy Parent Advisory Council to Special Education (QPAC) is a formally organized group of parents and other interested persons committed to the best possible

services for children with special needs. Established in 1977, QPAC functions under state special education laws and regulations.

The goal of the Teen Center Social Group is to provide social skills education and opportunities to practice new skills with the guidance of qualified counselors for adolescents with ASD and Asperger's Syndrome.

14.1.10. Quincy Public Schools Adult Special Education

The Quincy Adult Education Program is designed to offer educational, social, and recreational opportunities for adults with developmental disabilities. The program is offered twice a year (fall and winter) and meets two nights per week for seven weeks. During each semester, students work to maintain and improve basic academic skills, as well as daily living skills. Social skills are incorporated into the lessons, which vary to meet the needs of the students. The curriculum also includes computer literacy, history, politics, arts and crafts, and visits by guest speakers. The program benefits adults who are developmentally disabled, over the age of 22, needing life and other skills training. There is little availability of programs offered to this population. Many of the adults who participate are employed but are looking to maintain social connections and strengthen basic educational skills.

14.1.11. South Shore Elder Services Meals on Wheels

The program intends to provide a nutritionally balanced noontime meal to 5 disabled residents under the age of 60 in Quincy. All individuals are low income and would receive a meal 5 days per week.

South Shore Elder Services, Inc receives over twenty calls each year from individuals with disabilities who wish to access the Agency's Meals on Wheels Program. If the individual is 60 years or older, SSES can provide daily home delivered meals through its federally funded Meals on Wheels Program; however, for those individuals under the age of 60, SSES must find independent funds in order to purchase meals. All individuals receiving meals must be within the federal poverty standards for eligibility. SSEC plans to deliver nutritionally balanced daily meals to 5 individuals with severe disabilities who are homebound, under the age of 60 and who are unable to prepare meals on their own. The home delivered meals (HDM) will be delivered daily via volunteers who will make a "well person" check. Each program consumer will receive two shelf stable meal packs in case of any weather emergency. Consumers will have access to Quincy Elder Service's Information and Referral Department that has a database of over 950 service providers in the South Shore area.

14.2. Economic Development - Quincy 2000 Collaborative

14.2.1. Commercial Loan Program

This program assists businesses through low interest loans, which will create jobs for low and moderate-income people.

14.2.2. Micro-enterprise Assistance

This program provides business loans and technical assistance to Micro-enterprise eligible persons.

14.2.3. Technical Assistance for Jobs Creation

This program provides business loans and technical assistance to businesses that will create or make jobs for low and moderate income persons.

14.3. Infrastructure, Renovations, and Code Enforcement

14.3.1. Quincy Department of Public Works Reconstruction/Repair

In collaboration with the Department of Planning and Community Development, this program allows for engineering design and infrastructure construction of streets/sidewalks at various low-moderate-income neighborhoods.

14.3.2. Quincy Health Department Code Enforcement

This department performs code inspections for health and safety and lead paint violations in low and moderate-income areas.

14.4. American Recovery and Reinvestment Act (ARRA) - HPRP

The Homelessness Prevention and Rapid Re-Housing Program provides services and financial assistance to homeless and at-risk households who only need short-term help to achieve housing stability. HPRP services will help households resolve their current housing crisis; help households plan for the future so they do not have another housing crisis; refer at-risk households to community programs and government benefits; and include outreach, case management, housing search assistance, legal services, and credit repair.

15. NON-HOMELESS SPECIAL NEEDS

Table 1B: Non-Homeless Special Needs Table

Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

15.1. Non-Homeless Special Needs Table

Table 1B: Non-Homeless Special Needs

15.2. Special Needs (Non-Homeless) Priorities

Following a detailed analysis about special (non-homeless) needs, the City of Quincy's Department of Planning and Community Development identified the following priorities for 2010-2015:

- Elderly and Frail Elderly
- Severe Mental Illness
- Developmentally and Physically Disabled
- Persons with Alcohol / Other Drug Addictions
- Persons with HIV/AIDS and their families
- Victims of Domestic Violence
- Other: Veterans, Abused & Neglected Children, Public Housing Residents, Racial & Ethnic Populations, and Ex-offenders

15.3. Specific Objectives

Programs funded in this category cover the following objectives:

- Providing support services such as: educational, budgetary, and job skills training to homeless families residing in transitional housing facilities
- Offer professional mental health counseling to low/moderate-income people who do not have insurance to cover mental health services
- Provide food, information and referral to other agencies, as well as other support services to low/moderate-income people
- Offer residents living in a section of the City with lowest per capita income and 850 public housing units with a variety of programs that seek to increase the

residents' understanding of the importance of education and help them to develop new strategies for working toward self-sufficiency, and connect families to resources in the City that strengthen the support system in their lives

- Serve seniors, families, youth, women, and the hungry
- Provide programs and activities that offer the opportunity for seniors to gather, socialize, learn something new, and have a nutritious meal
- Host play groups for low-moderate-income families with children 0-4 years
- Create free enrichment and training programs for low-moderate-income school aged children during school breaks
- Allocate funds to procure music instruments for a music program for fourth and fifth grade students at two elementary schools which loans the instruments to low-moderate-income families
- Outreach to Quincy Asian Families, particularly families with at least one child under the age of four to offer a newborn visiting program; English classes with childcare for parents; translation services; child care information and referral services, as well as childcare educational seminars for Asian families who do not speak English
- Provide quality school age programs in a group setting focusing on education, nutrition, health and social services for children of low-moderate-income families
- Offer educational, social, and recreational opportunities for adults with developmental disabilities
- Provide social skills education and opportunities to practice new skills with the guidance of qualified counselors for adolescents with ASD and Asperger's Syndrome
- Offer training and job placement for homeless veterans
- Provide a nutritionally balanced noontime meal to 5 disabled low income residents under the age of 60 in Quincy

15.4. Resources Available to Address the Non-Homeless Special Needs Identified

Please refer to the Statement of Resources (Schedule B) in section 21.

16. Housing Opportunities for People with AIDS (HOPWA)

17. HOPWA OBJECTIVES

These items are not applicable to the City of Quincy or the Quincy HOME Consortium.

18. TABLE 1C

Table 1C: Summary of Specific Homeless / Special Population Objectives

Table 1C Summary of Specific Objectives
Homeless and Special Needs

Grantee Name: City of Quincy, MA & Quincy HOME Consortium

Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Availability/Accessibility of Decent Housing (DH-1)							
DH 1.1			2010				%
			2011				%
			2012		0		%
			2013				%
			2014				%
			MULTI-YEAR GOAL				%
Affordability of Decent Housing (DH-2)							
DH 2.1	Low/Mod Income Limited Clientele	McKinney	2010	Housing Units	187	187	100%
			2011		187		%
			2012		209		%
			2013				%
			2014				%
			MULTI-YEAR GOAL		583		%
Sustainability of Decent Housing (DH-3)							
DH 3.1	Low/Mod Income Limited Clientele	McKinney SHP	2010	Housing Units	10	10	100%
			2011		10		%
			2012		0		%
			2013				%
			2014				%
			MULTI-YEAR GOAL		20		%
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL 1.1	Low/Mod Income Limited Clientele	ESG	2010	Persons (Shelter)	910	1304	143%
			2011		910		%
			2012		1000		%
			2013				%
			2014				%
			MULTI-YEAR GOAL		2,820		%
SL 1.4	Low/Mod Income Limited Clientele	ESG	2010	Households (Prevention)			%
			2011				%
			2012		25		%
			2013				%
			2014				%
			MULTI-YEAR GOAL		25		%
Affordability of Suitable Living Environment (SL-2)							
SL 2.1			2010				%
			2011				%
			2012		0		%
			2013				%
			2014				%
			MULTI-YEAR GOAL				%
Sustainability of Suitable Living Environment (SL-3)							
SL 3.1			2010				%
			2011				%
			2012		0		%
			2013				%
			2014				%
			MULTI-YEAR GOAL				%

Availability/Accessibility of Economic Opportunity (EO-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
EO 1.1	Low/Mod Income Limited Clientele	McKinney SHP	2010	Persons	30	174	580%
			2011		30		%
			2012		30		%
			2013		30		%
			2014		30		%
			MULTI-YEAR GOAL		150		%
Affordability of Economic Opportunity (EO-2)							
EO 2.1			2010				%
			2011				%
			2012		0		%
			2013				%
			2014				%
			MULTI-YEAR GOAL				%
Sustainability of Economic Opportunity (EO-3)							
EO 3.1			2010				%
			2011				%
			2012		0		%
			2013				%
			2014				%
			MULTI-YEAR GOAL				%
Neighborhood Revitalization (NR-1)							
NR 1.1			2010				%
			2011				%
			2012		0		%
			2013				%
			2014				%
			MULTI-YEAR GOAL				%
Other (O-1)							
O 1.1			2010				%
			2011				%
			2012		0		%
			2013				%
			2014				%
			MULTI-YEAR GOAL				%
Other (O-2)							
O 2.1			2010				%
			2011				%
			2012		0		%
			2013				%
			2014				%
			MULTI-YEAR GOAL				%

19. TABLE 2C

Table 2C: Summary of Specific Housing & Community Development Objectives

Table 2C Summary of Specific Objectives
Housing and Community Development

Grantee Name: City of Quincy, MA & Quincy HOME Consortium

Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Availability/Accessibility of Decent Housing (DH-1)							
DH1.1	Low/Mod Income Area Benefit	CDBG	2010	Code inspection cases	110	100	91%
			2011		110		%
			2012		300		%
			2013				%
			2014				%
			MULTI-YEAR GOAL		520		%
DH1.2	Low/Mod Income Limited Clientele	CDBG	2010	Persons	30	28	93%
			2011		30		%
			2012		0		%
			2013				%
			2014				%
			MULTI-YEAR GOAL		60		%
Affordability of Decent Housing (DH-2)							
DH2.1	Limited Clientele Presumed Benefit	CDBG HOME	2010	Households	98	145	148%
			2011		98		%
			2012		86		%
			2013				%
			2014				%
			MULTI-YEAR GOAL		282		%
DH2.2	Limited Clientele Presumed Benefit	HOME	2010	Housing Units	22	8	36%
			2011		22		%
			2012		16		%
			2013				%
			2014				%
			MULTI-YEAR GOAL		60		%
DH2.3	Low/Mod Income	DHCD	2010	Housing Units	5	0	0%
			2011		5		%
			2012		0		%
			2013				%
			2014				%
			MULTI-YEAR GOAL		10		%
DH2.4	Low/Mod Income	CDBG HOME	2010	Housing Units	15	29	193%
			2011		15		%
			2012		15		%
			2013				%
			2014				%
			MULTI-YEAR GOAL		45		%
DH2.5	Low/Mod Income	CDBG HOME	2010	Multi-Family Housing Units	4	3	75%
			2011		4		%
			2012		4		%
			2013				%
			2014				%
			MULTI-YEAR GOAL		12		%

Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Sustainability of Decent Housing (DH-3)							
DH3.1			2010				%
			2011				%
			2012		0		%
			2013				%
			2014				%
			MULTI-YEAR GOAL				%
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL1.1	Low/Mod Income Limited Clientele Presumed Benefit	CDBG	2010	Persons	10,347	11,820	114%
			2011		10,347		%
			2012		16,133		%
			2013				%
			2014				%
			MULTI-YEAR GOAL		36,827		%
SL1.2	Low/Mod Income Limited Clientele	CDBG	2010	Public Facility	1	1	100%
			2011		0		%
			2012		1		%
			2013				%
			2014				%
			MULTI-YEAR GOAL		2		%
SL1.3	Low/Mod Income Limited Clientele Presumed Benefit	CDBG-R	2010	Public Facility	1	1	100%
			2011		0		%
			2012		0		%
			2013				%
			2014				%
			MULTI-YEAR GOAL		1		%
SL1.4	Low/Mod Income Limited Clientele Homeless or At-risk	HPRP	2010	Households	67	80	119%
			2011		67		%
			2012		67		%
			2013				%
			2014				%
			MULTI-YEAR GOAL		201		%
Affordability of Suitable Living Environment (SL-2)							
SL2.1			2010				%
			2011				%
			2012				%
			2013				%
			2014				%
			MULTI-YEAR GOAL				%
Sustainability of Suitable Living Environment (SL-3)							
SL3.1	Slum/Blight/Spot	CDBG	2010		0		%
			2011		0		%
			2012		0		%
			2013				%
			2014				%
			MULTI-YEAR GOAL		0		%

Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Availability/Accessibility of Economic Opportunity (EO-1)							
EO1.1	Low/Mod Income Area Benefit	CDBG-R	2010	Streets	3	3	100%
			2011		0		%
			2012		0		%
			2013				%
			2014				%
			MULTI-YEAR GOAL		3		%
EO1.2	Low/Mod Income Jobs Benefit (LMJ)	CDBG-R	2010	Businesses	4	2	50%
			2011		4		%
			2012		2		%
			2013				%
			2014				%
			MULTI-YEAR GOAL		10		%
Affordability of Economic Opportunity (EO-2)							
EO 2.1			2010				%
			2011				%
			2012		0		%
			2013				%
			2014				%
			MULTI-YEAR GOAL				%
Sustainability of Economic Opportunity (EO-3)							
EO 3.1	Low/Mod Income Area Benefit	CDBG	2010	Streets	8	5	63%
			2011		8		%
			2012		5		%
			2013				%
			2014				%
			MULTI-YEAR GOAL		21		%
EO 3.2	Low/Mod Income Jobs Creation	CDBG	2010	Sec. 108 Loan	1	1	%
			2011		1		%
			2012		1		%
			2013				%
			2014				%
			MULTI-YEAR GOAL		3		%
Neighborhood Revitalization (NR-1)							
NR1.1			2010				%
			2011				%
			2012		0		%
			2013				%
			2014				%
			MULTI-YEAR GOAL				%
Other (O-1)							
O 1.1			2010				%
			2011				%
			2012		0		%
			2013				%
			2014				%
			MULTI-YEAR GOAL				%
Other (O-2)							
O 2.1			2010				%
			2011				%
			2012		0		%
			2013				%
			2014				%
			MULTI-YEAR GOAL				%

20. TABLE 3C: LISTING OF PROJECTS

Listing of Consolidated Plan Projects and Performance Measurement System

20.1. Performance Measurement System

In response to the HUD CPD Notice 03-09, Quincy has developed a Performance System that has two (2) types of Outcome Measures: A) Outcome Statements; and B) Outcome Indicators.

The Performance Measurement System used by the City of Quincy and the Quincy HOME Consortium is based on HUD's most updated Performance Measurement System described in Federal Register Part III Department of Housing and Urban Development Notice of Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs; Notice (Tuesday, March 7, 2006).

20.1.1. How it works

This system maintains the flexibility of the block grant programs, as the objectives, outcomes, and indicators will be determined by the grantees (The City of Quincy and the Quincy HOME Consortium), based on the intent of the activities they choose to fund. The standardized format provides that reporting will be uniform, and therefore the achievements of these programs can be aggregated for each grantee locally and for all grantees at the national level.

20.1.1.1. Objectives

Based on the intent when funding an activity, the grantees will determine which of the three objectives best describes the purpose of the activity. The objectives will appear on an IDIS screen and the grantees will choose from the options presented. The three objectives are:

Suitable Living Environment – In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.

Decent Housing – The activities that typically would be found under this objective are designed to cover the wide range of housing possible under HOME, CDBG, HOPWA or ESG. This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort, since such programs would be more appropriately reported under Suitable Living Environment.

Creating Economic Opportunities – This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

20.1.1.2. Outcomes

Similarly, once the objective for the activity is selected, the City will then choose which of the three outcome categories best reflects what they are seeking to achieve by funding the activity, and then enter the outcome on the appropriate IDIS screen. It is important that the data are not diluted by too much information. Therefore, grantees are encouraged to report which one of the three outcomes is most appropriate for their activity. However, if the grantee believes that two outcomes of equal importance will be realized, then a second outcome may also be selected. The three outcome categories are:

Availability/ Accessibility – This outcome category applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low-and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low and moderate income people where they live.

Affordability – This outcome category applies to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.

Sustainability - Promoting Livable or Viable Communities – This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low-and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

20.1.1.3. Outcome/Objective Statements

Each outcome category can be connected to each of the overarching objectives, resulting in a total of nine groups of outcome/objective statements under which grantees would report the activity or project data to document the results of their activities or projects. Each activity will provide one of the following statements, although sometimes an adjective such as new, improved or corrective may be appropriate to refine the outcome statement.

- Accessibility for the purpose of creating suitable living environments
- Accessibility for the purpose of providing decent affordable housing
- Accessibility for the purpose of creating economic opportunities
- Affordability for the purpose of creating suitable living environments

- Affordability for the purpose of providing decent affordable housing
- Affordability for purpose of providing creating economic opportunities
- Sustainability for the purpose of creating suitable living environments
- Sustainability for the purpose of providing decent affordable housing
- Sustainability for the purpose of creating economic opportunity

Based on the objectives and outcomes selected, and, in the case of CDBG activities the national objective selected, IDIS will identify the specific indicators for each activity. Only the specific indicators appropriate for that activity will be available for grantees to report. Thus, the process of identifying and selecting indicators will be minimized. The objective and outcomes will combine with activity indicator data to produce statements of national significance regarding the results of the activity.

The specific indicators are described in this notice. Grantees are reminded that these indicators will be incorporated into IDIS and, therefore, will appear on screens and not in the written format shown here. Grantees will only report this data if the indicator is a requirement of the program from which the activity is funded.

20.1.1.4. Data Elements Reported

There are certain data elements commonly reported by all programs, although each of the four programs may require different specificity or may not require each element listed below. Grantees will only report the information required for each program, as currently required. No new reporting requirements are being imposed for program activities that do not currently collect these data elements. The elements include:

- Amount of money leveraged (from other federal, state, local, and private sources) per activity;
- Number of persons, households, units, or beds assisted as appropriate;
- Income levels of persons or households by: 30 percent, 50 percent, 60 percent, or 80 percent of area median income, per applicable program requirement. However, if a CDBG activity benefits a target area, that activity will show the total number of persons served and the percentage of low/mod persons served. Note that this requirement is not applicable for economic development activities awarding funding on a "made available basis;"
- Race, ethnicity, and disability (for activities in programs that currently report these data elements)

20.1.1.5. Outcome Narratives

HUD will combine the objectives, outcomes, and data reported for the indicators to produce outcome narratives that will be comprehensive and will demonstrate the benefits that result from the expenditure of these federal funds.

Creating Economic Opportunities – This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

20.1.1.2. Outcomes

Similarly, once the objective for the activity is selected, the City will then choose which of the three outcome categories best reflects what they are seeking to achieve by funding the activity, and then enter the outcome on the appropriate IDIS screen. It is important that the data are not diluted by too much information. Therefore, grantees are encouraged to report which one of the three outcomes is most appropriate for their activity. However, if the grantee believes that two outcomes of equal importance will be realized, then a second outcome may also be selected. The three outcome categories are:

Availability/ Accessibility – This outcome category applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low-and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low and moderate income people where they live.

Affordability – This outcome category applies to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.

Sustainability - Promoting Livable or Viable Communities – This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low-and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

20.1.1.3. Outcome/Objective Statements

Each outcome category can be connected to each of the overarching objectives, resulting in a total of nine groups of outcome/objective statements under which grantees would report the activity or project data to document the results of their activities or projects. Each activity will provide one of the following statements, although sometimes an adjective such as new, improved or corrective may be appropriate to refine the outcome statement.

- Accessibility for the purpose of creating suitable living environments
- Accessibility for the purpose of providing decent affordable housing
- Accessibility for the purpose of creating economic opportunities
- Affordability for the purpose of creating suitable living environments

- Affordability for the purpose of providing decent affordable housing
- Affordability for purpose of providing creating economic opportunities
- Sustainability for the purpose of creating suitable living environments
- Sustainability for the purpose of providing decent affordable housing
- Sustainability for the purpose of creating economic opportunity

Based on the objectives and outcomes selected, and, in the case of CDBG activities the national objective selected, IDIS will identify the specific indicators for each activity. Only the specific indicators appropriate for that activity will be available for grantees to report. Thus, the process of identifying and selecting indicators will be minimized. The objective and outcomes will combine with activity indicator data to produce statements of national significance regarding the results of the activity.

The specific indicators are described in this notice. Grantees are reminded that these indicators will be incorporated into IDIS and, therefore, will appear on screens and not in the written format shown here. Grantees will only report this data if the indicator is a requirement of the program from which the activity is funded.

20.1.1.4. Data Elements Reported

There are certain data elements commonly reported by all programs, although each of the four programs may require different specificity or may not require each element listed below. Grantees will only report the information required for each program, as currently required. No new reporting requirements are being imposed for program activities that do not currently collect these data elements. The elements include:

- Amount of money leveraged (from other federal, state, local, and private sources) per activity;
- Number of persons, households, units, or beds assisted as appropriate;
- Income levels of persons or households by: 30 percent, 50 percent, 60 percent, or 80 percent of area median income, per applicable program requirement. However, if a CDBG activity benefits a target area, that activity will show the total number of persons served and the percentage of low/mod persons served. Note that this requirement is not applicable for economic development activities awarding funding on a "made available basis;"
- Race, ethnicity, and disability (for activities in programs that currently report these data elements)

20.1.1.5. Outcome Narratives

HUD will combine the objectives, outcomes, and data reported for the indicators to produce outcome narratives that will be comprehensive and will demonstrate the benefits that result from the expenditure of these federal funds.

20.1.2. Specific Outcome Indicators

20.1.2.1. Public Facility or Infrastructure Activities

Number of persons assisted:

- with new access to a facility or infrastructure benefit
- with improved access to a facility or infrastructure benefit
- where activity was used to meet a quality standard or measurably improved quality, report the number that no longer only have access to a substandard facility or infrastructure

20.1.2.2. Public Service Activities

Number of persons assisted:

- with new access to a service
- with improved access to a service
- where activity was used to meet a quality standard or measurably improved quality, report the number that no longer only have access to substandard service

20.1.2.3. Activities are part of a geographically targeted revitalization effort (Y/N)?

If Yes (check one)

a) Comprehensive
b) Commercial
c) Housing
d) Other

Choose all the indicators that apply, or at least 3 indicators if the effort is (a) Comprehensive.

- Number of new businesses assisted
- Number of businesses retained
- Number of jobs created or retained in target area
- Amount of money leveraged (from other public or private sources)
- Number of low- or moderate-income (LMI) persons served
- Slum/blight demolition
- Number of LMI households assisted
- Number of acres of remediated brown fields
- Number of households with new or improved access to public facilities/services
- Number of commercial façade treatment/business building rehab
- Optional indicators a grantee may elect to use include crime rates, property value change, housing code violation, business occupancy rates, employment rates, homeownership rates (optional)

20.1.2.4. Number of commercial façade treatment/business rehab

(Site, not target area based)

20.1.2.5. Number of acres of brown fields remediated

(Site, not target area based)

20.1.2.6. New rental units constructed per project or activity

Total number of units

- Of Total
  - Number of affordable
  - Number section 504 accessible
  - Number qualified as Energy Star

- Of Affordable
  - Number occupied by elderly
  - Number subsidized with project-based rental assistance (federal, state, or local program)
  - Number of years of affordability
  - Number of housing units designated for persons with HIV/AIDS, including those units receiving assistance for operations (Of those, number of units for the chronically homeless)
  - Number of units of permanent housing designated for homeless persons and families, including those units receiving assistance for operations (Of those, number of units for the chronically homeless)

20.1.2.7. Rental Units Rehabilitated

Total number of units

- Of Total:
  - Number affordable
  - Number section 504 accessible
  - Number of units created through conversion of nonresidential buildings to residential buildings
  - Number bought from substandard to standard condition (HQS or local code)
  - Number qualified as Energy Star
  - Number brought into compliance with lead safe housing rule (24 CFR part 35)

- Of Affordable:
    - Number occupied by elderly
    - Number subsidized with project-based rental assistance (federal, state, or local program)
    - Number of years of affordability
    - Number of housing units designated for persons with HIV/AIDS, including those units receiving assistance for operations (Of those, number of units for the chronically homeless)
    - Number of units of permanent housing designated for homeless persons and families, including those units receiving assistance for operations (Of those, number of units for the chronically homeless)

20.1.2.8. Homeownership Units Constructed, Acquired, and/or Acquired with Rehabilitation (per project or activity)

Total number of units

- Of Total:
    - Number of affordable units
    - Number of years of affordability
    - Number qualified as Energy Star
    - Number section 504 accessible
    - Number of households previously living in subsidized housing

- Of Affordable:
    - Number occupied by elderly
    - Number specifically designated for persons with HIV/AIDS (Of those, the number specifically for the chronically homeless)
    - Number specifically designated for homeless (Of those, the number specifically for the chronically homeless)

20.1.2.9. Owner occupied rehabilitated or improved

Total number of units

- Number occupied by elderly
- Number of units brought from substandard condition to standard condition (HQS or local code)
- Number of units brought into compliance with lead safe housing rule (24 CFR part 35)
- Number of units made accessible for persons with disabilities

20.1.2.10. Direct Financial Assistance to Homebuyers

Number of first-time homebuyers
(Of those, number receiving housing counseling)
Number receiving down-payment assistance/closing costs

20.1.2.11. Tenant-Based Rental Assistance

Total Number of Households

Of Total:

- Number of short-term rental assistance (less than 12 months)
- Number of homeless households
  (Of those, number of chronically homeless households)

20.1.2.12. Overnight shelter

Number of homeless persons given overnight shelter

20.1.2.13. Overnight Shelter or Other Emergency Housing

Number of beds created in overnight shelter or other emergency housing

20.1.2.14. Homeless Prevention

Number of households that received emergency financial assistance to prevent homelessness
Number of households that received emergency legal assistance to prevent homelessness

20.1.2.15. Jobs Created

Total Number of Jobs
Employer-sponsored healthcare (Y/N)
Type of jobs created (use existing Economic Development Administration (EDA) classification)
Employment status before taking job created
    Number of unemployed

20.1.2.16. Jobs Retained

Total Number of Jobs
Employer-sponsored healthcare benefits

20.1.2.17. Businesses Assisted

Total Businesses Assisted
New Businesses Assisted
Existing Businesses Assisted
(Of those, Business Expansions and Business Relocations)
DUNS number(s) of Businesses Assisted (HUD will use the DUNS numbers to track number of new businesses that remain operational for 3 years after assistance)

20.1.2.18. Business Assisted cont.

Does assisted business provide a good or service to meet needs of service area/neighborhood/community (to be determined by community)?

20.2. Listing of Projects

See Table 3C: Listing of Project Forms

Table 3C

Listing of Projects

Community Development – Public Services

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Squantum Community Center

Priority Need Public Services, Elderly and Frail Elderly

Project Number and Title Project 27 – Senior Programs/Services

Activity Name and Description Senior Programs: Recreational activities and health related services for seniors including knitting, arts and crafts, blood pressure and flu shot clinics.

Objective category:
X___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
136 Standish Road, Quincy, MA 02171 / Census Tract 4174

Specific Objective Number: SL 1.1	Project ID:
HUD Matrix Code: 05A	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income Limited Clientele – Presumed Benefit
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: The majority of participating seniors will report benefits as measured through surveys and blood pressure screenings.	Annual Units: 100 seniors
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$8,066
Total	**$8,066**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name	Father Bill's and Mainspring
Priority Need	Transitional Housing, Permanent Supportive Housing, Veterans
Project Number and Title	Project 1 – Limited Clientele Programs/Services

Activity Name and Description Homeless Veterans Reintegration Program (HVRP): The Veteran Services Specialist and the Employment Specialist provide support through case management visits, on site training classes, and referrals to outside programs.

Objective category:
X___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
Newport Avenue, Quincy, MA 02169 / City-wide

Specific Objective Number: SL 1.1	Project ID:
HUD Matrix Code: 05	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income – Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator(s): 125 homeless veterans will receive shelter; 20 formerly homeless veterans will remain in and/or obtain housing.	Annual Units: 145 (20 Veterans in Housing and 125 Veterans in Shelter)
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$13,125
Total	**$13,125**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Madonna Hall d/b/a Good Shepherd Maria Droste Services

Priority Need Public Services

Project Number and Title Project 1 – Limited Clientele Programs/Services

Activity Name and Description Mental Health Counseling: Provided by licensed professionals on sliding scale fee basis to low and moderate income persons who do not have insurance and/or fall through the cracks of the welfare system.

Objective category:
X___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
1354 Hancock Street, Quincy, MA 02169 / City-wide

Specific Objective Number: SL 1.1	Project ID:
HUD Matrix Code: 05M	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: More than 75% will continue in counseling for the 26 weeks and show a reduction in their symptoms and improvement in their overall functioning.	Annual Units: 25 Clients
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$6,581
Total	**$6,581**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name	Quincy Public Schools - Adult and Continuing Education
Priority Need	Public Services
Project Name and Title	Project 1 – Limited Clientele Programs/Services

Activity Name and Description Quincy Public Schools Adult Special Education Program: Provide programs for developmentally disabled adults in Quincy. The Curriculum will include math and money management, reading and writing skills, computer skills, cooking classes, safety and first aid and socialization skills.

Objective category:
X___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
316 Hancock Street, Quincy, MA 02171 / City-wide

Specific Objective Number: SL 1.1	Project ID:
HUD Matrix Code: 05B	CDBG Citation:
Type of Recipient:	CDBG National Objective: Limited Clientele Presumed Benefit
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: 75% students will report having gained new skills and / or knowledge through attendance.	Annual Units: 20 students
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$1,688
Total	**$1,688**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name South Shore Elder Services, Inc.

Priority Need Public Services

Project Number and Title Project 1 – Limited Clientele Programs/Services

Activity Name and Description Meals on Wheels Program: Delivers hot, nutritious noon time meals to several disabled adults delivered five (5) days a week.

Objective category:
X___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
1515 Washington Street, Braintree, MA 02184 / City-wide (Quincy)

Specific Objective Number: SL 1.1	Project ID:
HUD Matrix Code: 05B	CDBG Citation:
Type of Recipient:	CDBG National Objective:
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator(s): Number of persons receiving meals who increase their nutritional status; Number of persons receiving meals whose weekly food allowance has improved due to this program	Annual Units: 4 disabled persons under the age of 60
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$2,835
Total	**$2,835**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Office of Constituent Services - Asian Liaison

Priority Need Public Services

Project Number and Title Project 2 – Family Programs/Services

Activity Name and Description Asian Affairs: Translation services, translation, counseling, outreach, referral, and other services for the growing Asian population to enable them to access government and other services for an increased quality of life.

Objective category:
X___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
1305 Hancock Street, Quincy, MA 02169 / City-wide

Specific Objective Number: SL 1.1	Project ID:
HUD Matrix Code: 05	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: At least 75% of clients will report increase in quality of life due to the translation, referral, ESL, and other services.	Annual Units: 1600 Asian clients
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$46,240
Total	**$46,240**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Commission on the Family

Priority Need Public Services

Project Name and Title Project 2 – Family Programs/Services

Activity Name and Description Parent Child – Home Program: A home-based parenting, early literacy and school readiness program designed to help strengthen verbal interaction and educational play between parents and their at-risk young children; targeted to families whose income and educational levels may put children at an educational disadvantage; helps at risk families who have not had access to educational opportunities to create language-rich home environments and to prepare their children to enter school ready to learn and ready to succeed.

Objective category:
X___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
City-wide

Specific Objective Number: SL 1.1	Project ID:
HUD Matrix Code: 05	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 7/01/2012	Completion Date: 06/30/2013
Performance Indicator: 15 children served will make significant improvement in school readiness skills.	Annual Units: 15 children
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$1,875
Total	**$1,875**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Commission on the Family

Priority Need Public Services

Project Number and Title Project 2 – Family Programs/Services

Activity Name and Description Parent to Parent Program: Provide a venue for sharing resources, an opportunity to meet other parents with similar concerns and frustrations; Through face-to-face contact, make appropriate referrals that will meet the specific needs of those served; Reduce the risk of child-abuse and neglect

Objective category:
X___ Suitable Living Environment __ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
City-wide

Specific Objective Number: SL 1.1	Project ID:
HUD Matrix Code: 05	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator(s): 75% of the families will have the opportunity to have access to new knowledge of community resources; 51% of playgroup participants will report a decrease in feelings of isolation.	Annual Units: 300 parents and children
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$3,782
Total	**$3,782**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Quincy Community Action Program – Southwest Community Center Emergency Food Center

Priority Need Public Services

Project Number and Title Project 2 – Family Programs/Services

Activity Name and Description Emergency Food Center (EFC): Provide over 3,000 unduplicated beneficiaries with 9 meals/month or emergency food due to a significant transition period, i.e. job loss; Screen EFC patrons for other QCAP or Government public services such as WIC, SNAP, etc.

Objective category:
X___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
388 Granite Street, Quincy, MA 02169 / City-wide

Specific Objective Number: SL 1.1	Project ID:
HUD Matrix Code: 05	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: At least 75% of EFC patrons will report an increased quality of life due to food and referral services.	Annual Units: 3,300 individuals
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$10,463
Total	**$10,463**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name South Shore YMCA – Germantown Neighborhood Center Food Pantry

Priority Need Public Services

Project Number and Title Project 2 – Family Programs/Services

Activity Name and Description Food Pantry: Provide a week's worth of nutritious food each month to needy families; Reach out to the senior community who are struggling with high medical costs and live on fixed incomes; Deliver food to homebound individuals

Objective category:
X___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
366 Palmer Street, Quincy, MA 02169 / Ward 1, 2

Specific Objective Number: SL 1.1	Project ID:
HUD Matrix Code: 05	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator(s): Patrons will maintain proper nutrition, healthy eating habits, and be able to pay for other priority bills such as housing and medical	Annual Units: 4,000 Individuals
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$8,072
Total	**$8,072**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Houghs Neck Community Council, Inc.

Priority Need Public Services, Elderly and Frail Elderly

Project Number and Title Project 11 – Limited Clientele Neighborhood Centers

Activity Name and Description Community Center Programs: Provide youth, women, community, and senior programs that provide various activities, including dance classes, fair foods program, neighborhood bulletin, arts and crafts, homework tutoring, summer enrichment, recreational activities and socials, mom & tot playgroups, computer classes, seminars, and book clubs.

Objective category:
X___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
1193 Sea Street, Quincy, MA 02169 / Census Tract 4178.01

Specific Objective Number: SL 1.1	Project ID:
HUD Matrix Code: 05/ 05A / 05D	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator(s): Patrons will report improvement in lifestyle, reduced isolation, walk accessibility, volunteer opportunities, access to nutritious food, and improved behavior and skills.	Annual Units: **500 individuals** (50 women, 150 youth, 175 seniors; 125 community members)
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$10,969
Total	**$10,969**

City of Quincy and Quincy HOME Consortium

Table 3
Consolidated Plan Listing of Projects Form

Subrecipient's Name Montclair/Wollaston Neighborhood Association

Priority Need Public Services, Elderly and Frail Elderly

Project Number and Title Project 11 – Limited Clientele Neighborhood Centers

Activity Name and Description Senior and Youth Programs: Purchase and provide used musical instruments to schools to be used by Low/Moderate income youth whom otherwise would not be able to afford to learn on or purchase their own instruments; Senior services include information and referral services, including newsletters and guest speaker series.

Objective category:
X___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity
Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
Census Tract 4172.00, 4176.02

Specific Objective Number: SL 1.1	Project ID:
HUD Matrix Code: 05A / 05D	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator(s): (1)The majority of youth participants will improve their academic and language skills; (2) The majority of senior participants attending neighborhood meetings and reading the newsletter will increase their quality of life.	Annual Units: **30 individuals** (10 students; 20 seniors)
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$979
Total	**$979**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name North Quincy Community Center

Priority Need Public Services, Elderly and Frail Elderly, Lang. Assistance

Project Number and Title Project 11 – Limited Clientele Neighborhood Centers

Activity Name and Description Community Center Programs: Senior activities; Cultural engagement with the Asian-American community and celebrations of cultural holidays such as St. Patrick's Day, Thanksgiving, Chinese-New Year, etc.;

Objective category:
X___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
381 Hancock Street, Quincy, MA 02170 / Census Tract 4175.01, 4175.02

Specific Objective Number: SL 1.1	Project ID:
HUD Matrix Code: 05 / 05A / 05D	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator(s): The majority of seniors will report improvement in reduced feelings of isolation and improved quality of life; Community members will report improvement in quality of life and feelings of connectedness.	Annual Units: **200 individuals** (100 seniors; 100 community members)
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$3,750
Total	**$3,750**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name South Shore YMCA – Community Center Youth Programs

Priority Need Public Services, Elderly and Frail Elderly, Lang. Assistance

Project Number and Title Project 11 – Limited Clientele Neighborhood Centers

Activity Name and Description Youth Programs: Provide out-of-school time (OST: Tuesday afternoon, school vacation, and summer vacation) programs for youth in grades 1 – 5 in an effort to meet the social, emotional, and educational needs of area children with limited access to quality OST activities at North Quincy Community Center, Ward II Community Center (Fore River Club House) and Ward IV Neighborhood Center.

Objective category:
X___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location(s) and/or Target Area(s) (List Street Address(es) and/or Service Area(s)):
381 Hancock Street, Quincy, MA 02170 / Census Tract 4175.01, 4175.02; 16 Nevada Road, Quincy, MA 02169 / Census Tract 4175.01, 4175.02; 100 Brooks Avenue, Quincy, MA 02169 / Census Tract 4180.01

Specific Objective Number: SL 1.1	Project ID:
HUD Matrix Code: 05 / 05A / 05D	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator(s): 60% of youth will show an improvement in life skills including developing positive relationships and increased self-esteem.	Annual Units: 85 youth
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$22,500
Total	**$22,500**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name South Shore YMCA - Germantown Neighborhood Center

Priority Need Public Services

Project Number and Title Project 11 – Limited Clientele Neighborhood Centers

Activity Name and Description Services & Activities: For all age groups, including school vacation & sports camps, girl power camp, cheerleading & dance programs, youth citizen's police academy, homework center/tutoring, reading group, boys for change, mom & tot playgroups, parenting workshops, people of color focus groups, family literacy program, holiday assistance, field trips, college financial assistance, cultural events/education, intergenerational activities, & women's workshops.

Objective category:
X___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
366 Palmer Street, Quincy, MA 02170 / Census Tract 4178.02

Specific Objective Number: SL 1.1	Project ID:
HUD Matrix Code: 05 / 05D	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator(s): (1) Surveyed community members will report improvement in lifestyle & nutrition; (2) 100+ youths will either enroll in a higher education, become involved as peer leaders or continue participation with the goal of becoming a peer leader; (3) participants will exhibit improved behavior.	Annual Units: **2,350 individuals** (80 Women; 2000 community members; 270 youth)
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$19,575
Total	**$19,575**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name South Shore YMCA - Quincy Parent Advisory Council

Priority Need Public Services, Developmentally Disabled

Project Number and Title Project 18 – Youth Programs/Services

Activity Name and Description Teen Center Social Group: Held at the SSYMCA for youth with Asperger's Syndrome and Autism. This program provides a place for teens with these issues to develop appropriate social skills.

Objective category:
X___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
79 Coddington Street, Quincy, MA 02169 / City-wide

Specific Objective Number: SL 1.1	Project ID:
HUD Matrix Code: 05-D	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: 10 adolescents will make significant progress with social cognition based on counselor observation and reporting.	Annual Units: 10 adolescents
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$2,775
Total	**$2,775**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Quincy After School Child Care, Inc.

Priority Need Public Services

Project Number and Title Project 18 – Youth Programs/Services

Activity Name and Description After-school Program: For children ages 4.8 to 12 in their schools where they benefit from a safe environment. Low moderate income families receive tuition grants for reduced child care costs. At risk students receive outreach and counseling also.

Objective category:
X___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
City-wide (held at Quincy Public School locations)

Specific Objective Number: SL 1.1	Project ID:
HUD Matrix Code: 05D	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: 9 children will have less exposure to negative elements such as drugs and peer pressure while improving their grades.	Annual Units: 9 children
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$5,569
Total	**$5,569**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Asian American Service Association

Priority Need Public Services

Project Number and Title Project 27 – Senior Programs/Services

Activity Name and Description Senior Programs: Various senior activities, including Quing Kung, Tai-chi, socials and celebration gatherings, outdoor programs, workshops/seminars, and arts & crafts programs.

Objective category:
X___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
550 Hancock Street, Quincy, MA 02170 / City-wide

Specific Objective Number: SL 1.1	Project ID:
HUD Matrix Code: 5A	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income Limited Clientele – presumed benefit
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: At least 80% of participating seniors will report that their physical and mental health is better as a result of the programs.	Annual Units: 200 Asian seniors
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$6,176
Total	**$6,176**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name	Quincy Council on Aging
Priority Need	Public Services, Elderly and Frail Elderly
Project Number and Title	Project 27 – Senior Programs/Services

Activity Name and Description Transportation: Medical and non-medical transportation services, and various health and recreational services for seniors, including exercise classes, flu shot and blood pressure clinics, counseling, support groups, workshops and seminars.

Objective category:
X___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
City-wide

Specific Objective Number: SL 1.1	Project ID:
HUD Matrix Code: 05A	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income Limited Clientele – presumed benefit
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Seniors will be able to make medical appointments without great cost and inconvenience to them; Seniors will report a better quality of life and reduced isolation due to transportation to social activities	Annual Units: 3,240 seniors
Local ID:	Units Upon Completion:

Funding Sources:

CDBG		$109,810
	Dispatcher	$29,446
	Social Service Tech-2	$40,182
	Social Service Tech-2	$40,182
Total		**$109,810**

Table 3C

Listing of Projects

Community Development – Other

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name City of Quincy

Priority Need Public Facilities

Project Number and Title Project 53 - CDBG-R (ARRA) - **RESERVED**

Activity Name and Description

Objective category:
___ Suitable Living Environment ___ Decent Housing __ Economic Opportunity

Outcome category:
___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):

Specific Objective Number:	Project ID:
HUD Matrix Code:	CDBG Citation:
Type of Recipient:	CDBG National Objective:
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator:	Annual Units:
Local ID:	Units Upon Completion:

Funding Sources:

Total **$0**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Quincy Health Department

Priority Need Code Enforcement

Project Number and Title Project 3 – Code Enforcement

Activity Name and Description Code Enforcement: Pursue all housing/nuisance/lead paint cases until full compliance with State Sanitary Code/nuisance statute/ lead paint regulations are achieved.

Objective category:
___ Suitable Living Environment X___ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
Census Tracts and Block Groups (4172 bg 2 & 6; 4175.01 bg 1; 4175.02 bg 7; 4176.02 bg 2; 4177 bg 2 & 3; 4178.02; 4179.01 bg 2, 4 & 5; 4179.02 bg 6 & 8; 4180.01 bg 5 & 7; 4180.02 bg 4; 4181.00 bg 4; 4182.00 bg 2.)

Specific Objective Number: DH 1.1	Project ID:
HUD Matrix Code: 15	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income Area Benefit
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Quantification of the improved living conditions is achieved by assessing the number of cases closed out within any given time frame.	Annual Units: 300 inspections
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$55,980
Total	**$55,980**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name *TBD*

Priority Need Public Facilities

Project Number and Title Project 4 – Renovation, Public Facilities LMI

Activity Name and Description *TBD*

Objective category:
X___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
TBD

Specific Objective Number: SL 1.2	Project ID:
HUD Matrix Code: 05A / 03P	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator:	Annual Units: 1 public facility
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$104,000
Total	**$104,000**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Quincy PCD and DPW

Priority Need Infrastructure

Project Number and Title Project 6 – Neighborhood Public Improvement

Activity Name and Description Public Works Reconstruction/Repair: Engineering design and infrastructure construction of streets/sidewalks at various low-moderate-income neighborhoods.

Objective category:
___ Suitable Living Environment ___ Decent Housing X___ Economic Opportunity

Outcome category:
___ Availability/Accessibility ___ Affordability X___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
55 Sea Street, Quincy, MA 02169

Specific Objective Number: EO 3.1	Project ID:
HUD Matrix Code: 03K	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income Area Benefit
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Approx 4 streets (2000 feet) will have paved surfaces, good water drainage system, no cracks, holes or depressions on streets, or adequate lighting and traffic control allowing persons to safe streets and sidewalks.	Annual Units: Approximately 4 streets (2000 feet / 6000 people)
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$100,000
Total	**$100,000**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Quincy DPW

Priority Need Infrastructure

Project Number and Title Project 5 – Business District Revitalization

Activity Name and Description Public Works Reconstruction/Repair: Engineering design and infrastructure construction

Objective category:
___ Suitable Living Environment ___ Decent Housing X___ Economic Opportunity

Outcome category:
___ Availability/Accessibility ___ Affordability X___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
55 Sea Street, Quincy, MA 02169

Specific Objective Number: EO 3.1	Project ID:
HUD Matrix Code: 03K	CDBG Citation:
Type of Recipient:	CDBG National Objective: Slum and Blight Area
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator:	Annual Units: Approx. 1 Street
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$5,000
Total	**$5,000**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Department of Planning and Community Development

Priority Need CDBG Planning and Administration

Project Number and Title Project 8 – Planning and Administration

Activity Name Description General administrative costs for CDBG program; monitoring and oversight of CDBG-funded projects and activities; grant applications; compliance with federal regulations; preparation of CAPER and Consolidated Annual Plan; preparation of planning studies

Objective category:
___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
1305 Hancock Street, Quincy, MA 02169 / City-wide

Specific Objective Number:	Project ID:
HUD Matrix Code: 20 / 21A	CDBG Citation:
Type of Recipient:	CDBG National Objective:
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Compliance with CDBG, HOME, ESG, and other grant conditions; at least 65% of CDBG and program income expended.	Annual Units: n/a
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$376,894
Total	**$376,894**

(Note: Total budget for Project 8 is $386,394. See also QCAP First Time Home Buyer Counseling Workshops in the amount of $9,500).

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Quincy Community Action Program (QCAP)

Priority Need Assistance for Homeownership, Elderly and Frail Elderly

Project Number and Title Project 8 – Planning and Administration

Activity Name and Description First Time Home Buyer (FTHB) Counseling Workshops: Increase the number of low and moderate income first time homebuyers; Promote opportunities for minority and disabled populations in order to assure fair housing standards and goals in the City are met.

Objective category:
___ Suitable Living Environment X__ Decent Housing ___ Economic Opportunity

Outcome category:
__ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
1509 Hancock Street, Quincy, MA 02169 / City-wide

Specific Objective Number: DH 2.1	Project ID:
HUD Matrix Code: 05K / 05 R	CDBG Citation:
Type of Recipient:	CDBG National Objective:
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: 80 households completing the FTHB workshop series will improve their access to low cost mortgage products and down payment assistance.	Annual Units: 80 households
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$9,500
Total	**$9,500**

(Note: Total budget for Project 8 is $386,394. See also CDBG Planning and Administration).

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Quincy 2000 Collaborative

Priority Need Economic Development

Project Number and Title Project 10 – Quincy 2000 Commercial Loan Program

Activity Name and Description Loan & Grant Program: Assisting businesses through low interest loans, which will create jobs for low and moderate-income people.

Objective category:
___ Suitable Living Environment ___ Decent Housing X___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
City-wide

Specific Objective Number: EO 1.2	Project ID:
HUD Matrix Code: 18A	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Jobs Benefit (LMJ)
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: 2 business loans will be approved creating economic opportunities allowing 6 full time equivalency (FTE) jobs to be created and 5 FTE jobs will be held by or available to LMI persons.	Annual Units: 2 businesses will have access to commercial loans that will create 5 FTE.
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$30,000
Total	**$30,000**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Section 108 Loan Repayment (Quincy Shipyard)

Priority Need Economic Development

Project Number and Title Project 15 - Section 108 Loan Repayments (Quincy Shipyard)

Activity Name and Description Planned repayment of Section 108 Loan Guarantee; Annual repayment of Section 108 Loan Guarantee in the amount of $649,104. The property was sold in early spring 2004 to a private business.

Objective category:
___ Suitable Living Environment ___ Decent Housing X___ Economic Opportunity

Outcome category:
___ Availability/Accessibility ___ Affordability X___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
Quincy Shipyard / Census Tract 4179.01

Specific Objective Number: EO 3.2	Project ID:
HUD Matrix Code: 19F	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low-Moderate Income Jobs Creation
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator:	Annual Units: n/a
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$679,653
Total	**$679,653**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Quincy 2000 Collaborative

Priority Need Economic Development

Project Number and Title Project 34 - Quincy TA to Microenterprises

Activity Name and Description Micro-enterprise Assistance: Provide business loans and technical assistance to Micro-enterprise eligible persons. (RESERVED)

Objective category:
___ Suitable Living Environment ___ Decent Housing X___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
City-wide Commercial Districts

Specific Objective Number: EO 1.2	Project ID:
HUD Matrix Code: 18C	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Limited Clientele Benefit (LMC)
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator:	Annual Units:
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$0
Total	**$0**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Quincy 2000 Collaborative

Priority Need Economic Development

Project Number and Title Project 36 – Quincy 2000 TA for Jobs Creation

Activity Name and Description Provide business loans and technical assistance to businesses that will create or make jobs for low and moderate income persons. (RESERVED)

Objective category:
___ Suitable Living Environment ___ Decent Housing X___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
City-wide Commercial Districts

Specific Objective Number: EO 1.2	Project ID:
HUD Matrix Code: 18D	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Jobs Benefit (LMJ)
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator:	Annual Units:
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$0
Total	**$0**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Department of Planning and Community Development

Priority Need Program Administration

Project Number and Title Project 53 - CDBG-R (ARRA) **RESERVED**

Activity Name and Description CDBG- R Administration: Entails the administration, monitoring, and oversight of activities associated with carrying out the CDBG-R program.

Objective category: n/a
__ Suitable Living Environment ___ Decent Housing __ Economic Opportunity

Outcome category: n/a
___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
1305 Hancock Street, Quincy, MA 02169

Specific Objective Number:	Project ID:
HUD Matrix Code: 21A	CDBG Citation: 570,206(a) (1)
Type of Recipient:	CDBG National Objective:
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator:	Annual Units:
Local ID:	Units Upon Completion:

Funding Sources:

Total **$0**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Department of Planning and Community Development

Priority Need Infrastructure

Project Number and Title Project 53 - CDBG-R (ARRA) **RESERVED**

Activity Name and Description

Objective category:
___ Suitable Living Environment ___ Decent Housing X___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):

Specific Objective Number: EO 1.1	Project ID:
HUD Matrix Code: 03K (street improvements) and 03J (water/sewer improvements)	CDBG Citation: 570.201 (c) Public Facilities and Improvements
Type of Recipient: Grantee	CDBG National Objective: Low/Moderate-Income Area Benefit
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator:	Annual Units:
Local ID:	Units Upon Completion:

Funding Sources:

Total **$0**

Table 3C

Listing of Projects

Community Development – Housing

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Father Bill's & Mainspring; QCAP

Priority Need Homeless Prevention

Project Number and Title Project 52 – HPRP (ARRA)

Activity Name and Description The Homeless Prevention and Rapid Re-Housing Program (HPRP): Provides services and financial assistance to homeless and at-risk households who only need short term help to achieve housing stability.

Objective category:
X___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
422 Washington Street, Quincy, MA 02169 / City-wide
388 Granite Street, Quincy, MA 02169 / City-wide

Specific Objective Number: SL 1.4	Project ID:
HUD Matrix Code: 05Q / 08 / 21A	CDBG Citation:
Type of Recipient:	CDBG National Objective:
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Provide HPRP assistance to 67 households.	Annual Units: 67 households
Local ID:	Units Upon Completion:

Funding Sources:

HPRP	$23,430
Total	**$23,430**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Office of Housing Rehabilitation

Priority Need Rehabilitation of units for Affordable Housing

Project Number and Title Project 12 - Lead Hazard Control

Activity Name and Description Grants and Loans: To complete lead abatement or interim control on housing units occupied by low-moderate income households with children under six (6). **RESERVED**

Objective category:
___ Suitable Living Environment X__ Decent Housing ___ Economic Opportunity

Outcome category:
__ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
City-wide

Specific Objective Number: DH 2.3	Project ID:
HUD Matrix Code: 14I	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator:	Annual Units:
Local ID:	Units Upon Completion:

Funding Sources:

Total **$0**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Office of Housing Rehabilitation

Priority Need Rehabilitation of units for Affordable Housing

Project Number and Title Project 13 - Single Family Housing Rehabilitation (OHR)

Activity Name and Description Grants and Loans: To eliminate substandard living conditions, control lead paint hazards, prevent flood damage, etc. in owner occupied households.

Objective category:
___ Suitable Living Environment X___ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
1305 Hancock Street, Quincy, MA 02169 / City-wide

Specific Objective Number: DH 2.4	Project ID:
HUD Matrix Code: 14A	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low-Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Rehabilitation of 5 single-family housing units to maintain housing affordability.	Annual Units: 5 units
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$28,993
HOME	$100,184
Total	**$129,177**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Office of Housing Rehabilitation

Priority Need Rehabilitation of units for Affordable Housing

Project Number and Title Project 14 – Multi Family Housing Rehabilitation (OHR)

Activity Name and Description Grants and Loans: To eliminate substandard living conditions in rental units occupied by low-moderate income tenants.

Objective category:
___ Suitable Living Environment X___ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
City-wide

Specific Objective Number: DH 2.5	Project ID:
HUD Matrix Code: 14B	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low-Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Rehabilitation of 2 multi-family housing units to maintain housing affordability.	Annual Units: 2 multi-family housing units
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$104,899 - Housing Program Support
HOME	$0
Total	**$104,899**

(Note: Line Item Represents Housing Program Support only, Match funding from other sources for loans and grants for FY 12-13)

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Neighborhood Housing Services of the South Shore (NHS)

Priority Need Rehabilitation of rental and owner units as a way to provide Affordable Housing

Project Number and Title Project 16 – Multi Family Housing Rehabilitation (NHS)

Activity Name and Description Grants and Loans: To eliminate substandard living conditions in rental units occupied by low-moderate income tenants.

Objective category:
___ Suitable Living Environment X___ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
Consortium-wide

Specific Objective Number: DH 2.5	Project ID:
HUD Matrix Code: 14B	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low-Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator:	Annual Units: 2 households
Local ID:	Units Upon Completion:

Funding Sources:

CDBG Grants & Loans	$22,000
CDBG Program Support	*$20,000*
Total	**$42,000**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Neighborhood Housing Services of the South Shore (NHS)

Priority Need Rehabilitation of units for Affordable Housing

Project Number and Title Project 17 - Single Family Housing Rehabilitation (NHS)

Activity Name and Description Grants and Loans: To eliminate substandard living conditions, control lead paint hazards, and prevent flood damage in owner occupied households.

Objective category:
___ Suitable Living Environment X___ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
Consortium-wide

Specific Objective Number: DH 2.4	Project ID:
HUD Matrix Code: 14A	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low-Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Rehabilitation of 10 single-family housing units to maintain housing affordability.	Annual Units: 10 units
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$0
HOME	$0
Total	**$0**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Office of Housing Rehabilitation

Priority Need Rehabilitation of rental and owner units as a way to provide Affordable Housing

Project Number and Title Project 19 - Housing Rehabilitation (Slums/Blight)

Activity Name and Description Grants and Loans: To eliminate substandard living conditions in rental units occupied by low-moderate income tenants. RESERVED

Objective category:
___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
City-wide

Specific Objective Number: SL 3.1	Project ID:
HUD Matrix Code: 14A	CDBG Citation:
Type of Recipient:	CDBG National Objective: Slums-Blight Spot
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator:	Annual Units:
Local ID:	Units Upon Completion:

Funding Sources:

CDBG	$0
Total	**$0**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Department of Planning and Community Development

Priority Need Assistance for Homeownership

Project Number and Title Project 21 - Quincy First Time Home Buyer Program

Activity Name and Description Quincy First Time Home Buyer Program: Provide financial assistance to first time homebuyers that meet certain income requirements in the form of down payment and closing cost assistance, and interest subsidy on the second mortgage.

Objective category:
___ Suitable Living Environment X__ Decent Housing ___ Economic Opportunity

Outcome category:
__ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
City-wide

Specific Objective Number: DH 2.1	Project ID:
HUD Matrix Code: 13	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Assist 2 households to afford their own home.	Annual Units: 2 households
Local ID:	Units Upon Completion:

Funding Sources:

HOME	$33,635
Total	**$33,635**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name	Neighborhood Housing Services of the South Shore and/or Quincy Community Action Programs Inc.
Priority Need	Acq., Production, & Rehab of units for Affordable Housing
Project Number and Title	Project 22 - Quincy CHDO Affordable Housing
Activity Name and Description	Grants & Loans: CHDO Affordable Housing Dev.

Objective category:
___ Suitable Living Environment X__ Decent Housing ___ Economic Opportunity

Outcome category:
__ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
1110-1118 Sea Street; City-wide

Specific Objective Number: DH 2.2	Project ID:
HUD Matrix Code: 12 / 14G	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Create 4 new affordable housing units.	Annual Units: 4 affordable housing units
Local ID:	Units Upon Completion:

Funding Sources:

HOME	$168,176
Total	**$168,176**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Department of Planning and Community Development

Priority Need Production of rental units for affordable housing

Project Number and Title Project 23 – Quincy Rental Production (non-CHDO)

Activity Name and Description Production of rental units for affordable housing

Objective category:
___ Suitable Living Environment X___ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
City-wide

Specific Objective Number: DH 2.2	Project ID:
HUD Matrix Code: 12	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Mod Housing
Start Date (mm/dd/yyyy): 7/1/2012	Completion Date: 6/30/2013
Performance Indicator: 2	Annual Units: 2
Local ID:	Units Upon Completion:

Funding Sources:

HOME	$50,451
Total	**$50,451**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Office of Housing Rehabilitation

Priority Need Rehabilitation of units for Affordable Housing

Project Number and Title Project 24 - Non-Profit Housing Rehabilitation (OHR)

Activity Name and Description Grants and Loans: RESERVED (Used previously for Asian Community Development Assoc. project at 6 Fort Street).

Objective category:
___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
City-wide

Specific Objective Number: DH 2.2	Project ID:
HUD Matrix Code: 14B	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low-Moderate Housing
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator:	Annual Units:
Local ID:	Units Upon Completion:

Funding Sources:

Total **$0**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Department of Planning and Community Development

Priority Need HOME Planning and Administration

Project Number and Title Project 25 – HOME Consortium Administration

Activity Name and Description Administration of HOME Grant Funds:
Responsibilities include budgeting, financial management, subrecipient monitoring, etc.

Objective category:
___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
City-wide

Specific Objective Number:	Project ID:
HUD Matrix Code: 19A / 21H	CDBG Citation:
Type of Recipient:	CDBG National Objective:
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Compliance with HOME program.	Annual Units: n/a
Local ID:	Units Upon Completion:

Funding Sources:

HOME	$39,161
Total	**$39,161**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Braintree PCD

Priority Need Assistance for Homeownership

Project Number and Title Project 37 – Braintree First Time Home Buyer Program

Activity Name and Description Down payment and closing cost assistance loans to first time homebuyers.

Objective category:
___ Suitable Living Environment X__ Decent Housing ___ Economic Opportunity

Outcome category:
__ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
Braintree

Specific Objective Number: DH 2.1	Project ID:
HUD Matrix Code: 13	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Assist households to afford their own home.	Annual Units: 1 households
Local ID:	Units Upon Completion:

Funding Sources:

HOME	$16,751
Total	**$16,751**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Braintree PCD

Priority Need HOME Planning and Administration

Project Title Project 38 – Braintree HOME Administration

Activity Description Administration of HOME Grant Funds: Responsibilities include budgeting, financial management, subrecipient monitoring, etc.

Objective category:
___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
One JFK Memorial Drive, Braintree, MA 02184 / Braintree

Specific Objective Number:	Project ID:
HUD Matrix Code: 19A / 21H	CDBG Citation:
Type of Recipient:	CDBG National Objective:
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Compliance with HOME program.	Annual Units: n/a
Local ID:	Units Upon Completion:

Funding Sources:

HOME	$6,305
Total	**$6,305**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Braintree PCD

Priority Need Rehabilitation for Affordable Housing

Project Title Project 39 – Braintree Rehab Program

Activity Description Grants and Loans: To eliminate substandard living conditions, control lead paint hazards, and prevent flood damage in owner occupied households or in rental units occupied by LMI residents.

Objective category:
___ Suitable Living Environment X__ Decent Housing ___ Economic Opportunity

Outcome category:
__ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
One JFK Memorial Drive, Braintree, MA 02184 / Braintree

Specific Objective Number: DH 2.2	Project ID:
HUD Matrix Code: 14A / 14B	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): 7/1/2012	Completion Date: 6/30/2013
Performance Indicator:	Annual Units:
Local ID:	Units Upon Completion:

Funding Sources:

HOME	$40,000
Total	**$40,000**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name	Neighborhood Housing Services of the South Shore and/or Quincy Community Action Programs Inc.
Priority Need	Acq., Production, & Rehab of units for Affordable Housing
Project Number and Title	Project 40 - Braintree CHDO Affordable Housing
Activity Name and Description	RESERVED

Objective category:
___ Suitable Living Environment X__ Decent Housing ___ Economic Opportunity

Outcome category:
__ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
Braintree

Specific Objective Number: DH 2.2	Project ID:
HUD Matrix Code: 12 / 14G	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator:	Annual Units:
Local ID:	Units Upon Completion:

Funding Sources:

Total **$0**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name	Braintree PCD / Father Bill's & MainSpring (FBMS) on behalf of the Town of Braintree
Priority Need	Production of rental units for affordable housing / Affordable rental units for affordable housing
Project Number and Title	Project 41 – Braintree Rental Production (NON CHDO) / – Braintree Tenant Based Rental Assistance (TBRA)

Activity Name and Description Tenant Based Rental Asst. (TBRA): FBMS will be responsible for administering a TBRA Program on behalf of the Town of Braintree for Braintree residents. The target population must be extremely low income (30% of median income and below) households with one or more disabled family members. Further, FBMS will be responsible for tenant selection, housing search and supportive services. Self-sufficiency supportive services will be available from FBMS to assist all tenants. Participation in services will not be a condition of continue tenancy.

Objective category:
___ Suitable Living Environment X___ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
One JFK Memorial Drive, Braintree, MA 02184 / Braintree

Specific Objective Number: DH 2.2	Project ID:
HUD Matrix Code: 12	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Mod Housing
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator:	Annual Units: 9 units
Local ID:	Units Upon Completion:

Funding Sources:

Total $0

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Milton Department of Planning

Priority Need HOME Planning and Administration

Project Title Project 43 – Milton HOME Administration

Activity Description Administration of HOME Grant Funds: Responsibilities include budgeting, financial management, subrecipient monitoring, etc.

Objective category:
___ Suitable Living Environment X__ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility X__ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
525 Canton Avenue, Milton, MA 02186 / Milton

Specific Objective Number:	Project ID:
HUD Matrix Code: 19A / 21H	CDBG Citation:
Type of Recipient:	CDBG National Objective:
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Compliance with HOME program.	Annual Units: n/a
Local ID:	Units Upon Completion:

Funding Sources:

HOME	$3,252
Total	**$3,252**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Milton Department of Planning

Priority Need Assistance for Homeownership

Project Number and Title Project 42 – Milton First Time Home Buyer Program

Activity Name and Description Provides to first time homebuyers that meet certain income requirements financial assistance in the form of down payment and closing cost assistance, and interest subsidy on the second mortgage.

Objective category:
___ Suitable Living Environment X__ Decent Housing ___ Economic Opportunity

Outcome category:
__ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
525 Canton Avenue, Milton, MA 02186 / Milton

Specific Objective Number: DH 2.1	Project ID:
HUD Matrix Code: 13	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Assist 1 household to afford their own home.	Annual Units: 1 household
Local ID:	Units Upon Completion:

Funding Sources:

HOME	$29,272
Total	**$29,272**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Milton Department of Planning

Priority Need Production of rental units for affordable housing

Project Number and Title Project 46 – Milton Rental Production (NON CHDO)

Activity Name and Description RESERVED

Objective category:
___ Suitable Living Environment X___ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
525 Canton Avenue, Milton, MA 02186 / Milton

Specific Objective Number: DH 2.2	Project ID:
HUD Matrix Code: 12	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Mod Housing
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator:	Annual Units:
Local ID:	Units Upon Completion:

Funding Sources:

Total **$0**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Neighborhood Housing Services of the South Shore and/or Quincy Community Action Programs Inc.

Priority Need Acq., Production, & Rehab of units for Affordable Housing

Project Number and Title Project 45 - Milton CHDO Affordable Housing

Activity Name and Description RESERVED

Objective category:
___ Suitable Living Environment X__ Decent Housing ___ Economic Opportunity

Outcome category:
__ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
Milton

Specific Objective Number: DH 2.2	Project ID:
HUD Matrix Code: 12 / 14G	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator:	Annual Units:
Local ID:	Units Upon Completion:

Funding Sources:

Total **$0**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Holbrook Town Administrator

Priority Need Assistance for Homeownership

Project Number and Title Project 47 – Holbrook First Time Home Buyer Program

Activity Name and Description Provides to first time homebuyers that meet certain income requirements financial assistance in the form of down payment and closing cost assistance, and interest subsidy on the second mortgage.

Objective category:
___ Suitable Living Environment X__ Decent Housing ___ Economic Opportunity

Outcome category:
__ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
50 North Street, Holbrook, MA 02343 / Holbrook

Specific Objective Number: DH 2.1	Project ID:
HUD Matrix Code: 13	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator:	Annual Units: 1 Household
Local ID:	Units Upon Completion:

Funding Sources:

HOME	$13,441
Total	**$13,441**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Holbrook Town Administrator

Priority Need HOME Planning and Administration

Project Number and Title Project 48 – Holbrook HOME Administration

Activity Name and Description Administration of HOME Grant Funds: Responsibilities include budgeting, financial management, subrecipient monitoring, etc.

Objective category:
___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
50 North Street, Holbrook, MA 02343 / Holbrook

Specific Objective Number:	Project ID:
HUD Matrix Code: 19A / 21H	CDBG Citation:
Type of Recipient:	CDBG National Objective:
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Compliance with HOME program.	Annual Units: n/a
Local ID:	Units Upon Completion:

Funding Sources:

HOME	$2,986
Total	**$2,986**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Neighborhood Housing Services of the South Shore and/or Quincy Community Action Programs Inc.

Priority Need Acq., Production, & Rehab of units for Affordable Housing

Project Number and Title Project 50 - Holbrook CHDO Affordable Housing

Activity Name and Description Grants and Loans: To eliminate substandard living conditions, control lead paint hazards, and prevent flood damage in owner occupied households or in rental units occupied by LMI residents.

Objective category:
___ Suitable Living Environment X__ Decent Housing ___ Economic Opportunity

Outcome category:
__ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
Holbrook

Specific Objective Number: DH 2.2	Project ID:
HUD Matrix Code: 12 / 14G	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator:	Annual Units: 1 unit
Local ID:	Units Upon Completion:

Funding Sources:

HOME	$13,442
Total	**$13,442**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Holbrook Town Administrator

Priority Need Rehabilitation for Affordable Housing

Project Title Project 49 – Holbrook Rehab Program

Activity Description RESERVED

Objective category:
___ Suitable Living Environment X__ Decent Housing ___ Economic Opportunity

Outcome category:
__ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
50 North Street, Holbrook, MA 02343 / Holbrook

Specific Objective Number: DH 2.2	Project ID:
HUD Matrix Code: 14A / 14B	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator:	Annual Units:
Local ID:	Units Upon Completion:

Funding Sources:

Total **$0**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Holbrook Town Administrator

Priority Need Production of rental units for affordable housing

Project Number and Title Project 51 – Holbrook Rental Production (NON CHDO)

Activity Description RESERVED

Objective category:
___ Suitable Living Environment X___ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
Holbrook

Specific Objective Number: DH 2.2	Project ID:
HUD Matrix Code: 12	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Mod Housing
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator:	Annual Units:
Local ID:	Units Upon Completion:

Funding Sources:

Total **$0**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Weymouth PCD

Priority Need HOME Planning and Administration

Project Number and Title Project 26 – Weymouth HOME Administration

Activity Name and Description Administration of HOME grant funds; responsibilities include budgeting, financial management, subrecipient monitoring, etc.

Objective category:
___ Suitable Living Environment X___ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
75 Middle Street, Weymouth, MA 02189 / Weymouth

Specific Objective Number:	Project ID:
HUD Matrix Code: 19A / 21H	CDBG Citation:
Type of Recipient:	CDBG National Objective:
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Compliance with HOME program.	Annual Units: n/a
Local ID:	Units Upon Completion:

Funding Sources:

HOME	$14,668
Total	**$14,668**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Weymouth Planning Department

Priority Need Acq., Production, & Rehab of units for Affordable Housing

Project Number and Title Project 30 - Weymouth CHDO Affordable Housing

Activity Name and Description Weymouth CHDO Affordable Housing

Objective category:
___ Suitable Living Environment X__ Decent Housing ___ Economic Opportunity

Outcome category:
__ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
1200 Hancock Street, Quincy, MA 02169 and/or
1509 Hancock Street, Quincy, MA 02169 / Weymouth

Specific Objective Number: DH 2.2	Project ID:
HUD Matrix Code: 12 / 14G	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Create 6 new affordable housing units.	Annual Units: 4 affordable housing units
Local ID:	Units Upon Completion:

Funding Sources:

HOME	$22,003
HOME Operating	$ 7,334
Total	**$29,337**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Weymouth Planning Department

Priority Need Rehabilitation for Affordable Housing

Project Number and Title Project 31 – Weymouth Rehabilitation

Activity Name and Description Grants and Loans: To eliminate substandard living conditions, control lead paint hazards, and prevent flood damage in owner occupied households or in rental units occupied by LMI residents.

Objective category:
___ Suitable Living Environment X__ Decent Housing ___ Economic Opportunity

Outcome category:
__ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
75 Middle Street, Weymouth, MA 02189 / Weymouth

Specific Objective Number: DH 2.2	Project ID:
HUD Matrix Code: 14A / 14B	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator:	Annual Units: 2 units
Local ID:	Units Upon Completion:

Funding Sources:

HOME	$50,239
Total	**$50,239**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Weymouth Planning Department

Priority Need Assistance for Homeownership

Project Number and Title Project 32 – Weymouth First Time Home Buyer Program

Activity Name and Description RESERVED

Objective category:
___ Suitable Living Environment X__ Decent Housing ___ Economic Opportunity

Outcome category:
__ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
75 Middle Street, Weymouth, MA 02189 / Weymouth

Specific Objective Number: DH 2.1	Project ID:
HUD Matrix Code: 13	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Assist 5 households to afford their own home.	Annual Units: 5 households
Local ID:	Units Upon Completion:

Funding Sources:

HOME $0

Total $0

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Weymouth Planning Department

Priority Need Production of rental units for affordable housing

Project Number and Title Project 33 - Weymouth Rental Production – non-CHDO

Activity Name and Description Weymouth Rental Production

Objective category:
___ Suitable Living Environment X___ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
75 Middle Street, Weymouth, MA 02189 / Weymouth CT 4222

Specific Objective Number: DH 2.2	Project ID:
HUD Matrix Code: 12	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Mod Housing
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator:	Annual Units: 4 households
Local ID:	Units Upon Completion:

Funding Sources:

HOME	$52,445
Total	**$52,445**

Table 3C

Listing of Projects

Community Development – Homeless & Special Needs

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Father Bill's and Mainspring

Priority Need Emergency Shelter, Severe Mental Illness, Persons with Alcohol and Drug Abuse, Veterans

Project Number and Title Project 20 – Emergency Solutions Grant

Activity Name and Description Emergency Solutions Grant: **Emergency Shelter:** Provide 24 hour, full service program for homeless men and women, including counseling, housing search, nursing services, outreach program for the homeless mentally ill, on-site substance abuse counseling, veterans' services, outreach to head injured clients and voice mail for housing and job search.

Objective category:
X___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
422 Washington Street, Quincy, MA 02169 / Quincy/Weymouth

Specific Objective Number: SL 1.1	Project ID:
HUD Matrix Code: 03C	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income – Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Patrons will stabilize with overnight shelter and case management services.	Annual Units: 1,000 unduplicated persons
Local ID:	Units Upon Completion:

Funding Sources:

ESG	$90,000
Total	**$90,000**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Quincy Community Action Program

Priority Need Homelessness Prevention

Project Number and Title Project 20 – Emergency Solutions Grant

Activity Name and Description Emergency Solutions Grant: **Homelessness Prevention:** Households will be eligible for up to $4,000 in homeless prevention assistance. The funds will be distributed on a case-by-case basis. Each member agency of the local ESG collaborative will complete an assessment and determine participant eligibility based on these criteria. Quincy Community Action Programs will serve as the coordinating agency, so all paperwork will then be forwarded there for review. This will ensure that households do not access funds from more than one agency.

Objective category:
X___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
422 Washington Street, Quincy, MA 02169 / Quincy/Weymouth

Specific Objective Number: SL 1.4	Project ID:
HUD Matrix Code: 05Q / 08 / 21A	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income – Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: 25 households will obtain direct client assistance in order to prevent homelessness.	Annual Units: 25 households
Local ID:	Units Upon Completion:

Funding Sources:

ESG	$61,700
Total	**$61,700**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Quincy Community Action Program

Priority Need Homelessness Prevention

Project Number and Title Project 20 – Emergency Solutions Grant

Activity Name and Description Emergency Solutions Grant: **Administration:** General management; oversight; coordination; training on ESG requirements; consolidated planning; environmental review.

Objective category:
X___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
422 Washington Street, Quincy, MA 02169 / Quincy/Weymouth

Specific Objective Number: SL 1.4	Project ID:
HUD Matrix Code: 21A	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income – Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Administration of the Emergency Solutions Grant	Annual Units: n/a
Local ID:	Units Upon Completion:

Funding Sources:

ESG	$12,241
Total	**$12,241**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name TBD

Priority Need Transitional Housing

Project Number and Title Project M-1 – SHP Transitional Housing for Families

Activity Name and Description Transitional Housing Program: RESERVED

Objective category:
___ Suitable Living Environment X___ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility ___ Affordability X___ Sustainability

Location and/or Target Area (List Service Area and Street Address):
68 Saratoga Street, Quincy, MA 02171 / Quincy

Specific Objective Number: DH 3.1	Project ID:
HUD Matrix Code: 03C	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator:	Annual Units:
Local ID:	Units Upon Completion:

Funding Sources:

McKinney	$0
Total	**$0**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name	Father Bill's and MainSpring
Priority Need	Permanent Housing, Victims of Domestic Violence
Project Number and Title	Project M-2 – SHP - Permanent Housing for Victims of Domestic Violence

Activity Name and Description Empowerment Project / Teresa's Project: Provides permanent housing for battered women and the children who have become homeless due to domestic violence. Daily services will include outreach, case management, life skills, and transportation.

Objective category:
___ Suitable Living Environment X___ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
422 Washington Street, Quincy, MA 02169 / Quincy/Weymouth

Specific Objective Number: DH 2.1	Project ID:
HUD Matrix Code: 03C	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income – Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Provide 26 permanent housing units for homeless families.	Annual Units: 26 housing units
Local ID:	Units Upon Completion:

Funding Sources:

McKinney	$350,401
Total	**$350,401**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Father Bill's and Mainspring

Priority Need Permanent Housing, Dev/Phys Disabled

Project Number and Title Project M-3 - SHP – Perm Housing for Disabled Adults

Activity Name and Description Permanent Housing for Disabled Adults: Dept of Mental Health – Paula's House: Provides wide range of comprehensive services, which enable homeless adults to live independently in permanent supportive housing.

Objective category:
___ Suitable Living Environment X___ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
422 Washington Street, Quincy, MA 02169 / Quincy/Weymouth

Specific Objective Number: DH 2.1	Project ID:
HUD Matrix Code: 03C	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income – Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Provide 4 permanent housing units for homeless individuals.	Annual Units: 4 housing units
Local ID:	Units Upon Completion:

Funding Sources:

McKinney	$101,112
Total	**$101,112**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name	Father Bill's and Mainspring
Priority Need	Permanent Housing
Project Number and Title	Project M-4 – SHP - Permanent Housing for Homeless Families

Activity Name and Description The Family Project / Fr. McCarthy's: Links homeless families to secure appropriate, permanent housing; and provides ongoing supportive services for program participants.

Objective category:
___ Suitable Living Environment X___ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
422 Washington Street, Quincy, MA 02169 / Quincy/Weymouth

Specific Objective Number: DH 2.1	Project ID:
HUD Matrix Code: 03C	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income – Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Provide 34 affordable permanent housing units for homeless families.	Annual Units: 34 units
Local ID:	Units Upon Completion:

Funding Sources:

McKinney	$451,420
Total	**$451,420**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name	Father Bill's and Mainspring
Priority Need	Economic Development, Permanent Supportive Housing, Transitional Housing
Project Number and Title	Project M-5 – SHP – South Shore Housing and Employment Initiative (SHIP)

Activity Name and Description (SHIP): Links homeless individuals to job-placement, training, support, and stabilization services. Participants are assisted with securing appropriate transitional, permanent-supportive, or permanent housing. Program provides on-going supportive services for the individuals in housing.

Objective category:
___ Suitable Living Environment ___ Decent Housing X___ Economic Opportunity

Outcome category:
X___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
422 Washington Street, Quincy, MA 02169 / Quincy/Weymouth

Specific Objective Number: EO 1.1	Project ID:
HUD Matrix Code: 03C / 05	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income – Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Provide accessibility to support services to 30 persons.	Annual Units: 30 persons
Local ID:	Units Upon Completion:

Funding Sources:

McKinney	$86,509
Total	**$86,509**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name	Father Bill's and Mainspring
Priority Need	Economic Development, Permanent Supportive Housing, Transitional Housing
Project Number and Title	Project M-6 – Tenant Based Rental Assistance – Quincy/Weymouth Shelter + Care

Activity Name and Description FBM Shelter + Care Projects: Annie's Program, BCIJ Program; & DEFGH Family Program provide Shelter + Care Tenant-Based Rental Subsidies.

Objective category:
___ Suitable Living Environment X___ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
422 Washington Street, Quincy, MA 02169 / City-wide

Specific Objective Number: DH 2.1	Project ID:
HUD Matrix Code: 03C / 05	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income – Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Provide 108 Affordable Permanent Housing Units for homeless individuals and families.	Annual Units: 108 affordable housing units
Local ID:	Units Upon Completion:

Funding Sources:

McKinney	$1,624,464	
	Annie's Program (14 subsidies)	$193,032
	BCIJ Program (63 subsidies)	$932,772
	DEFGH Family Program (31 subsidies)	$498,660
Total		**$1,624,464**

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name	Father Bill's and Mainspring
Priority Need	Permanent Supportive Housing, Chronically Homeless
Project Number and Title	Project M-7 – SHP – Permanent Supportive Housing for Homeless Individuals

Activity Name and Description Louis' Program; Sr. Miriam's Program; Step First Program. Programs will provide Single Room Occupancy (SRO) housing for 58 homeless individuals by leasing scattered site housing units. At least 70% of program participants will be considered chronically homeless as defined by HUD.

Objective category:
___ Suitable Living Environment X___ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility X___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
422 Washington Street, Quincy, MA 02169 / Quincy/Weymouth

Specific Objective Number: DH 2.1	Project ID:
HUD Matrix Code: 03C	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income – Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Provide 37 affordable permanent housing units for homeless individuals.	Annual Units: 37 units
Local ID:	Units Upon Completion:

Funding Sources:

McKinney	$522,370	
	Louis' Program	$ 51,345
	Sr. Miriam's Program	$ 96,891
	Step First Program	$ 72,588
	Wismar's Project	$111,485*
	Joyce's Project	$111,484
	Fran's Project	$ 78,577
	Total	**$522,370**

(Note: (12/1/10 – 11/30/12; For renewal, amount will change to $55,743)

City of Quincy and Quincy HOME Consortium

Table 3C
Consolidated Plan Listing of Projects Form

Subrecipient's Name Father Bill's and Mainspring

Priority Need Homeless Management Information System

Project Number and Title Project M-8 – HMIS

Activity Name and Description **HMIS** is a data collection system for homeless information for the Quincy/ Weymouth CoC in an effort to track persons in the system, create required reports, and forecast future trends.

Objective category:
___ Suitable Living Environment ___ Decent Housing ___ Economic Opportunity

Outcome category:
___ Availability/Accessibility ___ Affordability ___ Sustainability

Location and/or Target Area (List Street Address and/or Service Area):
422 Washington Street, Quincy, MA 02169 / Quincy/Weymouth

Specific Objective Number: DH 2.1	Project ID:
HUD Matrix Code:	CDBG Citation:
Type of Recipient:	CDBG National Objective: Low/Moderate Income – Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2012	Completion Date: 06/30/2013
Performance Indicator: Clients will be tracked in the system, required reports will be created, and trends will be analyzed.	Annual Units: n/a
Local ID:	Units Upon Completion:

Funding Sources:

McKinney	$69,547	
HMIS	$69,547	
	Total	**$69,547**

21. STATEMENT OF RESOURCES (Schedule B)

Please refer to the following pages (**Schedule B**) for a summary of Federal resources that are expected to be available and resources from private and non-Federal public sources that are reasonably expected to be available to address the priority needs and specific objectives identified in the strategic plan. This Schedule also shows the resources from private and non-private sources that will be leveraged by Federal funds.

The City of Quincy, MA and the Quincy HOME Consortium recognize that Low Income Tax Credits (LITC) may be used as an element of non-Federal sources. There is one pending or anticipated project intending to apply for this resource – NHS' 45 Winter Street project. Therefore, the LITC line item on Schedule B is appropriately reflected.

The Consortium will satisfy the Home and ESG Matching Requirements through the following:

- Emergency Solutions Grant (ESG) will leverage funds through fundraising, private donations, State funds, and Private Foundation funds.

- The City leases a City-owned building to Father Bills & MainSpring for them to use as the facility for their Emergency Shelter Program. The market rent for this building would be at least $95,430 a month.

  - HOME match will be provided mainly through the Massachusetts Rental Voucher Program (MRVP) sponsored by the Commonwealth and through below market interest rates offered by private banks through the City's First Time Home Buyer Program and Massachusetts Housing Partnership.

SCHEDULE B
CITY OF QUINCY, MASSACHUSETTS
QUINCY CONSORTIUM

FINANCIAL RESOURCES
PLANNED SOURCES AND USES

Sources	Planned $	Planned Uses
1 **Federal Grants**		
a) CDBG	$ 1,717,749	
b) HOME	$ 663,745	
c) ESG	$ 163,941	
d) Public Housing Operating Fund	$ 5,748,186	
e) Public Housing Capital Fund	$ 59,874	
f) Annual Contributions for Section 8 Tenant-Based Assistance	$ 1,088,041	
g) Resident Opportunity and Self-Sufficiency Grants	$ 266,660	
h) Family Self Sufficiency Program and Housing Choice	$ 9,472,643	
Other Federal Grants		
i) Shelter Plus Care	$ 1,629,095	
j) Various ESG Related Federal Grants	$ 1,616,016	
2 **Prior Year Federal Grants (unobligated funds only)**		
a) CDBG	$ 104,000	
b) HOME	$ 1,008,263	
c) ESG	$ -	
d) Public Housing Operating Fund	$ -	
e) Public Housing Capital Fund	$ -	
f) YouthBuild	$ -	
g) Resident Opportunity and Self-Sufficiency Grants	$ -	
h) Energy Efficiency and Conservation Block Grant (EECBG)	$ -	
i) CDBG - R	$ -	
3 **Non-Federal Sources**		
a) Low Income Tax Credits	$ 4,500,000	Rental Production
b) State's Soft Second Program	$ 300,000	First Time Homebuyer Program
c) Private Contribution - First Time Homebuyers	$ 150,000	First Time Homebuyer Program
d) Private Contribution - Down Payment	$ 50,000	
e) Private Contribution - Rehabilitation	$ 50,000	Housing Rehabilitation
f) Private Contribution - Rehabilitation	$ 17,000	Non-Profit Housing
g) Private Contribution - Public Facilities	$ 22,000	Construction/Renovation of Public Facilities
h) State's Rental Voucher Program (MRVP)	$ 362,000	HOME match
I) Leveraged Amounts - CHDOs	$ 1,155,000	CHDO Development
j) Leveraged Amounts - McKinney	$ 2,033,099	McKinney Homeless Programs
k) Leveraged Amounts - Quincy 2000	$ 350,000	Special Economic Development Activities
l) Leveraged Amounts - Public Service Org	$ 553,683	Public Services
m) Leveraged Amounts - Neighborhood Public Improvements	$ 100,000	Public Facilities/Works
n) Leveraged Amount - City Planning	$ 284,952	Planning and Administration
o) Leveraged Amounts - ESG - State	$ 4,479,405	Emergency Shelter Grant
p) Leveraged Amounts - ESG - Private	$ 163,941	Emergency Shelter Grant
4 **Program Income**		
a) NHS - CDBG - Program Income	$ 20,500	Housing Rehabilitation Prog
b) Economic Development RLF	$ 70,106	Economic Development Prog
c) Housing Rehab Loan Repayments-CDBG-Est.	$ 150,000	Housing Rehabilitation Prog
d) Housing Rehab Loan Repayments-HOME-Est.	$ 35,528	Housing Rehabilitation Prog
e) First Time Homebuyer Recapture - HOME- Est.	$ 17,500	Housing Rehab/FTHB

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

CITY OF QUINCY, MA

BUDGET FY 2012-2013 CDBG ALLOCATION BY MAJOR CATEGORIES

BUDGET CATEGORY	BUDGET AMOUNTS BY FISCAL YEAR		NOTES, EXPLANATIONS AND ASSUMPTIONS
	FY 12-13	FY 11-12	
Public Services	**284,830**	328,176	***See Schedules A and A-1 for details.***
Code Enforcement	**55,980**	56,176	Salary and benefits of Code Enforcement officer at Health Department
Public Facilities and Improvement:			
Renovation of Non-profit Housing	**0**	0	Program Income generating Projects.
Public Facilities	**0**	30,000	Renovation/expansion of facilities serving low-mod persons. ***See Schedule B for details.***
Neighborhood Public Improvement	**100,000**	100,000	Public works projects with low-mod service areas
Business District Revitalization	**5,000**	20,000	Program to be funded from carryover funds
First Time Homebuyer's Program (Support Staff)	**0**	0	Program Delivery Costs. Actual costs funded with HOME funds Other funds come from State HOME and Soft Second.
Housing Rehabilitation Grants/Loans	**28,993**	54,402	Loans for housing rehabilitation (Owner-occupied or rental); deleading; and flood-prone retrofitting programs - City wide; also funded through HOME,CDBG Revolving Loan Account
Housing Rehab Program Support	**104,899**	105,085	For salaries & operating expenses, Rehab Office, to implement all CDBG/HOME/MHFA/ FEMA housing rehab, handicap adaptation, and public facilities improvement programs
Neighborhood Housing Services of the SS Rehabilitation Loan Program	**22,000**	59,253	Housing rehabilitation loan funds; See Also HOME
Neighborhood Housing Services of the SS Rehab Loan Program Support	**20,000**	30,000	Operating funds for CDBG and HOME rehab programs
Quincy 2000 Economic Development Activities	**30,000**	40,000	In addition to their Revolving Loan Fund; Please see **Schedule E** for available prior year funds.
Planning and CDBG Administration	**386,394**	411,927	Overall CDBG program admin. & planning; includes QCAP's Housing Counseling, affirmative action, , Audits, studies. **Schedule F**
Section 108 Repayments	**679,653**	658,117	Payment of City/MHI Section 108 loan
TOTAL CDBG BUDGET	**1,717,749**	**1,893,136**	

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

CITY OF QUINCY, MA

BUDGET BY SOURCES OF FUNDING - Final

BUDGET CATEGORY	FY 13 FUNDING SOURCES					
	REGULAR FY12-13	UNEXP PRIOR YR	TRANS-FERS	COMMITTED PRIOR YR	CITY PROG INCOME	GRAND TOTAL
Public Services	284,830					284,830
Code Enforcement	55,980					55,980
Public Facilities and Improvement:						
Renovation of Non-profit Housing	0					0
Public Facilities	0	104,000				104,000
Neighborhood Public Improvement	100,000			100,000		200,000
Business District Revitalization	5,000			0		5,000
Brewers Corner				0		0
First Time Homebuyer's Program (Support Staff)	0					0
Housing Rehabilitation Grants/Loans	28,993				150,000	178,993
Housing Rehab Program Support	104,899					104,899
Neighborhood Housing Services of the SS (Rehabilitation Loan Program)	22,000				20,500	42,500
Neighborhood Housing Services of the SS (Rehab Loan Program Support)	20,000					20,000
Quincy 2000 (Economic Development Activities)	30,000				70,106	100,106
Planning and CDBG Administration	386,394					386,394
Section 108 Repayments	679,653					679,653
TOTAL CDBG BUDGET	**1,717,749**	**104,000**	**0**	**100,000**	**240,606**	**2,162,355**

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
PROGRAM INCOME GENERATED BY YEAR
Final

	CITY	NHS	Quincy2000	MISC	TOTAL
2012-2013 (proj.)	**150,000**	**20,500**	**70,106**	**0**	**240,606**
2011-12 (proj.)	**140,000**	**18,000**	**58,015**	**0**	**216,015**
2010-11	255,960	56,716	42,320	0	**354,996**
2009-10	330,670	20,412	44,824	0	**395,905**
2008-09	207,267	58,356	15,159	0	**280,782**
2007-08	238,787	171,747	97,012	0	**507,546**
2006-07	280,000	81,300	81,800	0	**443,100**
2005-06	287,983	75,608	114,254	0	**477,844**
2004-05	294,061	89,506	95,291	0	**478,857**
2003- 04	263,275	161,866	85,066	288,000	**798,208**
2002-03	397,620	126,443	169,443	0	**693,506**
2001-02	402,280	63,517	246,990	0	**712,787**
2000-01	344,969	90,922	62,928	0	**498,819**

SCHEDULE A-1 BUDGET DETAILS (See Schedule A also)

Final FY 2012-2013 PUBLIC SERVICES BUDGET DETAILS

PUBLIC SERVICES SUBGRANTEES	SALARY STAFF SALARY	BENEFITS (Longevity)	PROGRAMS/ OPERATIONS	TOTAL FY 12-13	NOTES, EXPLANATIONS, ASSUMPTIONS
Elderly Outreach-COUNCIL ON AGING					Transportation program; covers salaries of
Dispatcher	29,271	175		29,446	staff and operating costs;
Social Service Tech -2	39,932	250		40,182	supplements State/City funds.
Social Service Tech -2	39,932	250		40,182	
Subtotal	**109,135**	**675**		**109,810**	
WARD 1					
Houghs Neck Neighborhood			10,969	10,969	Director plus programs costs
Asian Liaison					
Asian Liaison			46,240	46,240	John Chen, Asian Outreach
ATLANTIC AREA					
North Quincy Neighborhood			3,750	3,750	Program and operating costs
Squantum Neighborhood			8,066	8,066	Program and operating costs
Montclair/Wollaston Neighborhood			979	979	Program and operating costs
TOTAL ATLANTIC AREA			*12,795*	*12,795*	Under one contract with ANA
Germantown Neighborhood			19,575	19,575	Receives supplemental funding from YMCA
Germantown Neighborhood Food Pantry			8,072	8,072	
Ward 2, 4 an N. Quincy Community Center			22,500	22,500	Program and operating costs
QCAP Emergency Food Center			10,463	10,463	Food Pantry - Southwest CC
South Shore Elder Services			2,835	2,835	Meals on Wheels for the handicapped
Good Shepherd Maria Droste			6,581	6,581	Counselling Program
Asian-American Service Assoc., Inc			6,176	6,176	Asian senior program
Family Commission Programs			3,782	3,782	Transitional Housing and Patent to Parent Programs
Family Commission - Parent Child Home Program			1,875	1,875	
Quincy After School Child Care			5,569	5,569	Program for low-income residents.
Quincy Public Schools Adult Special Ed.			1,688	1,688	Program for Developmental Delays
QPAC Teen Center Social Group			2,775	2,775	
Fr. Bill's Veterans Homeless Program			13,125	13,125	Program and operating costs
TOTAL PUBLIC SERVICES	***109,135***	***675***	***175,020***	***284,830***	

Note: Line Items in bold are City employees.

Schedule A - PUBLIC SERVICES BUDGETS
Final FY 08-09 to FY 12-13

PUBLIC SERVICES SUBGRANTEES	ACTUAL				
	FY 2012-2013	FY 2011-2012	FY 2010-2011	FY 2009-2010	FY 2008-2009
Elderly Outreach-Council on Aging- City Employees	109,810	110,056	146,451	113,104	137,485
WARD 1					
Houghs Neck Neighborhood	10,969	14,625	14,625	14,625	14,625
ATLANTIC AREA					
North Quincy Neighborhood	3,750	5,000	20,245	20,245	20,245
Squantum Neighborhood	8,066	10,755	10,755	10,755	10,755
Montclair/Wollaston Neighborhood	979	1,305	1,305	1,305	1,305
TOTAL ATLANTIC AREA	12,795	17,060	32,305	32,305	
Germantown Neighborhood	19,575	26,100	26,100	26,100	26,100
Germantown Neighborhood Food Pantry	8,072	10,762	10,762	10,000	10,000
Ward 2	22,500	10,000	11,232	11,232	11,232
Ward IV Neighborhood Association	0	10,000	6,175	6,175	6,175
Ward IV Community Center Consortium	0	10,000	4,000	4,000	4,000
QCAP Emergency Food Center	10,463	13,950	13,950	13,950	13,950
South Shore Elder Services	2,835	3,780	3,780	3,780	3,780
Good Shepherd Maria Droste	6,581	8,775	8,775	8,775	8,775

Schedule A - PUBLIC SERVICES BUDGETS
Final FY 08-09 to FY 12-13

PUBLIC SERVICES **SUBGRANTEES**	ACTUAL				
	FY 2012-2013	FY 2011-2012	FY 2010-2011	FY 2009-2010	FY 2008-2009
Interfaith Social Services	N/A	N/A	N/A	2,925	2,925
Asian-American Service Assoc., Inc.	6,176	8,235	8,235	8,235	8,235
Family Commission Programs	3,782	5,042	15,758	15,758	15,758
Family Commission - Parent Child Home Program	1,875	2,500	2,500	N/A	N/A
Asian Liaison	46,240	46,416	46,184	44,903	44,125
Quincy After School Child Care	5,569	7,425	7,425	7,425	7,425
Quincy Public Schools Adult Spec. Ed.	1,688	2,250	2,250	2,250	2,250
QPAC Teen Center Social Group	2,775	3,700	3,700	3,700	N/A
QMC-Finding Hope for Children	N/A	N/A	N/A	4,000	N/A
Fr. Bill's Veterans Homeless Program	13,125	17,500	17,500	15,750	15,750
TOTAL PUBLIC SERVICES BUDGET	284,830	328,176	381,707	*348,992*	*367,629*

COMMUNITY DEVELOPMENT BLOCK GRANT

CITY OF QUINCY, MASSACHUSETTS

SCHEDULE B

PUBLIC FACILITIES - Final FY 2012-13 and FY 2011-12 BUDGETS

BUDGET CATEGORY/ SUBGRANTEE	FY 2012-13	FY 2011-12	Prior YR	NOTES, EXPLANATIONS, ASSUMPTIONS
	BUDGET	*BUDGET*	*Unexpended as of 5/1312*	
Manet Health Cntr. 110 West Squantum St.	*0*	1,000	49,000	
Manet Health Cntr. 110 West Squantum St. Renovation	*0*	0		
Renovation of Non-profit Housing	0	29,000		
Dove			25,000	
Senior Community Center 440 E. Squantum Street	*0*	0		
North Quincy Community Center Handicap Acessibility	*0*	0		
Handicap Accessibility	*0*	0		
Public Facilities - Unallocated		0	0	
TOTAL PUBLIC FACILITIES	***0***	***30,000***	***74,000***	

COMMUNITY DEVELOPMENT BLOCK GRANT
CITY OF QUINCY, MASSACHUSETTS

SCHEDULE C - PUBLIC WORKS PROJECTS
Final FY 2012-2013 and FYs 1997-2012

PROJECT NAME	WARD	CONTRACT #	*1996-97 to 2012*		2012-2013	
			UNDER LOW/MOD	UNDER SLUMS/BLIGHT	UNDER LOW/MOD	UNDER SLUMS/BLIGHT
Business District Revitalization		***Budget***	***$573,877***		***$5,000***	
Brewers Corner						
Street and Sidewalk Improvements (Low-Mod areas)		***Budget***	***$32,507***		***$100,000***	
Chickatabot Road and Algonquin Road		**2007**	$190,000			
Street and Sidewalk Improvements (Low-Mod areas) - D	1-6	**05-84**	$380,000			
Janet, Palmer St, Sherbourne Cir, Bates Ave, Holmes St		03-118 (J)	$299,656			
Clay St		02-140	$12,326			
Rockview, Cranch, Myrtle, Swan Rd (D)		02-74	incl above			
Felton, Larry Pl, Marlboro, Greene, Curtis,Quarterdeck	1-6	02-74	$416,502			
Connector Road (P.A. Landers)- Act 1010		00-101	$72,459			
CDBG Misc Streets (A) PA Landers - Act 994		00-84	$241,755			
Water Main (NGS)- Act 855	233,328	99-186	$233,328			
Quincy Point CARD Phases II, III	2	01-107		$550,000		
Quincy Point CARD Phase I Initial - Act 856	2	99-90/137/119		$100,000		
North Quincy Phase 3 CARD (Bal. is $284,840.80) -Act758	6	99-91		$400,000		
North Quincy Phase 2 CARD - Act 595	6	MassElect		$410,000		
North Quincy Phases 1 CARD - Act 371	6	98-37		$400,000		
Wollaston Phases I/II CARD (PA Landers) - Act 417	5	96-96 + MassE		$801,000		
Cherry Street, Nightingale St; Rusell Park, Hollis Ave	2,4,5,6	98- 162	incl above			
Darrow Street - Act 631	1	98- 162	$272,370			
Darrow St, Curtis Ave, Pray, Deldorf, Estabrook	1,2.3.5	97-165	$236,962			
Water Street	2	97-98	$114,418			
Elm Street Playground	2	97-84	$13,020			
Curtis Ave (Baxter to Beechwood) - Water	2	97-70	$60,709			
Young, Coe, Prospect , Gilmore, Scotch Pond	1,5,6	95-242	$98,849			
Palmer Street	1	94-102	$35,748			
TOTAL			$3,284,484	$2,661,000	$105,000	$0

HOUSING PROGRAMS/PROJECTS

CITY OF QUINCY, MASSACHUSETTS

SCHEDULE D Final Budget

BUDGET CATEGORY	FY 2012-13		FY 2011-12		PRIOR YEARS	NOTES, EXPLANATIONS, ASSUMPTIONS
	CDBG	HOME (Quincy %)	CDBG	HOME (Quincy %)	HOME	
AFFORDABLE HOUSING DEVELOPMENT:						
Rental Production-		50,451		66,653	106,450	
SUBTOTAL RENTAL PROD		*50,451*		*66,653*	106,450	
CHDO Development					322,104	
Set-aside (min 15%)		168,176		77,254	0	HOME regs require a min. of 15% of total grant for CHDO
Set-aside (project to be named later)				143,921		Development of affordable housing.
SUBTOTAL CHDO DEV.	*0*	*168,176*	*0*	*221,175*	*322,104*	
REHAB OF NON-PROFIT HOUSING						
HOUSING REHAB LOANS/GRANTS					283,444	Grants/Loans for owner-occupied and rental housing rehabilitation,
Office of Housing Rehab	28,993	100,184	107,024	87,522		deleading & flood-prone retrofitting prog.
HOUSING PROGRAM SUPPORT						For operating expenses- Rehab Office, to implement all CDBG, HOME
Office of Housing Rehab **(A)**	$ 104,899		104,448	0		and State Housing Rehab Programs, Handicapped Access; Pub. Fac.
HOUSING REHAB LOANS/GRANTS						Housing Rehabilitation loan funds
Neighborhood Housing Serv.	22,000		22,000	44,235		both single and multi-family rehab
HOUSING PROGRAM SUPPORT						Operating funds for CDBG and State funded loan programs of QNHS.
Quincy Neighborhood Housing Serv.	20,000		20,000			
SUBTOTAL REHABILITATION	*175,892*	*100,184*	*149,024*	*131,757*	283,444	
FIRST TIME HOMEBUYER'S						Downpayment and closing cost assistance
PROGRAM	0	33,635	0	44,235	97,450	for first time homebuyers
HOME						
Program Administration	N/A	39,161	N/A	51,502		
TOTAL QUINCY	*175,892*	391,607	*149,024*	*515,022*	*809,448*	

(A) Does not include Housing Rehab Program Income expenditures

COMMUNITY DEVELOPMENT BLOCK GRANT
CITY OF QUINCY, MASSACHUSETTS

SCHEDULE E Final FY 1 3 AND CURRENT/PAST BUDGETS
QUINCY 2000

PROGRAM, PROJECT, ACTIVITY	FY 2012-13 BUDGET	CARRYOVER BUDGET	FY 12-FY13 EST PI	FY 11-FY12 EST PI	TOTAL BUDGET
DIRECT GRANTS/LOANS					
Signage Improvement Grants					
Commercial Loan/Grant	30,000	0	70,106	58,000	158,106
Storefront Building Improvement					
SUBTOTAL DIRECT GRANTS/LOANS	*30,000*	*0*	*70,106*	*58,000*	*158,106*
TECHNICAL ASSISTANCE PROGRAM					
Technical Assistance Microenterprises					
Technical Assistance Job Creation					
SUBTOTAL TA PROGRAM					
GRANT/LOAN PROGRAM DELIVERY					
Signage Improvement Program Delivery					
Commercial Loan/Grant Program Delivery					
Retail Incubator Business Loan					
Business Loan Pool (Job Creation)					
Storefront Building Improvement					
SUBTOTAL PROGRAM DELIVERY					
CONTRACT TOTAL	30,000	0	70,106	58,000	158,106

EST. PROGRAM INCOME AVAILABLE IN FY 12-13 70,106

EST.PROGRAM INCOME AVAILABLE IN FY 11-12 58,000

COMMUNITY DEVELOPMENT BLOCK GRANT

SCHEDULE F FY 2012 - 2013 AND FY 2011 - 2012

CITY OF QUINCY, MASSACHUSETTS

PLANNING AND CDBG ADMINISTRATION BUDGET

BUDGET CATEGORY	BUDGET			NOTES, EXPLANATIONS AND ASSUMPTIONS:
	FY 2012-13	FY 2011-12		
Planning and Community Development.- Basic	$ 279,754	$ 309,538		This is staff CDBG salary share net of charges/credits to other grants
Reimbursement to the City of Quincy: Planning and Community Dev. - Retirement	$ 31,385	$ 31,234		Basic Salary plus edu./long.;gross retirement expenses
Longevity, Educational Bonus, and GIC	$ 8,175	$ 8,175		
Quincy Community Action Program Housing Counseling	$ 9,500	$ 9,500		Covers part of the cost of housing counseling program, first time homebuyers' course, etc.
Bookkeepers - Public Services	$ 3,700	$ 6,425		
CDBG Audit	$ 10,000	$ 9,000		
Operations, Supplies, Printing, and Misc.	$ 14,055	$ 14,055		
CDBG Workshops; CDBG Week; Mayor/Staff Seminars; Publications	$ 11,000	$ 10,000		
Computers and Software	$ 2,000	$ 2,000		
Planning Initiatives	*$ 16,825*	*$ 12,000*		To be determined
CITY'S PLANNING STUDIES AND ADMINISTRATION	$ 386,394	$ 411,927		
MAXIMUM PLANNING STUDIES AND ADMIN - CDBG REG.	$ 343,550	$ 378,627		20% of Total CDBG Annual Grant
ADDL PLAN/ADMIN - PROG INCOME	*$ 48,121*	*$ 33,300*		20% of Total CDBG Program Income
TOTAL FUNDING	$ 391,671	$ 411,927		
Max Planning and Admin. from Program Income	$ 48,121	$ 43,203		Based on estimated $240,606.00 FY 2012-13 program inc

COMMUNITY DEVELOPMENT BLOCK GRANT
Final FY 2012-13

SCHEDULE F 1 - SCHEDULE OF SALARIES AND FRINGE

	POSITION	LONGEVITY/ EDUC.	FY 12-13 Salary							
			CDBG	HOME	Other	McKinney	HPRP	MR	EECBG	TOTAL
Robert Donald	FR	$ 1,800	$ 42,971					$ 25,151		$ 68,122
Rob Stevens	PP1	$ 775	$ 12,265							$ 12,265
Sean Glennon	PP1	$ 975	$ 33,203	$ 39,161						$ 72,364
Stephen Connelly	SP	$ 775	$ 21,937			$ 33,973			$ 2,000	$ 57,910
Elizabeth Manning	PP1	$ 975	$ 39,052						$ 3,000	$ 42,052
Kristina Johnson	PP1	$ 775	$ 24,531							$ 24,531
Melissa Horr	RS	$ 600	$ 46,335							$ 46,335
Nancy Callanan	PP2	$ 1,500	$ 23,275							$ 23,275
Susan Karim	RS	$	$ 36,185					$ -		$ 36,185
TOTAL PERM.		**$ 8,175**	**$ 279,754**	$ 39,161	$ -	$ 33,973	$ -	$ 25,151	$ 5,000	$ 383,039

HOUSING REHAB										**OHR STAFF ONLY**
PERMANENT STAFF										
Marge Colton	Finance	$ -							$ 25,731	$ 25,731
Tony Losordo	Sr. R/S 2	$ 575							$ 66,258	$ 66,258
TOTALS		$ 575							$ 91,989	$ 91,989
9% Retirement									$ 6,015	$ 6,015
Longevity/Education Payment									$ 575	$ 575
Operations- Supplies									$ 2,000	$ 2,000
Recording Fees Norfolk Count/ Credit Reports/ Registry of Deeds Expense/Conferences/Communication									$ 4,320	$ 4,320
TOTAL									**$ 104,899**	**$ 104,899**

HOME PROGRAM

CITY OF QUINCY, MASSACHUSETTS

Final FY 2012-2013 AND FY 2011-12

BUDGET CATEGORY	BUDGET AMOUNTS		NOTES, EXPLANATIONS, ASSUMPTIONS
	FY 2012-13	FY 2011-12	
Rental Production	50,451	66,353	Non-CHDO Rental Production Projects funds ($250,000) from prior years were reserved for Squantum Gardens/Naval Terrace
CHDO Development Set-Aside*	168,176	221,175	Minimum 15% set-aside for CHDO development projects to be identified later; amount in excess of 15% may be rebudgeted
1st Time Home Buyer	33,635	44,235	For downpayment assistance; in conjunction with the State's Soft Second and HOME grants;
CHDO Development Set Aside Rehabilitation	100,184	131,757	Housing rehabilitation grants; supplements CDBG funds for City and NHS and non-profit housing rehab.
Quincy Administration	39,161	51,502	Covers salaries of home coordinator; program manager for first time homebuyer program; advertising; etc.
TOTAL QUINCY	**391,607**	**515,022**	*Represents only Quincy's share of the HOME grant.*
TOTAL BRAINTREE	**63,056**	**82,658**	*Represents only Braintree's share of the HOME grant.*
TOTAL MILTON	**32,524**	**86,803**	*Represents only Milton's share of the HOME grant.*
TOTAL HOLBROOK	**29,869**	**38,928**	*Represents only Holbrook's share of the HOME grant.*
TOTAL WEYMOUTH	**146,689**	**149,388**	*Represents only Weymouth's share of the HOME grant.*
TOTAL QUINCY CONSORTIUM	***663,745***	***872,799***	Quincy serves as lead community for this Consortium

**** See Schedule D for details.***

EMERGENCY SHELTER GRANT

CITY OF QUINCY, MASSACHUSETTS SUBRECIPIENT: QUINCY INTERFAITH SHELTERING COALITION

Final FY 2012-2013 AND FY 2011-2012 BUDGETS

BUDGET CATEGORY	FY 2012-13	FY 2011-12	COMMENTS
OPERATING EXPENSES:			
Utilities (phone, electric heat)	b	b	
Repairs and maintenance	b	b	
Other operating expenses **(a)**	b	b	
SUBTOTAL OPERATING EXPENSES	**140,661**	**77,854**	
ESSENTIAL SERVICES:			
Housing Search	b	b	Breakdown for essential services
Shelter + Care	b	b	will be determined by grantee
Other Staff Salaries + Benefits	b	b	
SUBTOTAL ESSENTIAL SERVICES	**23,280**	**12,832**	
QISC GRAND TOTAL	**163,941**	**90,686**	

(a) Includes printing and postage, professional fees, food and kitchen supplies, worker's compensation, transportation, rent, client expense (prescription, tokens, etc.), depreciation,

(b) No breakdown; approved as lump sum amount.

HOMELESS PREVENTION AND RAPID REHOUSING PROGRAM (HPRP)

CITY OF QUINCY, MA **Final BUDGET**

BUDGET CATEGORY	FY 12-13 FUNDING			
	FY12-13	UNEXP. PRIOR YEAR	COMMITTED PRIOR YEAR	GRAND TOTAL
HPRP				
Financial Assistance - Homeless Prevention	0		28,623	28,623
Fianncial Assistance - Rapid Rehousing	0		92,455	92,455
Housing Relocation & Stabilization Service - Homeless Prevention	0		45,055	45,055
Housing Relocation & Stabilization Service - Rapid Rehousing	0		28,171	28,171
Data Collection and Evaluation	0		1,373	1,373
Administration 2%	0		7,497	7,497
Total HPRP	**0**		**203,174**	**203,174**

ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT (EECBG)

CITY OF QUINCY, MA

Final BUDGET

BUDGET CATEGORY	FY 12-13 FUNDING			
	FY12-13	UNEXP. PRIOR YEAR	COMMITTED PRIOR YEAR	GRAND TOTAL
Energy Efficiency And Conservation Block Grant (EECBG)				
Implementation of Energy Efficiency and Conservation Strategy and Activities	0	0	676,822	676,822
Administration (10%)	0	0	44,793	44,793
TOTAL EECBG BUDGET	**0**	**0**	**721,615**	**721,615**

22. TABLES 3A & 3B

Table 3A
Summary of Specific Annual Objectives

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective*
	Rental Housing Objectives					
DH 2.2	Rental Production/Rehabilitation	HOME	Units	16		DH-2
DH 2.5	Rental Rehabilitation	HOME/CDBG	Units	4		DH-2
	Owner Housing Objectives					
DH 2.1	Assistance for Homeownership	HOME	Households	6		DH-2
DH 2.1	Assistance for Homeownership (Fair Housing Counseling)	CDBG	Households	80		DH-2
DH 2.2	Acq., Production, & Rehab	HOME	Units	16		DH-2
DH 2.3	Rental Rehabilitation	DHCD	Units	0		DH-2
DH 2.4	Rental Rehabilitation	HOME/CDBG	Units	15		DH-2
	Homeless Objectives					
DH 1.2	Transitional Housing	CDBG	Persons	0		DH-1
DH 2.1	Transitional & Permanent Housing	McKinney	Units	209		DH-2
DH 3.1	Transitional Housing	McKinney	Units	0		DH-3
SL 1.1	Emergency Shelter	ESG	Persons	1,000		SL-1
SL 1.1	Veterans Housing	CDBG	Persons	8		SL-1
SL 1.4	Homelessness Prevention	ESG	Households	25		SL-1
EO 1.1	Housing and Employment Initiative	McKinney	Persons	30		EO-1
	Special Needs Objectives					
SL 1.4	Homeless Prevention and Rapid Re-Housing Program (ARRA)	HPRP	Households	67		SL-1
	Community Development Objectives					
	Infrastructure Objectives					
EO 1.1	Community Development Block Grant-Recovery (ARRA)	CDBG-R	Streets	0		EO-1
EO 3.1	Neighborhood Public Improvement; Urban District Revitalization	CDBG	Streets	5		EO-3
	Public Facilities Objectives					
SL 1.2	Manet North Quincy Renovation	CDBG	Public Facility	1		SL-1
SL 1.3	Senior Community Center	CDBG-R	Public Facility	0		SL-1
	Public Services Objectives					
SL 1.1	Family; Senior; Limited Clientele; Elderly; Frail Elderly; Limited English Proficient; Developmentally Disabled; and Youth Programs	CDBG	Persons	16,125		SL-1
	Economic Development Objectives					
EO 1.2	Commercial Loans; TA to Microenterprise; TA for Jobs Creation	CDBG	Businesses	2		EO-1
EO 3.2	Section 108 (Shipyard)	CDBG	Loan	1		EO-3
	Other Objectives					
DH 1.1	Code Enforcement	CDBG	Cases	300		DH-1

*Outcome/Objective Codes	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

U.S. Department of Housing
and Urban Development

OMB Approval No. 2506-0117
(Exp. 4/30/2011)

Table 3B
ANNUAL AFFORDABLE HOUSING COMPLETION GOALS

Grantee Name: City of Quincy, MA & Quincy HOME Consortium **Program Year:** 2012-2013	**Expected Annual Number of Units To Be Completed**	**Actual Annual Number of Units Completed**	**Resources used during the period**			
			CDBG	**HOME**	**ESG**	**HOPWA**
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households	0		☐	☐	☐	☐
Non-homeless households	41		☐	☐	☐	☐
Special needs households	0		☐	☐	☐	☐
Total Sec. 215 Beneficiaries*	41		☐	☐	☐	☐
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units	0		☐	☐		☐
Production of new units	6		☐	☐		☐
Rehabilitation of existing units	0		☐	☐	☐	☐
Rental Assistance	0		☐	☐		☐
Total Sec. 215 Affordable Rental	6		☐	☐	☐	☐
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	0		☐	☐		
Production of new units	10		☐	☐		
Rehabilitation of existing units	19		☐	☐		
Homebuyer Assistance	6		☐	☐		☐
Total Sec. 215 Affordable Owner	35		☐	☐	☐	☐
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	0		☐	☐		☐
Production of new units	16		☐	☐		☐
Rehabilitation of existing units	19		☐	☐	☐	☐
Rental Assistance	0		☐	☐		☐
Homebuyer Assistance	6		☐	☐		☐
Combined Total Sec. 215 Goals*	41		☐	☐	☐	☐
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal	6		☐	☐	☐	☐
Annual Owner Housing Goal	35		☐	☐	☐	☐
Total Overall Housing Goal	41		☐	☐	☐	☐

* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

23. SCHEDULE D1-D4

SCHEDULE D -1: CDBG and MISC INCOME, AVAILABLE FUNDS, FY 2012-2013, CITY OF QUINCY, MASSACHUSETTS

2012-2013 PROJECT SUMMARY

PROJ #	PROJECT TITLE	TOTAL FY 12-13 CDBG		PRIOR YEARS UNCOMMITTED CDBG		PRIOR YEARS UNCOMMITTED CDBG PI		UNCOMM TOTAL CDBG+PI	UNLIQUIDATED CDBG		TOTAL COMMITTED & UNCOMM	TOTAL AVAILABLE (NEW+OLD)	HOME	OTHERS	TOTAL	EST LEVERAGED AMOUNT
		Grant	PI/RLF	Grant	TRANSFERS	RLF	TRANSFERS		Grant	PI						
A	B	C	D	E	F	G	H	I E+F+G+H	J	K	L I+J+K	M C+D+L				N
1	Limited Clientele Programs - Public Services	24,229						0			0	24,229			24,229	167,092
2	Family Programs-Public Services	62,360						0			0	62,360			62,360	157,153
18	Youth Programs - Public Services	8,344						0			0	8,344			8,344	4,125
27	Senior Programs -Public Services	124,052						0			0	124,052			124,052	99,407
9	Area Benefit Neighborhood Centers-Publ Serv	27,647						0			0	27,647			27,647	80,855
11	Limited Clientele Neighborhood Centers-Publ S	38,198						0			0	38,198			38,198	45,051
	*	*284,830*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*284,830*	*0*	*0*	*284,830*	*553,683*
3	Code Enforcement	55,980						0			0	55,980			55,980	0
		55,980	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*55,980*	*0*	*0*	*55,980*	*0*
4 PRE	Renovation of Public Facilities (Low/Mod)			104,000				104,000			104,000	104,000			104,000	22,000
4	Renovation of Public Facilites							0			0	0			0	0
7	Renovation of Public Facilities/Hist Preserv (S/B)							0			0	0			0	0
		0	*0*	*104,000*	*0*	*0*	*0*	*104,000*	*0*	*0*	*104,000*	*104,000*	*0*	*0*	*104,000*	*22,000*
6	Neighborhood Public Improvement	100,000						0	100,000		100,000	200,000			200,000	100,000
5	Business District Revitalization	5,000						0			0	5,000			5,000	2,000,000
		105,000	*0*	*0*	*0*	*0*	*0*	*0*	*100,000*	*0*	*100,000*	*205,000*	*0*	*0*	*205,000*	*2,100,000*
24	Rehabilitation of Non-profit housing							0			0	0			0	0
13, 14	Housing Rehab Program Support	104,899						0			0	104,899			104,899	0
13	Housing Rehab Loans/Grants (Single Family)	28,993	80,000					0		80,000	80,000	188,993	519,634		708,627	30,000
14	Housing Rehab Loans/Grants (Multi-Family)	0	70,000					0		60,000	60,000	130,000		10,000	140,000	15,000
12	Lead Hazard Control							0			0	0			0	5,000
19	Housing Rehab Loans/Grants-(S/B)							0			0	0			0	0
16, 17	NHS Program Support	20,000						0								
16	NHS Multi-Family Loans/Grants	22,000	10,500					0		10,000	10,000	42,500			42,500	0
17	NHS Single Family Rehab Loans/Grants	0	10,000					0		8,000	8,000	18,000			18,000	0
		175,892	*170,500*	*0*	*0*	*0*	*0*	*0*	*0*	*158,000*	*158,000*	*504,392*	*519,634*	*10,000*	*1,014,026*	*50,000*
21	First Time Homebuyer's Program (City)							0			0	0	185,320		185,320	See HOME
22	Quincy CHDO Affordable Housing (see HOME)							0			0	0	733,274		733,274	See HOME
23, 33	Quincy Rental Production							0			0	0	223,254		223,254	
		0	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1,141,848*	*0*	*1,141,848*	*0*
10	Quincy 2000 Commercial Loan/Grant	30,000	70,106					0		58,015	58,015	158,121			158,121	300,000
36	TA for Jobs Creation							0			0	0			0	25,000
34	Quincy 2000 Tech Asst to Microenterprise							0			0	0			0	25,000
		30,000	*70,106*	*0*	*0*	*0*	*0*	*0*	*0*	*58,015*	*58,015*	*158,121*	*0*	*0*	*158,121*	*350,000*
8	Planning and Administration	386,394						0			0	386,394	46,563		432,957	284,952
15	Shipyard SEC 108 REPAYMENT	679,653						0			0	679,653			679,653	0
	TOTAL QUINCY	*1,717,749*	*240,606*	*104,000*	*0*	*0*	*0*	*104,000*	*100,000*	*216,015*	*420,015*	*2,378,370*	*1,708,045*	*10,000*	*4,076,415*	*3,360,635*

* *The Public Service Cap calculation uses the previous years Program Income figure of $216,015 not the above $240,606 figure.*

SCHEDULE D -2 - HOME, AVAILABLE FUNDS, FY 2012-2013, QUINCY CONSORTIUM, MASSACHUSETTS

PROJECT NUMBER	PROJECT TITLE	TOTAL FY 12-13		PRIOR YEARS UNCOMMITTED			UNLIQUIDATED		TOTAL	TOTAL	EST
		HOME		HOME		TOTAL	HOME		COMMITTED	AVAILABLE	LEVERAGED
		Grant	Est. PI	Grant	PI	HOME+PI	Grant	PI	& UNCOMM	(NEW+OLD)	AMOUNT
A	B	C	D	E	F	G E + F	H	I	J G + H + I	K C + D + J	L
13	Housing Rehab Loans/Grants (L/M) (See CDBG)	100,184	30,000	248,340		248,340	141,110		389,450	519,634	39,000
	Regional CHDO Operating					0	43,639		43,639	43,639	2,500
24	Non-Profit Housing Rehab					0			0	0	0
12	Lead Hazard Control					0			0	0	See CDBG
23	Rental Production (non-CHDO):	50,451		157,803		157,803	15,000		172,803	223,254	1,000,000
22	Quincy CHDO Affordable Housing	168,176		237,616		237,616	327,482		565,098	733,274	1,500,000
21	Quincy 1st Time Homebuyer	33,635	10,000	136,860		136,860	4,825		141,685	185,320	750,000
25	HOME Consortium Administration	39,161		7,402		7,402			7,402	46,563	0
	TOTAL QUINCY	391,607	40,000	788,021	0	788,021	532,056	0	1,320,077	1,751,684	3,291,500
32	Weymouth 1st Time Homebuyer		7,500	49,249		49,249	7,375		56,624	64,124	826,500
31	Weymouth Rehabilitation (Reserved)	50,239				0			0	50,239	0
30	Weymouth CHDO Affordable Housing	22,003		57,098		57,098	205,840		306,536	328,539	155,000
33	Weymouth Rental Production (non-CHDO)	52,445		49,490		49,490			49,490	101,935	0
38	Weymouth CHDO Operating	7,334				0			0	7,334	0
26	Weymouth Administration- HOME	14,668		16,272		16,272			16,272	30,940	0
	TOTAL WEYMOUTH HOME	146,689	7,500	172,109	0	172,109	213,215	0	428,922	583,111	981,500
37	Braintree 1st Time Homebuyer	16,751		2,559		2,559	63,225		65,784	82,535	0
38	Braintree Administration- HOME	6,305				0			0	6,305	0
39	Braintree Rehabilitation (Reserved)	40,000				0			0	40,000	0
40	Braintree CHDO Affordable Housing					0			0	0	0
41	Braintree Rental Production (non-CHDO)					0	159,175		159,175	159,175	0
	TOTAL BRAINTREE HOME	63,056	0	2,559	0	2,559	222,400	0	224,958	288,014	0
42	Milton 1st Time Homebuyer	29,272				0	4,425		4,425	33,697	0
43	Milton Administration- HOME	3,252				0			0	3,252	0
44	Milton Rehabilitation (Reserved)					0			0	0	0
45	Milton CHDO Affordable Housing					0			0	0	0
46	Milton Rental Production (non-CHDO)			45,574		45,574	80,000		125,574	125,574	0
	TOTAL MILTON HOME	32,524	0	45,574	0	45,574	84,425	0	129,999	162,523	0
47	Holbrook 1st Time Homebuyer	13,441				0	2,950		2,950	16,391	0
48	Holbrook Administration- HOME	2,986				0			0	2,986	0
49	Holbrook Rehabilitation (Reserved)	13,442				0	38,479		38,479	51,921	0
50	Holbrook CHDO Affordable Housing					0			0	0	0
51	Holbrook Rental Production (non-CHDO)					0			0	0	0
	TOTAL HOLBROOK HOME	29,869	0	0	0	0	41,429	0	41,429	71,298	0
	TOTAL QUINCY CONSORTIUM	663,745	47,500	1,008,263	0	1,008,263	1,093,525	0	2,101,788	2,813,033	4,273,000
										0	
20	EMERGENCY SHELTER GRANT	163,941	0	0	0	0	0	0	0	163,941	

SCHEDULE D 3 - ESG and MCKINNEY VENTO HOMLESS ASSISTANCE, AVAILABLE FUNDS, FY 2012-2013

QUINCY - WEYMOUTH CONSORTIUM, MASSACHUSETTS

GRANT NUMBER	GRANT PERIOD	REMAINING MONTHS	PROGRAM CATEGORY	PROGRAM	IMPLEMENTING AGENCY	TOTAL GRANT	EXPENDED BY 6/30/12	REMAINING GRANT	EST FY 12-13 BUDGET
A	B	C	D	E	F	G	H	I G-H	J
TBD	07/01/12 - 06/30/13	12	Emergency Shelter	Emergency Shelter Grant 2012-2013	Fr. Bills & MainSpring, Inc.	163,941	0	163,941	163,941
MA0208B1T111003	05/01/12 - 04/30/13	10	Supportive Housing	S. S. Housing/Employment Initiative (Rene	Fr. Bills & MainSpring, Inc.	86,509	14,418	72,091	14,418
TBD	05/01/13 - 04/30/14	12	Supportive Housing	S. S. Housing/Employment Initiative (Rene	Fr. Bills & MainSpring, Inc.	86,509	0	86,509	72,091
MA0200B1T111003	10/01/11 - 09/30/12	3	Supportive Housing	Empowerment/Teresa's Program (Renewa	Fr. Bills & MainSpring, Inc.	350,401	262,801	87,600	87,600
TBD	10/01/12 - 09/30/13	12	Supportive Housing	Empowerment/Teresa's Program (Renewa	Fr. Bills & MainSpring, Inc.	350,401	0	350,401	262,801
MA0207B1T111003	5/01/12 - 4/30/13	10	Supportive Housing	Perm. Housing - DMH Paula's House (Rene	Fr. Bills & MainSpring, Inc.	101,112	16,852	84,260	84,260
TBD	5/01/13 - 4/30/14	12	Supportive Housing	Perm. Housing - DMH Paula's House (Rene	Fr. Bills & MainSpring, Inc.	101,112	0	101,112	16,852
MA0204B1T110802	12/01/11 - 11/30/12	5	Supportive Housing	HMIS (Renewal)	Fr. Bills & MainSpring, Inc.	69,547	40,569	28,978	28,978
TBD	12/01/12 - 11/30/13	12	Supportive Housing	HMIS (Renewal)	Fr. Bills & MainSpring, Inc.	69,547	0	69,547	40,569
MA0202B1T110802	8/1/11 - 7/31/12	1	Supportive Housing	Fr. McCarthy's/ Family Project (Renewal)	Fr. Bills & MainSpring, Inc.	451,420	413,802	37,618	19,819
TBD	8/1/12 - 7/31/13	12	Supportive Housing	Fr. McCarthy's/ Family Project (Renewal)	Fr. Bills & MainSpring, Inc.	451,420	0	451,420	413,802
MA0209B1T110802	11/1/11 - 10/31/12	5	Supportive Housing	Sr. Miriam's Project (Renewal)	Fr. Bills & MainSpring, Inc.	96,891	56,520	40,371	40,371
TBD	11/1/12 - 10/31/13	12	Supportive Housing	Sr. Miriam's Project (Renewal)	Fr. Bills & MainSpring, Inc.	96,891	0	96,891	56,520
MA0319B1T110801	11/1/2011-10/31/2012	4	Supportive Housing	Step First Project (Renewal)	Fr. Bills & MainSpring, Inc.	72,588	42,343	30,245	30,245
TBD	11/1/2012-10/31/2013	12	Supportive Housing	Step First Project (Renewal)	Fr. Bills & MainSpring, Inc.	72,588	0	72,588	42,343
MA0194B1T110800	2/1/2012-1/31/2013	7	Supportive Housing	Louis' Project (Renewal)	Fr. Bills & MainSpring, Inc.	51,345	21,394	29,951	29,951
TBD	2/1/2013-1/31/2014	12	Supportive Housing	Louis' Project (Renewal)	Fr. Bills & MainSpring, Inc.	51,345	0	51,345	21,394
MA0339B1T110900	12/1/2010-11/30/2012	5	Supportive Housing	Wismar's project	Fr. Bills & MainSpring, Inc.	111,485	88,259	23,226	23,226
MA0339B1T110901	12/1/2012-11/30/2013	12	Supportive Housing	Wismar's project (Renewal)	Fr. Bills & MainSpring, Inc.	55,743	0	55,743	32,516
MA0378B1T111000	12/1/2011-11/30/2013	17	Supportive Housing	Joyce's Project	Fr. Bills & MainSpring, Inc.	111,484	32,516	78,968	55,742
MA0379B1T111000	12/1/2011-11/30/2013	5	Supportive Housing	Fran's Project	Fr. Bills & MainSpring, Inc.	78,577	45,837	32,740	32,740
MA0379B1T111001	12/1/2013-11/30/2014	12	Supportive Housing	Fran's Project (Renewal)	Fr. Bills & MainSpring, Inc.	78,577	0	78,577	45,837
MA0195C1T110803	11/1/11 - 10/31/12	4	Shelter + Care	Annie's Grant	Fr. Bills & MainSpring, Inc.	193,032	128,688	64,344	64,736
MA0195C1T110804	11/1/12 - 10/31/13	12	Shelter + Care	Annie's Grant (Renewal)	Fr. Bills & MainSpring, Inc.	193,032	0	193,032	128,688
MA0196C1T110804	4/1/12 - 3/31/13	3	Shelter + Care	Bob, Carly, Isabella, & Jacob's Grant	Fr. Bills & MainSpring, Inc.	932,772	233,193	699,579	703,818
MA0196C1T110805	4/1/13 - 3/31/14	12	Shelter + Care	Bob, Carly, Isabella, & Jacob's Grant (Renev	Fr. Bills & MainSpring, Inc.	932,772	0	932,772	233,193
MA0195C1T111004	7/1/11 - 6/30/12	12	Shelter + Care	Dillon, Eugenia, Francisco, Gwen & Hector'	Fr. Bills & MainSpring, Inc.	498,660	0	498,660	498,660
			SHELTER PLUS CARE TOTAL					*2,388,387*	
			TOTAL QUINCY-WEYMOUTH CONSORTIUM			*5,909,701*	*1,397,191*	*4,512,510*	*3,245,111*

SCHEDULE D - 4 - RECOVERY, AVAILABLE FUNDS, FY 2012-2013, QUINCY CONSORTIUM, MASSACHUSETTS

PROJECT NUMBER	PROJECT TITLE	TOTAL FY 12-13 RECOVERY Grant	PRIOR YEARS UNCOMMITTED RECOVERY Grant	UNLIQUIDATED RECOVERY Grant	TOTAL COMMITTED & UNCOMM	TOTAL AVAILABLE (NEW+OLD)	EST LEVERAGED AMOUNT
A	B	C	D	E	F D + E	G C + D + E	H
52	Homeless Prevention And Rapid Rehousing Program (HPRP)						
	Financial Assistance						
	Homeless Prevention			12,306	12,306	12,306	0
	Rapid Rehousing			0	0	0	0
	Housing Relocation & Stabilization Service						
	Homeless Prevention			4,918	4,918	4,918	0
	Rapid Rehousing			3,573	3,573	3,573	0
	Data Collection and Evaluation			384	384	384	0
	Administration 5%			2,061	2,061	2,061	0
	TOTAL HPRP	*0*	*0*	23,243	23,243	23,243	0
	Energy Efficiency And Conservation Block Grant (EECBG)						
	Implementation of Energy Efficiency and Conservation Strategy and activities			676,822	676,822	676,822	0
	Administration (10%)			44,793	44,793	44,793	0
	TOTAL EECBG	*0*	*0*	721,615	721,615	721,615	0
	TOTAL QUINCY RECOVERY FUNDS	*0*	*0*	744,858	744,858	744,858	0

24. ATTACHMENTS

- **"A"** City of Quincy brochures
- **"B"** Maps
- **"C"** CDBG & HOME Monitoring Plans

Appendix "A"

City of Quincy brochures

COMMUNITY PROGRAMS AND SERVICES

...Public services that benefit individuals from Low or moderate-income households

South Shore Elder Services
159 Bay State Drive, Braintree, MA 02184
Tel (781) 848-3910
Fax: (781) 843-8279

Good Shepherd Maria Droste Services
1354 Hancock Street, Quincy, MA 02169
Tel: (617) 471- 5686
Fax: (617) 471-6622

Quincy Public Schools- Program for Developmentally Disabled Adults
North Quincy High School
Tel: (617) 984-8731

Father Bills and MainSpring, Inc.
422 Washington Street, Quincy, MA 02169
Tel: (617) 376-2255

Quincy After School Child Care, Inc.
44 Billings Road, Quincy, MA 02171
Tel: (617) 773-3299
Fax: (617) 773-4265

Quincy Parent Advisory Council: Teen Center Social Group at the S. Shore YMCA
79 Coddington Street, Quincy, MA 02169
Tel: (617) 770-4564

FOR MORE INFOMATION PLEASE CONTACT THE CITY OF QUINCY COMMUNITY DEVELOPMENT STAFF AT:

Department of Planning and Community Development
1305 Hancock Street
Quincy, MA 02169
(617) 376-1363
www.quincyma.gov

City of Quincy, Massachusetts

2012-2013 Public Service Providers

CDBG PUBLIC SERVICES: A PARTNERSHIP BETWEEN THE

U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT

AND

THE CITY OF QUINCY

Mayor Thomas P. Koch

Dennis E. Harrington
Planning Director

NEIGHBORHOOD CENTERS AND ASSOCIATIONS

... Public service programs undertaken by neighborhood centers to benefit low or moderate-income individuals

Germantown Neighborhood Center
366 Palmer Street, Quincy, MA 02169
Tel: (617) 376-1384
Tel: (617) 689-8392
Fax: (617) 376-1237
Food Pantry: (617) 376-1389

Houghs Neck Community Center
1193 Sea Street, Quincy, MA 02169
Tel: (617) 376-1385
Fax: (617) 657-0759

North Quincy Community Center
381 Hancock Street, Quincy, MA 02171
Tel: (617) 376-1381

Ward IV Neighborhood Center
100 Brooks Avenue, Quincy, MA 02169
Tel: (617) 786-0696

Ward II Community Center
16 Nevada Road, Quincy, MA 02169
Tel: (617) 376-1376

Montclair/Wollaston Neighborhood Assoc.
At the Good Shepherd Lutheran Church
West Squantum Street, Quincy, MA 02171
Tel: (617) 479-8883

SENIOR PROGRAMS

... Public services that benefit the senior population

Quincy Council on Aging
440 East Squantum Street, Quincy, MA 02171
Tel: (617) 376-1245
Fax: (617) 376-1248

Squantum Community Center
136 Standish Road, Quincy, MA 02171
Tel: (617) –376-1361
Fax: (617) 376-1327

Asian American Service Association
Wollaston Senior Center
550 Hancock Street, Quincy, MA 02171
Tel: (617) 773-5482
Fax: (617) 471-0235

FAMILY PROGRAMS

...Public services that benefit families that are low or moderate-income

Commission on the Family
83 Saratoga Street, Quincy, MA 02171
Tel: (617) 376-1421
Fax: (617) 376-1202

Quincy Community Action Program:
Emergency Food Center
1 Copeland Street, Quincy, MA 02169
Tel: (617) 471-0796 x100
Fax: (617) 471-4239

Asian Affairs – John Chen
1305 Hancock Street, Quincy MA 02169
Tel: (617) 376-1201

Flood Prone Retrofitting

Handicapped Home Adaptation

Home Rehabilitation and Improvement

City of Quincy, Massachusetts
Office of Housing Rehabilitation
1305 Hancock Street
Quincy, MA 02169
Phone: 617-375-1055
Fax: 617-376-1057

Office of Housing Rehabilitation Programs

As of December 2010,
funded by:
U.S. Dept of Housing and Urban Development (HUD)
Community Development Block Grant (CDBG)
HOME Program

City of Quincy, Massachusetts
Department of Planning and Community Development
Office of Housing Rehabilitation
1305 Hancock Street
Quincy, Massachusetts 02169
617-376-1055

Thomas P. Koch, Mayor

Housing Rehabilitation Programs

The City of Quincy, through its Office of Housing Rehabilitation, administers several housing rehabilitation programs; each with a different goal, eligibility requirements, and nature of

A. HOME REHABILITATION AND IMPROVEMENT PROGRAM

Objective: To eliminate or address substandard living conditions in owner-occupied units.

Eligible Applicants: Households meeting low-and moderate-income guidelines.

Eligible Activities: Any work that will eliminate or address substandard living conditions, incipient violations and energy conservation measures.

Assistance: Rehabilitation grant up to $3,000 or 50% of the total project cost, whichever is less, with a 5-year security instrument. The remaining cost may be funded as follows: *For low-income households:* 0% loans payable for up to 15 years. *For moderate-income households:* 2% loans payable for up to 15 years. (Planning Director retains authority to approve loan conditions on a case to case basis.) Maximum total rehab grants and loans = $30,000.

B. HANDICAPPED HOME ADAPTATION

Objective: To adapt a home to the particular needs of the handicapped residents.

Eligible Applicants: Households meeting low- and moderate-income guidelines. Tenants may apply to this program provided the property owner agrees to the proposed adaptation. Applicant must be able to submit a doctor's letter verifying physical condition.

Eligible Activities: Any work that will adapt the home for the handicapped needs.

Assistance: *For low-income households:* 0% deferred loans payable upon sale or transfer of the property. *For moderate-income households: 3%* deferred loans payable upon sale or transfer of the property.

C. RENTAL REHABILITATION PROGRAM

Objective: To eliminate substandard living conditions in rental units occupied by low and moderate income tenants.

Eligible Applicants: Owners of rental properties with tenants who meet the low and moderate income guidelines.

Eligible Activities: Any work that will eliminate or address substandard living conditions, incipient violations and energy conservation measures in units occupied by low and moderate income tenants and common areas.

Assistance: Rehabilitation grant up to $2,000 or 50% of the total project cost per unit occupied by low and moderate income tenants, whichever is less. The remaining cost may be funded through a 2% loan payable for up to 15 years. Maximum total rehab grants and loans = $20,000 per unit occupied by low or moderate income tenants. If four or more units, the total rehab grants and loans = $10,000 per unit occupied by low or moderate income tenants.

D. FLOOD PRONE RETROFITTING

Objective: To retrofit, flood proof, or elevate residential properties that are prone to flooding.

Eligible Applicants: Residential properties within flood zones, which experience repetitive flood damage.

Eligible Activities: Any work that will eliminate repetitive flood damage, such as elevating utilities or whole houses, or construction of a new utility room.

Assistance: *CDBG/HOME loans for low and moderate income and owner-occupied units, based on regular rehabilitation policies.*

E. LEAD PAINT HAZARD CONTROL

Objective: To promote lead safe housing.

Eligible Applicants: Low and moderate income owner occupied or rental units with children under the age of six.

Eligible Activities: Lead paint abatement.

Assistance: *CDBG/HOME loans for low and moderate income and owner-occupied and rental units, based on regular rehabilitation policies.*

For more information or to apply:

Call: 617-376-1055

Visit our Website:
http://www.quincyma.gov/Government/PLANNING/OfficeofHousingRehabilitation.cfm

What is the *intent* of HPRP?

- To focus on housing stabilization.
- To provide temporary financial assistance and services to help individuals and families gain housing stability.
- To provide temporary assistance as a bridge to long term stability.
- To serve individuals and families who are homeless or who would be homeless ***but for*** this assistance.
- To remain stably housed ***after*** this temporary assistance ends.

Funding provided by the U.S. Department of Housing & Urban Development through the City of Quincy Department of Planning and Community Development (www.quincyma.gov)

Administered by:

Father Bills & MainSpring (www.fatherbillsmainspring.org)

and

Quincy Community Action Programs (www.qcap.org)

HPRP

Homelessness Prevention & Rapid Re-Housing Program

City of Quincy, Massachusetts

In partnership with
Father Bills & MainSpring and
Quincy Community Action Programs

What is HPRP?

HPRP aims to provide housing stability through temporary assistance to households who would otherwise become homeless, or provide assistance to rapidly re-house persons who are homeless. This is NOT a mortgage assistance program.

Am I eligible?

Are you being evicted?

Do you live in Quincy or are you originally from Quincy?

You have no appropriate subsequent housing options

You lack the financial resources and support networks needed to obtain immediate housing or remain in your existing housing.

Can you demonstrate that, through employment or by using mainstream resources*, you WILL have sustainable housing after completing HPRP?

Is your household income at or below the income guidelines?

→

**"Mainstream resources" include any income-based state or federal program.*

If you meet one or more of these minimum requirements, you ***MIGHT*** be eligible for assistance:

- Recent loss of income
- Utility cost burden greater than 20% of household income
- Housing cost burden greater than 50% of income
- Evicted or have eviction notice for non-payment of rent
- Pending foreclosure of landlord's rental housing
- Lease not renewed, but not due to behavior or action by the tenant
- Afflicted with domestic violence

Persons in Household	Household Income
1	$31,550
2	$36,100
3	$40,600
4	$45,100
5	$48,700
6	$52,300
7	$55,900
8	$59,550

Source: U.S. Dept. of Housing & Urban Dev., Mar., 2009

How can HPRP be used?

- Rental assistance
- Security and utility deposit
- Utility payments

How can I apply?

If you think you may be eligible, contact one of the following agencies:

If you have dependent children, contact:

Quincy Community Action Programs

617-479-8181 x. 300

If you do not have dependent children, contact:

Father Bills & MainSpring

508-427-6448 x. 214

TO RECEIVE AN APPLICATION FOR THIS PROGRAM OR MORE INFORMATION PLEASE CALL:
(617) 376-1411

INCOME LIMITS (06/17/2011)

HOUSEHOLD SIZE	MAXIMUM ANNUAL INCOME*
1 PERSON	$44,950*
2 PERSONS	$51,400*
3 PERSONS	$57,800*
4 PERSONS	$64,200
5 PERSONS	$69,350
6 PERSONS	$74,500
7 PERSONS	$79,650
8 PERSONS	$84,750

***One, two, or three-person households may have incomes of up to $57,800 and still qualify for Soft Second Mortgage financing. However, they would not be eligible for City down payment and closing cost assistance.**

FEDERAL HUD/HOME PRICE LIMITS (02/08)

CONDOMINIUM	Up to	$362,790
SINGLE FAMILY	Up to	$362,790
TWO-FAMILY	Up to	$461,113
THREE-FAMILY	Up to	$560,231

City of Quincy
Department of Planning & Community Development
City Hall, 3rd Floor
1305 Hancock Street,
Quincy, MA 02169

City of Quincy

MASSACHUSETTS

FIRST TIME HOME BUYERS PROGRAM

This Program is made possible by funding from the HOME Program through the Quincy HOME Consortium—a regional, decision-making body partnering to promote affordable housing opportunities. The Quincy HOME Consortium is comprised of the following Member Communities: City of Quincy, Town of Weymouth, Town of Braintree, Town of Holbrook, and the Town of Milton.

CITY OF QUINCY

Thomas P. Koch, Mayor
Dennis E. Harrington, Planning Director

WHAT IS THE CITY OF QUINCY'S FIRST-TIME HOMEBUYERS PROGRAM?

The program consists of three separate features, which can help you purchase a home. The City of Quincy can provide you with:

- Up to 9% of the purchase price towards your Down Payment and up to an additional 1% toward Closing Costs
- Access to the "Soft Second" Loan Program
- Access to rehabilitation and lead abatement loan programs

HOW WILL I BENEFIT FROM USING THIS PROGRAM?

- The City can provide up to 9% of a property's purchase price toward your Down Payment and up to an additional 1% toward your closing costs.
- This program can assist in eliminating the need for private mortgage insurance (PMI)
- You re-pay ONLY THE INTEREST on the second mortgage for the first ten years, after Year 10; you begin repaying full principal and interest on the second mortgage.
- This program will help you qualify for a loan at an interest rate lower than the participating bank's current rate
- This program will enable you to qualify for a higher mortgage amount for the house you purchase, allowing you to purchase a more valuable home.
- You will gain access to rehabilitation and lead abatement loans available through the City

HOW DO I QUALIFY FOR THE CITY'S PROGRAM?

YOU MUST:

- Have savings in the amount of 3% of the purchase price of a home to use as a down payment
- Purchase your home in Quincy
- Complete an approved First Time Homebuyer Seminar
- Meet HUD income guidelines (see the income chart at the end of this brochure to determine if your income is within the limits for the size of your household. You must count the income of all adult members of your household who will reside in the house. However, do not count any income of children under 18 or any income you receive for the care of foster children!)
- Agree to the provisions of this program

(THIS PROGRAM IS SUBJECT TO CHANGES IN RULES AND TO AVAILABILITY OF FUNDS).

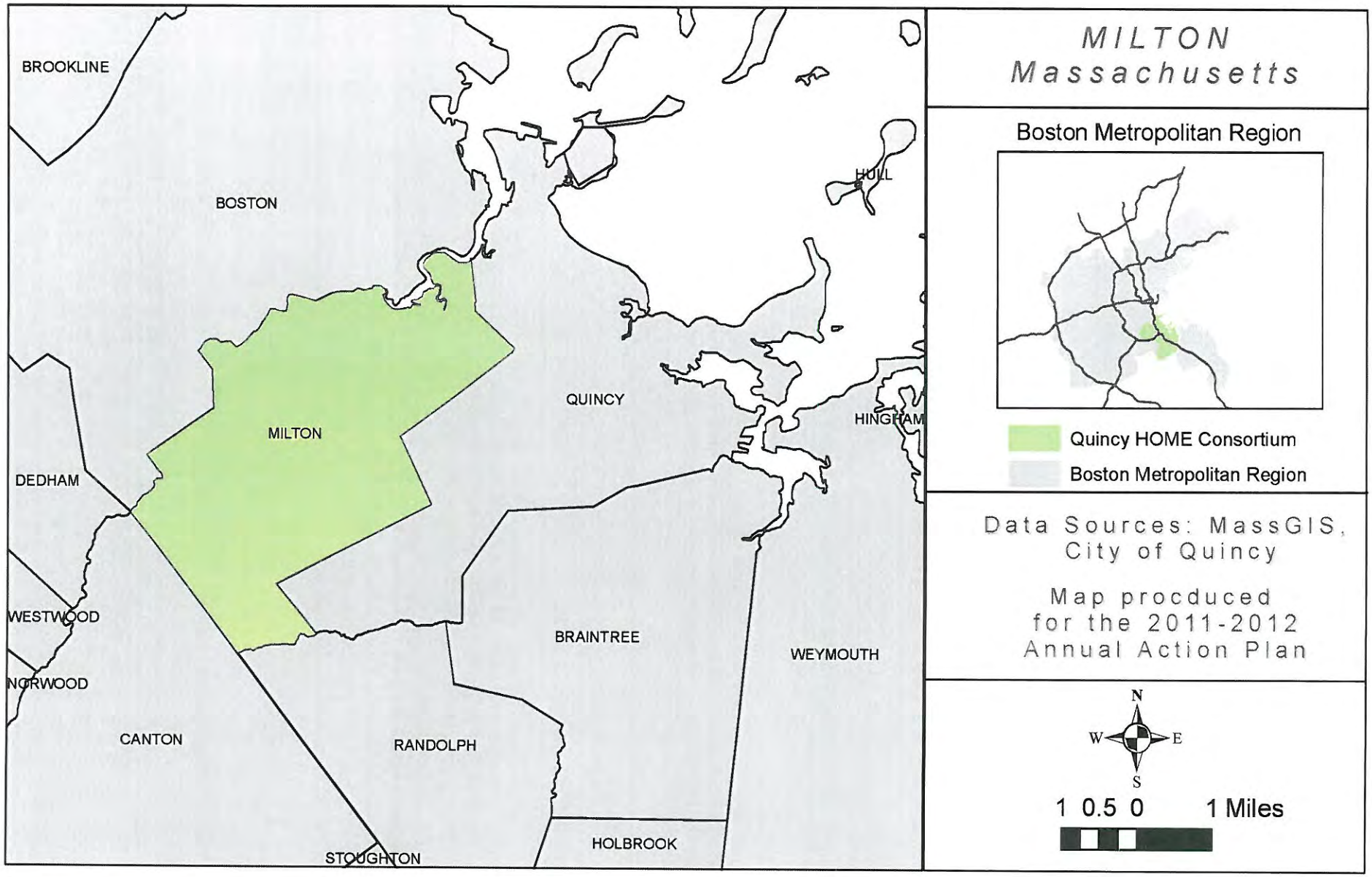
Appendix "B"

Maps

QUINCY HOME CONSORTIUM

City of Quincy · Town of Weymouth · Town of Braintree · Town of Holbrook · Town of Milton

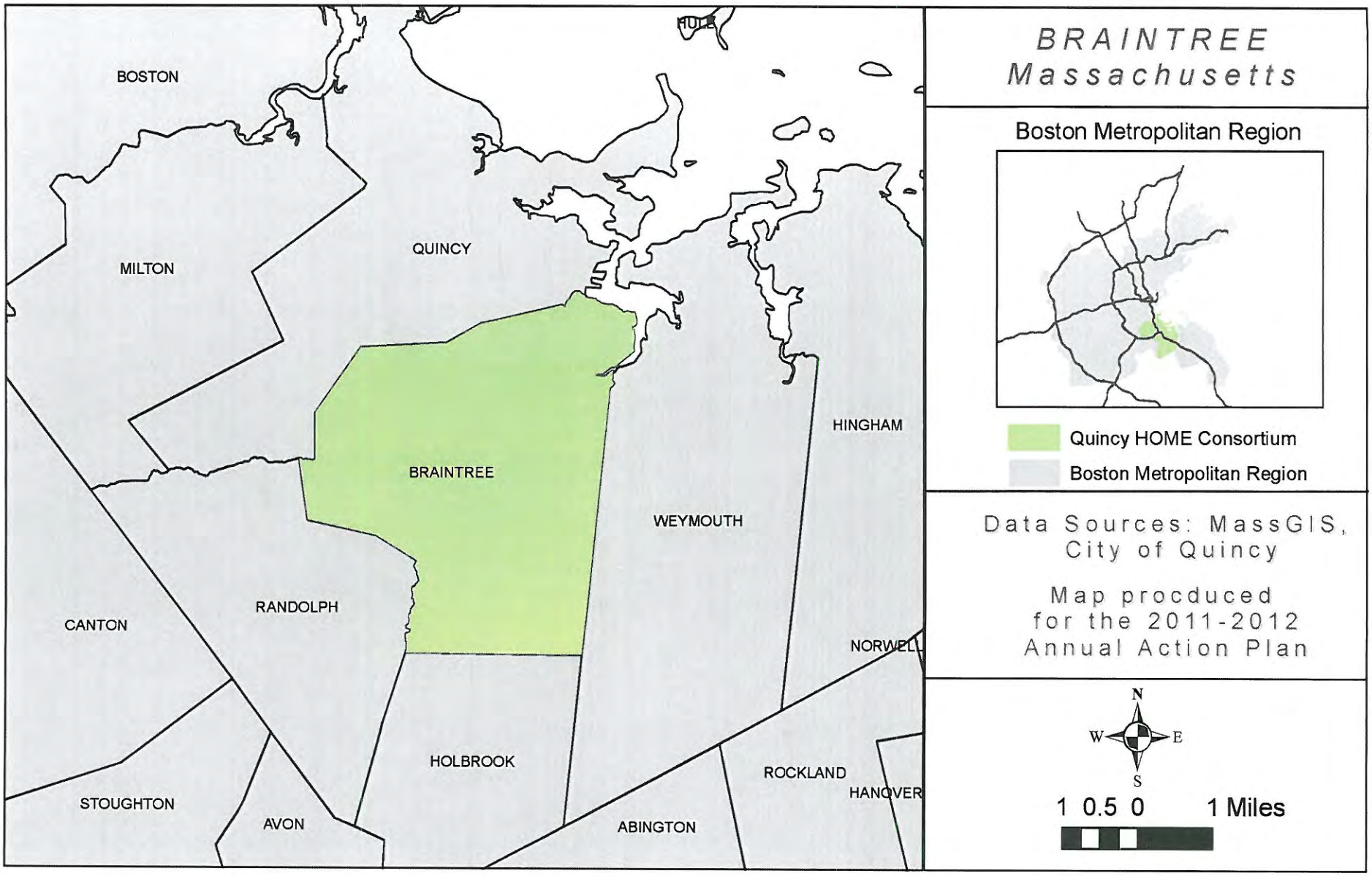
Town of Milton Locus



QUINCY HOME CONSORTIUM

City of Quincy · Town of Weymouth · Town of Braintree · Town of Holbrook · Town of Milton

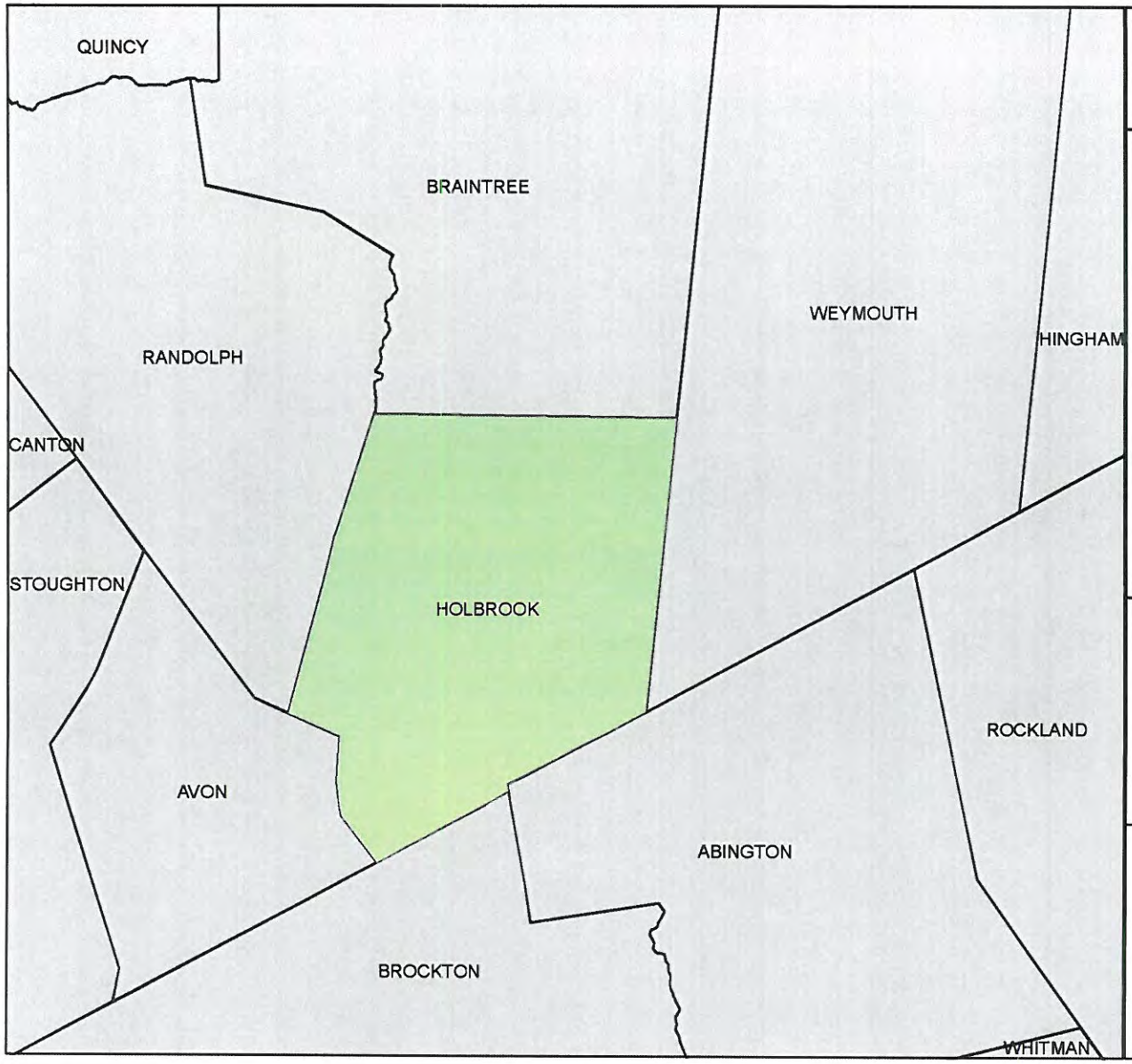
Town of Braintree Locus



QUINCY HOME CONSORTIUM

City of Quincy · Town of Weymouth · Town of Braintree · Town of Holbrook · Town of Milton

Town of Holbrook Locus



HOLBROOK
Massachusetts

Boston Metropolitan Region

Quincy HOME Consortium

Boston Metropolitan Region

Data Sources: MassGIS, City of Quincy

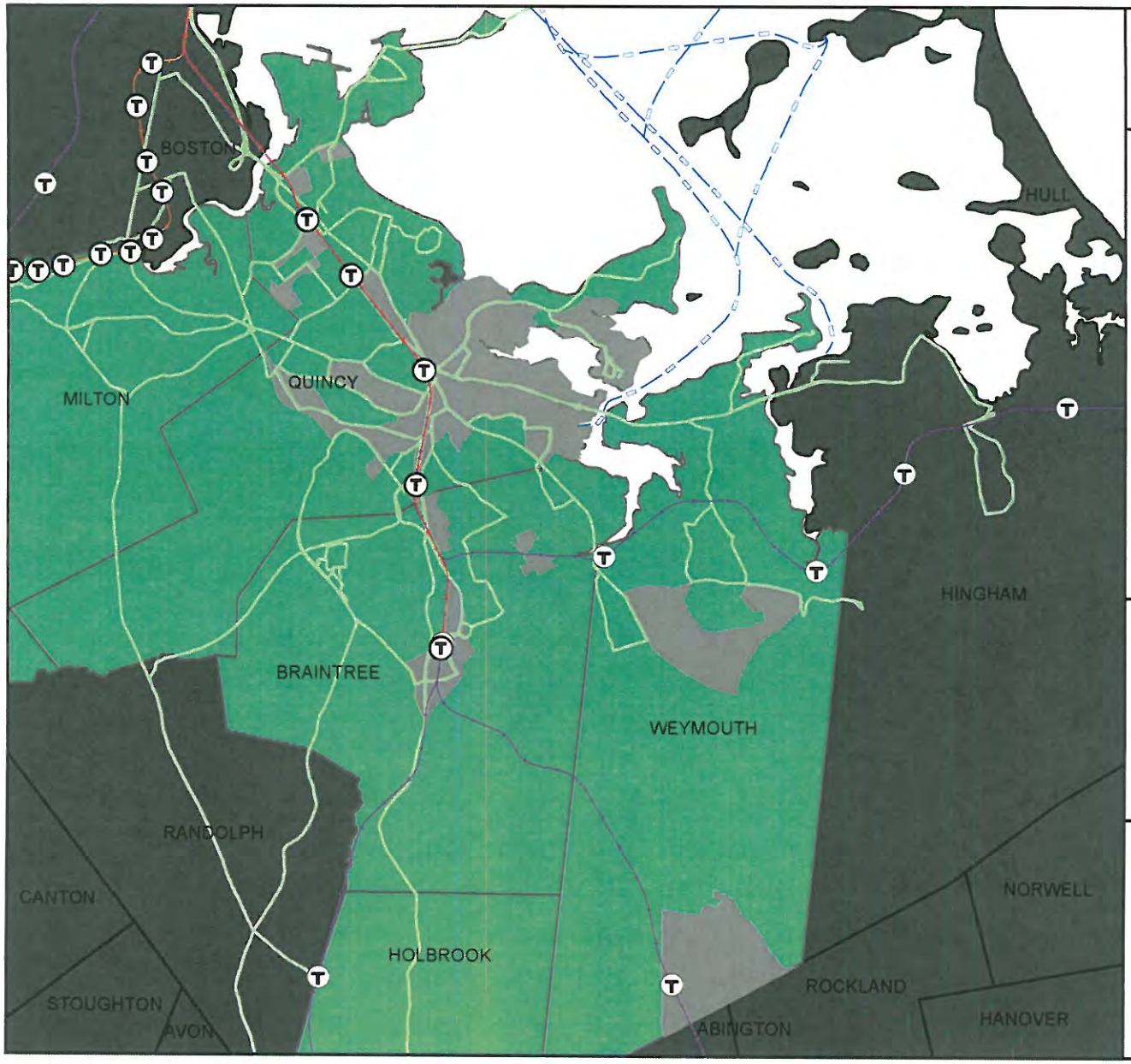
Map procduced for the 2011-2012 Annual Action Plan

N W E S

0.7 0.35 0 0.7 Miles

QUINCY HOME CONSORTIUM

City of Quincy · Town of Weymouth · Town of Braintree · Town of Holbrook · Town of Milton

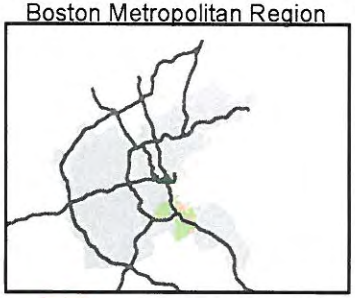


Public Transportation and Low/Moderate-Income Areas

Legend

- Ferry Routes
- Stations
- BLUE
- GREEN
- ORANGE
- RED
- SILVER
- Lines
- South Shore MBTA Bus Network
- Low/Moderate-Income Area
- Municipal Boundary

Boston Metropolitan Region



- Low/Moderate-Income Area
- Quincy HOME Consortium
- Boston Metropolitan Region

Data Sources: MassGIS, MBTA, City of Quincy

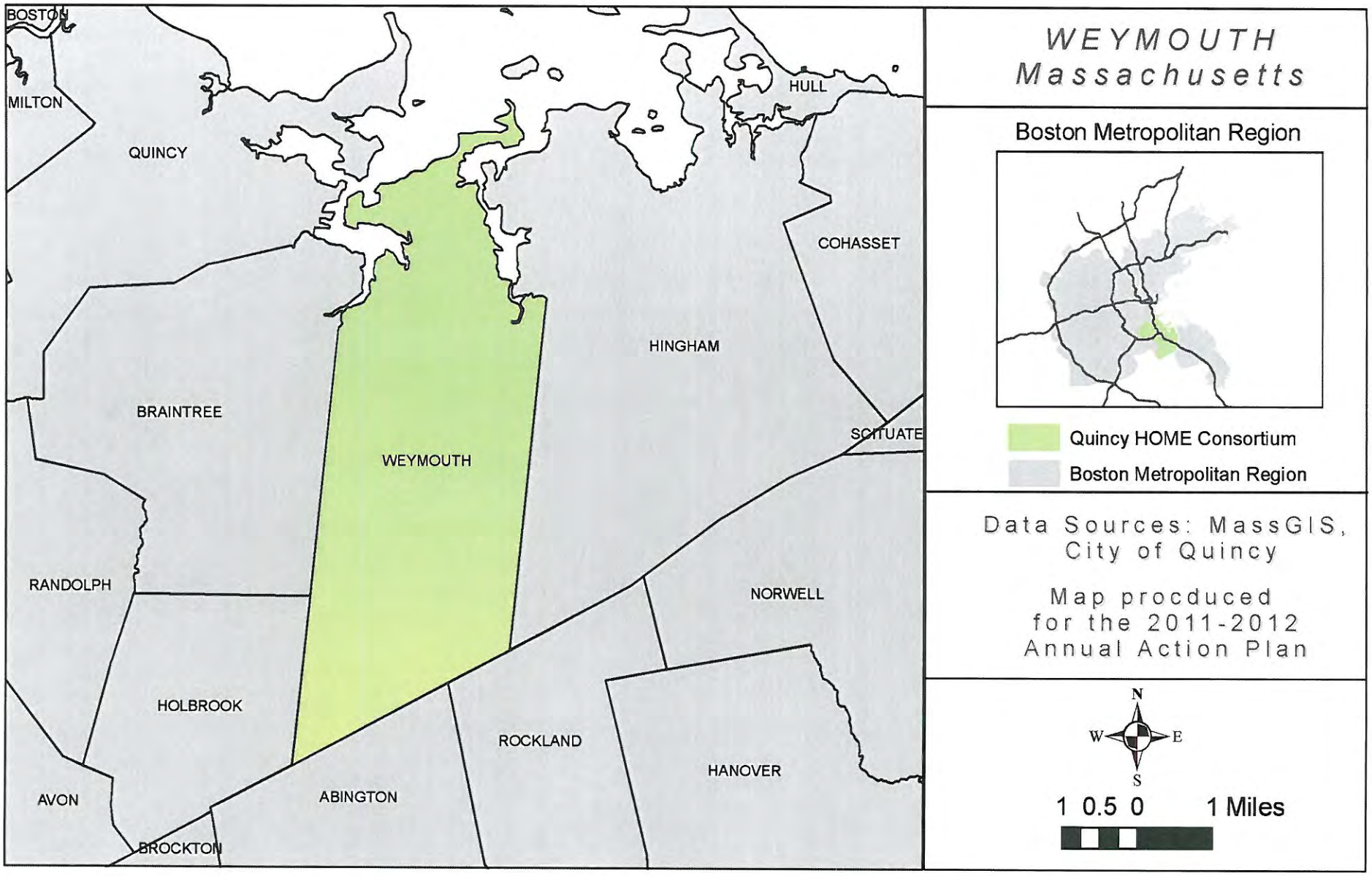
Map procduced for the 2011-2012 Annual Action Plan

N W E S

1 0.5 0 1 Miles

QUINCY HOME CONSORTIUM

City of Quincy · Town of Weymouth · Town of Braintree · Town of Holbrook · Town of Milton

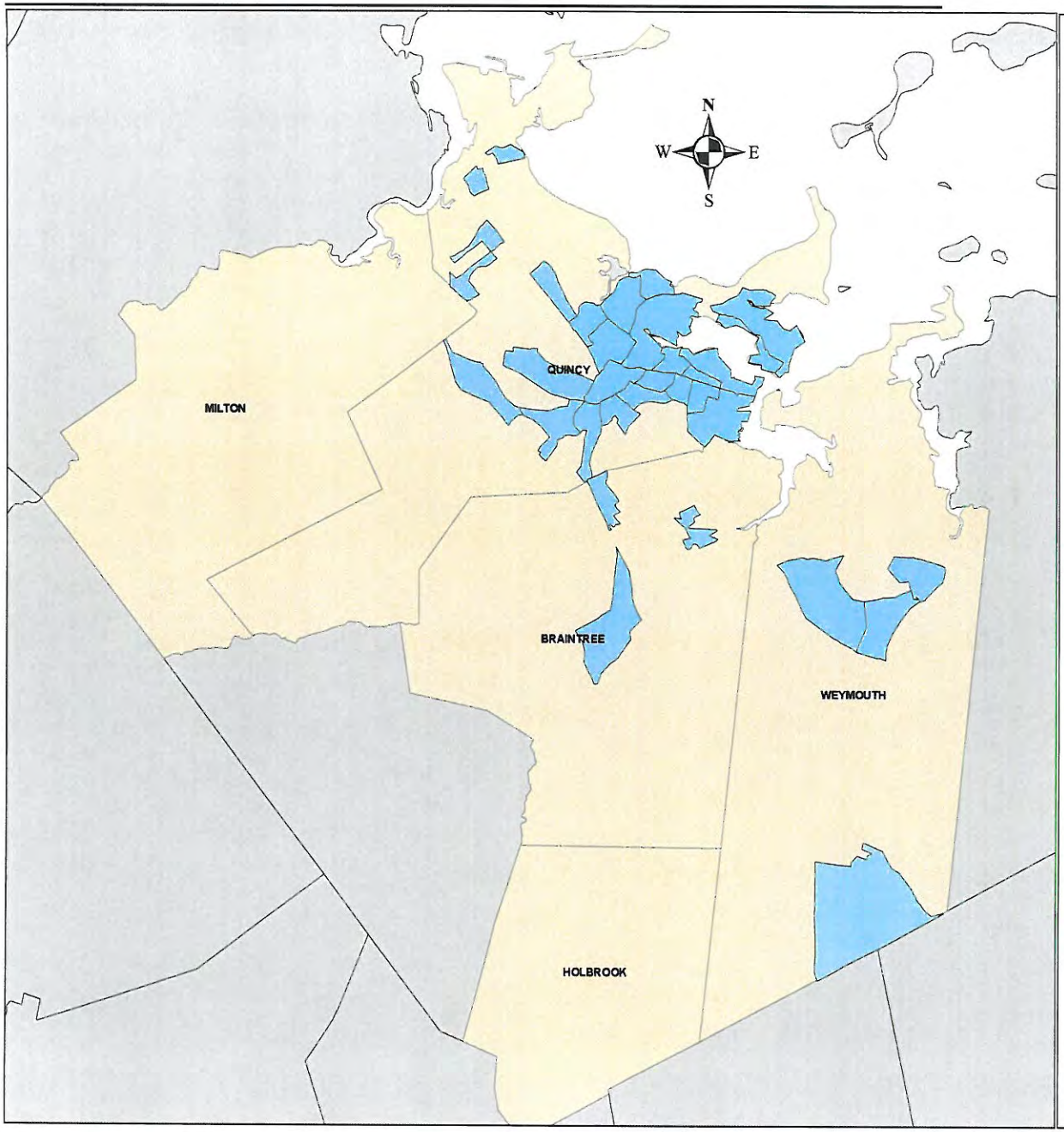


QUINCY HOME CONSORTIUM

City of Quincy *Town of Weymouth*

Town of Braintree *Town of Holbrook* *Town of Milton*

Quincy HOME Consortium 80% of Area Median Income Block Groups



Map Notes

Block groups where 51% or more of the population is at or above 80% of the Area Median HouseholdIncome are designated as Low/Moderate-Income Areas.

The Town of Holbrook and the Town of Milton do not have any Low/Moderate-Income Block Groups

Map created for the City of Quincy/QuincyHOME Consortium 2011-2012 Annual Action Plan

City of Quincy, Massachusetts

Mayor Thomas P. Koch

Map created by the Quincy Planning and Community Development Department

Legend

- Low/Moderate-Income Areas
- Quincy HOME Consortium Effective July 1, 2009
- Surrounding Municipalities

2 1 0 2 Miles

Appendix "C"

CDBG & HOME Monitoring Plans

CDBG PUBLIC SERVICE SUBRECIPIENTS MONITORING PLAN

The Department of Planning and Community Development (PCD) will monitor all CDBG public service Subrecipients on a regular basis (once every one to two years) to assure compliance with applicable HUD regulations 24 CFR 92.504, Federal requirements and program agreements.

OBJECTIVES

- To determine if a subrecipient is carrying out its community development program, and its individual activities, as described in the application for CDBG assistance and the Subrecipient Agreement.
- To determine if the Subrecipient is carrying out its activities in a timely manner, in accordance with the schedule included in the agreement.
- To determine if the Subrecipient is charging costs to the project which are eligible under applicable laws and CDBG regulations, and reasonable in light of the services or products delivered.
- To determine if a Subrecipient is conducting its activities with adequate control over program and financial performance, and in a way that minimizes opportunities for waste, mismanagement, fraud, and abuse.
- To assess if the Subrecipient has continuing capacity to carry out the approved project, as well as other grants for which it may apply.
- To identify potential problem areas and to assist the Subrecipient in complying with applicable laws and regulations.
- To assist Subrecipients in resolving compliance problems through discussion, negotiation, and the provision of technical assistance and training.
- To provide adequate follow-up measures to ensure that performance and compliance deficiencies are corrected by Subrecipients, and not repeated.
- To comply with federal monitoring requirements of 24 CFR 570.501 (b) and 24 CFR 85.40.
- To determine if any conflicts of interest exist in the operation of the CDBG program, per 24 CFR 570.611
- To ensure that required records are maintained to demonstrate compliance with applicable regulations.

NOTIFICATION

Written notification of monitoring will be sent to agency directors or chairpersons a minimum of 2 weeks prior to monitoring. Written notification to agencies will outline areas to be monitored and will indicate what specific records must be made available for review. Review of written agreements and performance will be based on the monitoring checklist.

MONITORING REPORTS

Monitoring reports will be prepared by the PCD staff and they will be reviewed by PCD staff and Directors prior to release to agencies. Reports will consist of the following elements:

- Specific identification of all findings and concerns regarding compliance
- Recommended actions to correct deficiencies
- Timeline for response and resolution

Agencies that fail to address the findings within the specified time period will be notified in writing of possible sanctions.

QUINCY CONSORTIUM HOME MONITORING PLAN

NOVEMBER 20, 2008

QUINCY CONSORTIUM HOME PROGRAM MONITORING PLAN FOR CHDO'S, SUB-RECIPIENTS AND CONTRACTORS

GENERAL INFORMATION

Effective July 1, 2009, The Quincy HOME Consortium will consist of the Towns of Weymouth, Braintree, Holbrook, Milton known as "Members" and the City of Quincy will be know as the "Representative Member" of the Consortium. Member communities will be consider sub-recipients and the City of Quincy through the Quincy Department of Planning and Community Development (PCD) will act as the lead agency being the representative member. Therefore PCD will monitor all CHDOs, Sub-Recipients, Contractors and HOME assisted projects to assure compliance with applicable HUD regulations 24 CFR 92.504, federal requirements and program written agreements.

PCD staff will conduct at a minimum a desk monitoring on an annual basis of each member community, and an on-site monitoring will be conducted every three years, or sooner if necessary. PCD will require that all members utilize a PCD approved timesheet, and will require this document be submitted before any administrative funds are disbursed. PCD will review the timesheets for accuracy. Also PCD will require that all members as sub-recipients submit its A133 audit report within 30 days after receipt of the auditor's report but not longer than nine months after the end of the auditor period to the City of Quincy.

Each member will be responsible for ensuring that its allocation for each funding year is fully committed within 24 months of HUD's execution of that funding year's grant agreement. If a member has not committed their funds within 18 months after the HUD grant execution date, the Consortium Council upon review may reallocate those funds and if any member is not able to expend all of its portion of the HOME funding for any funding year within the five year period, it shall lose an amount in the next funding year equal to the amount lost to the Consortium (See Quincy HOME Consortium Program Administration Guidelines dated May 14, 2008).

In addition to the representative member's monitoring, an annual monitoring will be conducted by each member community for the projects funded in their respective communities. PCD will require that each member community as a sub-recipient review all activities started/completed in their communities for the fiscal year being monitored and complete a report within 90 days after the close of the fiscal year. The report shall be submitted to PCD immediately thereafter. Quincy will maintain a master monitoring information file at the Quincy City Hall office of Planning and Community Development (PCD).

TIMING & NOTIFICATION

The Consortium, through the Quincy PCD will conduct monitoring of sub-recipient communities and projects receiving HOME assistance in accordance with an established annual schedule. Written notification of monitoring will be sent to agency directors or chairpersons a minimum of 2 weeks prior to monitoring. Generally, monitoring will be conducted within two months of

HOME federal program year completion. Agencies or programs determined to have a high-risk assessment may be monitored more frequently.

RISK ASSESSMENT

Prior to monitoring, the consortium will complete a "Risk Assessment" utilizing a scoring format that reviews performance and capacity, program complexity, recent problems and previous monitoring reports. PCD staff will determine addition-monitoring requirements for high-risk projects and agencies.

GENERAL/ADMINISTRATIVE MONITORING

General/administrative monitoring will cover the following areas:

- Compliance and performance under program written agreements
- Compliance with OMB circulars, and applicable uniform administrative requirements
- Compliance with regulations pertaining to Environmental Review, Fair Housing, Lead Based Paint, Uniform Relocation Act, Affirmative Action, Flood Hazard and other federal requirements
- Compliance with HUD CPD Notice 03-09 regarding the development and implementation of a performance measurement system.
- Review of financial records and individual project records

Written notification to agencies will outline areas and projects to be monitored and will indicate specific records to be made available for review, appropriate staff required for interview and the anticipated length of the monitoring session.
Review of written agreements and performance will be based on Written Agreement Monitoring checklist.

RENTAL PROJECT MONITORING

Occupancy and Rental Compliance

The consortium will review project rental and occupancy requirements to assure compliance with HOME regulations 24 CFR 92.252. On an annual basis, the members of the consortium will notify all HOME assisted rental property managers and applicable agencies in their communities of the following standards:

- Maximum affordable HOME rents and utility adjustments (Max. Rent and Utility Standards)
- Maximum income guidelines (Tenant Income Limits)
- Agencies must provide project occupancy and rental information (Unit Status Report)
- Affirmative Marketing, Tenant Selection and Lease Compliance (See checklist).

(The consortium will utilize the above-mentioned checklist for ongoing monitoring of rental and occupancy requirements.)

Tenant Selection and Affirmative Action

Agencies policies and records will be reviewed for compliance with 24 CFR 92. 253.

Tenant Eligibility

Tenant files will be reviewed to insure income eligibility. Tenant eligibility certifications must be completed on Tenant(s) Affidavit Form. Consortium members will conduct reviews for compliance with 24CFR 92.203.

Minimum Housing Quality Standards

All HOME assisted rental housing will be inspected to determine compliance with 24CFR 92.251 minimum property standards in accordance with the following schedule:

Number of HOME Assisted Units	Frequency of On-Site Inspections
4-25	Every 2 years
1-4	Every 3 years
26+ Every Year	

Each member community will notify the representative member how and by whom inspections will be conducted in their community; and a copy of the final inspection report being forwarded to PCD. Housing Quality Standards compliance status will be documented on HQS form.

MONITORING REPORTS

PCD staff will prepare monitoring reports within sixty (60) days of completion of monitoring activity. The Community Development Director prior to release to agencies will review written reports. Reports will consist of the following elements:

- Specific identification of all findings and concerns regarding compliance
- Recommended actions to correct deficiencies
- Timeline for response and resolution

Agencies that fail to address the findings within the specified time period will be notified in writing of possible sanctions.

25. SF 424 & Certifications