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## INTRODUCTION

**T**he City of Quincy and the Town of Weymouth are urban communities located south of Boston in Eastern Massachusetts (see Map 1). The City of Quincy is approximately 7 miles southeast of downtown Boston and has a land area of about 17 square miles. The Town of Weymouth is adjacent to and south of Quincy with a total land area of 21.6 square miles.

According to the U.S. Census Bureau, Quincy was the fourth-fastest-growing community in Massachusetts during the five-year period from 2000-2005. Quincy gained 2,225 more residents during this period. Its population hit 90,250 in July 2005, up from 89,813 the previous year and 88,025 in 2000, according to the Census.<sup>1</sup>

Weymouth, on the other hand, lost 200 residents during the same five-year period from 2000-2005.<sup>2</sup> The U.S. Census Bureau estimates Weymouth's population at 53,788 as of 2005.<sup>3</sup>

According to the most recent U.S. Census Bureau information, these two communities have a combined population of 144,038, which is a net increase of 2,025 residents from 2000-2005.

This **Consolidated Annual Performance and Evaluation Report (CAPER)** is the Fiscal Year 2005-2006 (July 1, 2005 to June 30, 2006) performance and accomplishments summary report on the utilization of HUD funds and accomplishments relative to the City of Quincy and the Quincy-Weymouth Consortium's (**CONSORTIUM**) *Five Year Consolidated Plan* and FY 05-06 Action Plan. Provided through the U.S. Department of Housing and Urban Development (**HUD**), these federal resources are the *Community Development Block Grant (CDBG)*<sup>4</sup> and *Emergency Shelter Grant (ESG)* funds that were received by the City of Quincy, and the *HOME Investment Partnerships Program (HOME)* funds that were received by the Quincy - Weymouth Consortium. This Consortium was created in 1992, with the City of Quincy as the lead community, as a vehicle for inter - community collaboration in planning and implementing the HOME grant program. This CAPER also contains information about other public and private resources, such as HUD's McKinney grants, that were utilized or leveraged by Quincy in the areas of housing, homelessness and community development.

Since FY 1996-97, HUD mandated the submission of a single annual **CAPER**, instead of the previously required separate annual accomplishment reports. Apart from combining the narratives of the previously disparate reports, the distinct characteristic of this reporting system is the introduction of maps, charts and graphs that utilize an extensive database - provided by HUD - to communicate accomplishments in a more meaningful and effective manner.

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1 "Census: Plymouth No. 2 in growth in Mass.; Quincy No. 4". *The Patriot Ledger*. 21 June 2006.

2 Ibid.

3 United States Census Bureau. Official Website. <<http://factfinder.census.gov/>>. 8 August 2006.

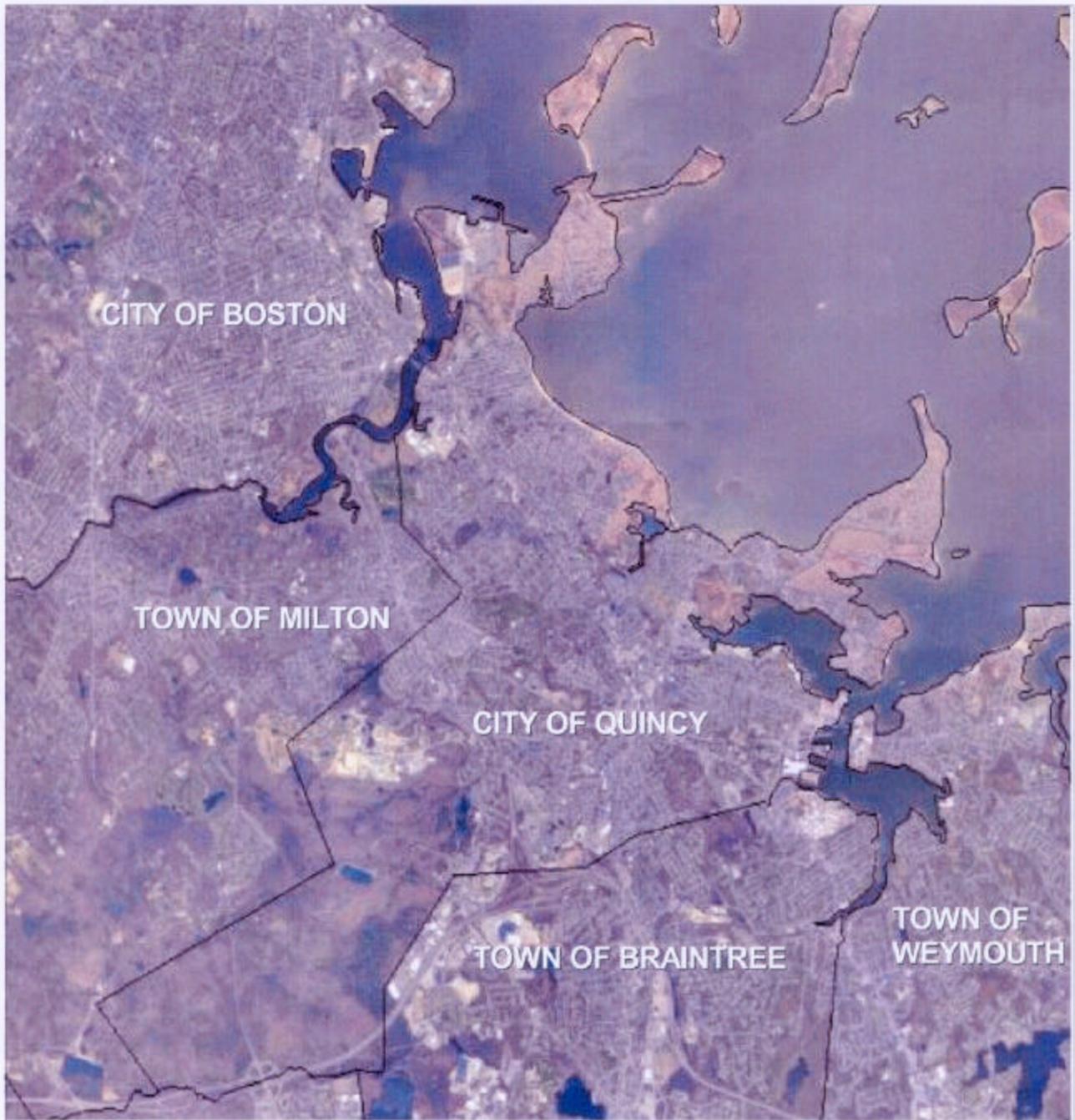
4 This report does not cover the Community Development Block Grant (CDBG) Program of the Town of Weymouth, for which a separate CAPER is submitted to HUD.

In addition, since 1997, the City and the Consortium had been using HUD's on-line *Integrated Disbursement and Information System (IDIS)*. The CITY and CONSORTIUM hence set-up CDBG, HOME and ESG activities online prior to drawing down federal funds through the IDIS.

In this report, the accomplishments of Quincy's and the Consortium's CDBG, HOME and ESG programs are presented in a variety of ways, including project descriptions, maps and tables of data. The report consists of the following main sections, followed by Attachments/Exhibits:

1. Assessment of 5-Year Goals and Objectives
2. Affirmatively Furthering Fair Housing
3. Citizen Participation
4. Affordable Housing
5. Continuum of Care & Other Homeless
6. Other Actions
7. Leveraging
8. Performance Measures
9. Self-Evaluation
10. CDBG Entitlement Funds
11. HOME Program

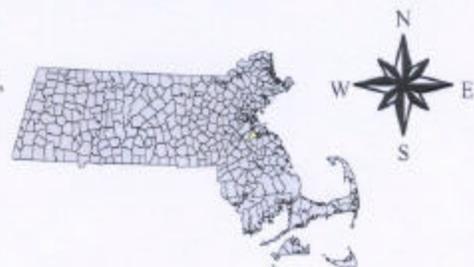
# MAP 1: City of Quincy and Surrounding Communities



Data Source: Mass GIS

Map produced for the 2005-2006 CAPER by the City of Quincy,  
Department of Planning and Community Development

For planning purposes only



## 1. ASSESSMENT OF FIVE-YEAR GOALS AND OBJECTIVES

During Fiscal Year 2005-2006, the City and the Consortium effectively utilized their *Community Development Block Grant* (CDBG), HOME, *Emergency Shelter Grant* (ESG) and *McKinney Homeless Assistance* funds, as well as FEMA and miscellaneous income, to undertake a variety of programs, projects, and activities that address housing and community development need in Quincy and Weymouth.

Priority initiatives included housing rehabilitation, affordable housing development, first-time homebuyers assistance, economic development programs, neighborhood and public works improvements, and the provision of public services. The accomplishments of the City and the Consortium in FY 2005-2006 were consistent with the *Consolidated Plan's* high-priority community development and housing objectives (see FY 2005-2006 Annual Update and FY 2005-2009 Five-Year Plan).

In **FY 2005-2006**, the City of Quincy and the Quincy-Weymouth Consortium received the following funds from HUD:

- ***Community Development Block Grant (CDBG)*** **\$2,381,419**
- ***HOME Investment Partnerships Program (HOME)*** **\$ 795,634**
- ***Emergency Shelter Grant (ESG)*** **\$ 91,921**
- ***McKinney Homeless Assistance*** **\$1,567,114**

The CDBG funding received by the City since program inception is shown on Table 1.1 and Figure 1.1. Funding received for HOME and ESG is illustrated on Table 1.2 and Figure 1.2. The City awarded its ESG grant of \$91,921 to the Quincy Interfaith Sheltering Coalition to provide accessibility to shelter to the homeless for the purpose of providing decent affordable housing.

With respect to the HOME resources, the Consortium allocated these funds between the two communities as follows:<sup>5</sup>

- **City of Quincy** **\$ 578,426**
- **Town of Weymouth** **\$ 217,208**

These resources were utilized to achieve the overall goals of the City and Consortium's FY 2005-2009 Strategic Plan and FY 2005-2006 Action Plan for *Community Development, Housing,*

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<sup>1</sup> The Town of Weymouth contributes to the City of Quincy 5% of their share of the HOME funds to cover part of the HOME coordination expenses.

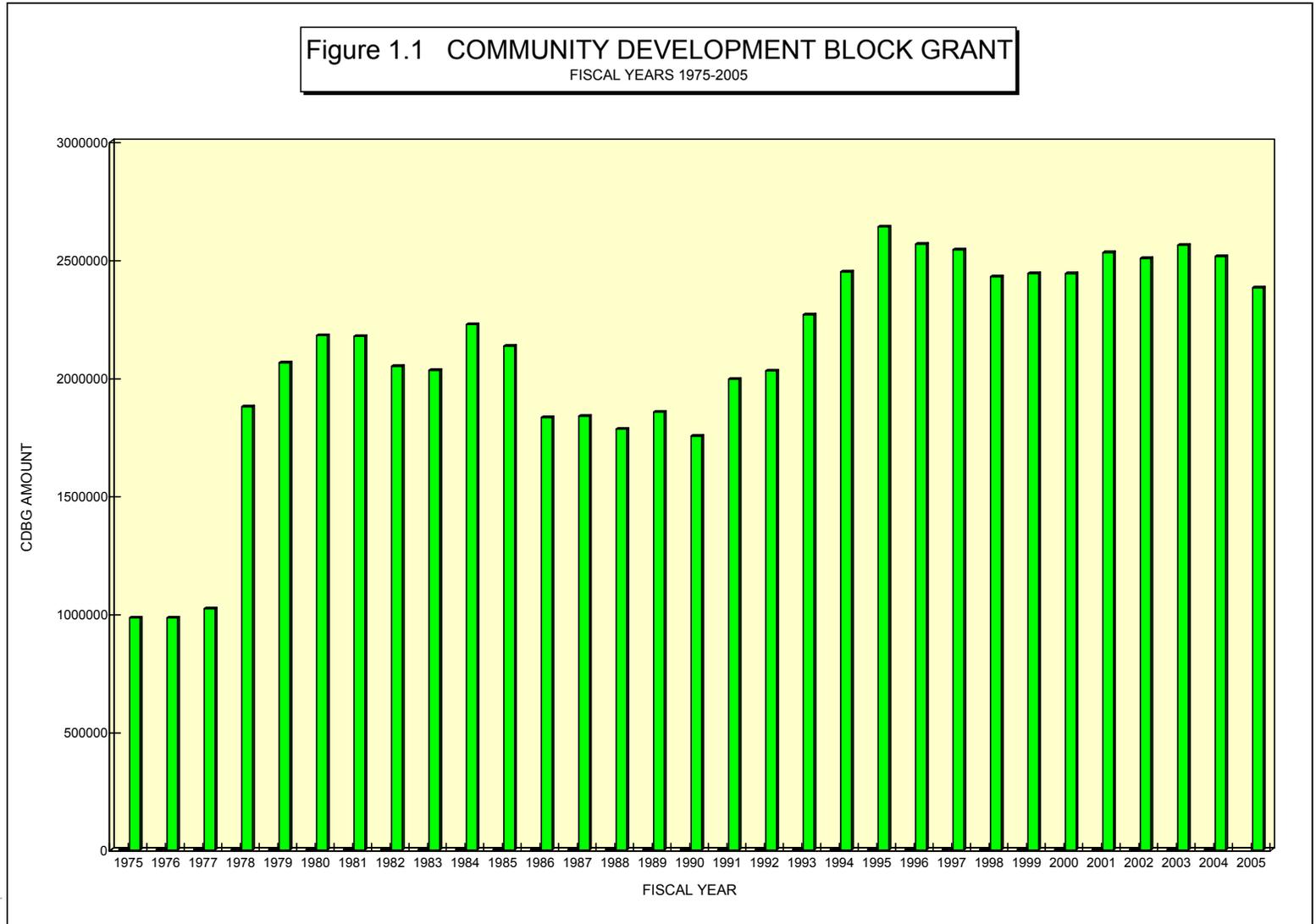
*Homeless and Special Needs* to serve principally low, very low and moderate income persons or households.

Schedule C is a summary of the City's progress toward achieving the goals of the *Five-Year Consolidated Plan* and *One-Year Action Plan* in FY 2005-2006.

Details on accomplishments specific to CDBG, HOME, and McKinney Homeless Assistance accomplishments are covered in subsequent sections.

**Table 1.1 COMMUNITY DEVELOPMENT BLOCK GRANT AMOUNTS, FY 1975 TO FY 2005  
CITY OF QUINCY, MASSACHUSETTS**

FY	GRANT
1975	\$983,000
1976	\$983,000
1977	\$1,022,000
1978	\$1,877,000
1979	\$2,064,000
1980	\$2,179,000
1981	\$2,175,000
1982	\$2,049,000
1983	\$2,032,000
1984	\$2,225,803
1985	\$2,134,000
1986	\$1,831,433
1987	\$1,837,000
1988	\$1,783,000
1989	\$1,854,186
1990	\$1,753,000
1991	\$1,994,000
1992	\$2,029,000
1993	\$2,267,000
1994	\$2,448,000
1995	\$2,639,000
1996	\$2,566,000
1997	\$2,542,000
1998	\$2,428,000
1999	\$2,442,000
2000	\$2,441,000
2001	\$2,530,000
2002	\$2,505,000
2003	\$2,561,000
2004	\$2,513,000
2005	\$2,381,419
<b>TOTAL</b>	<b>\$65,068,841</b>

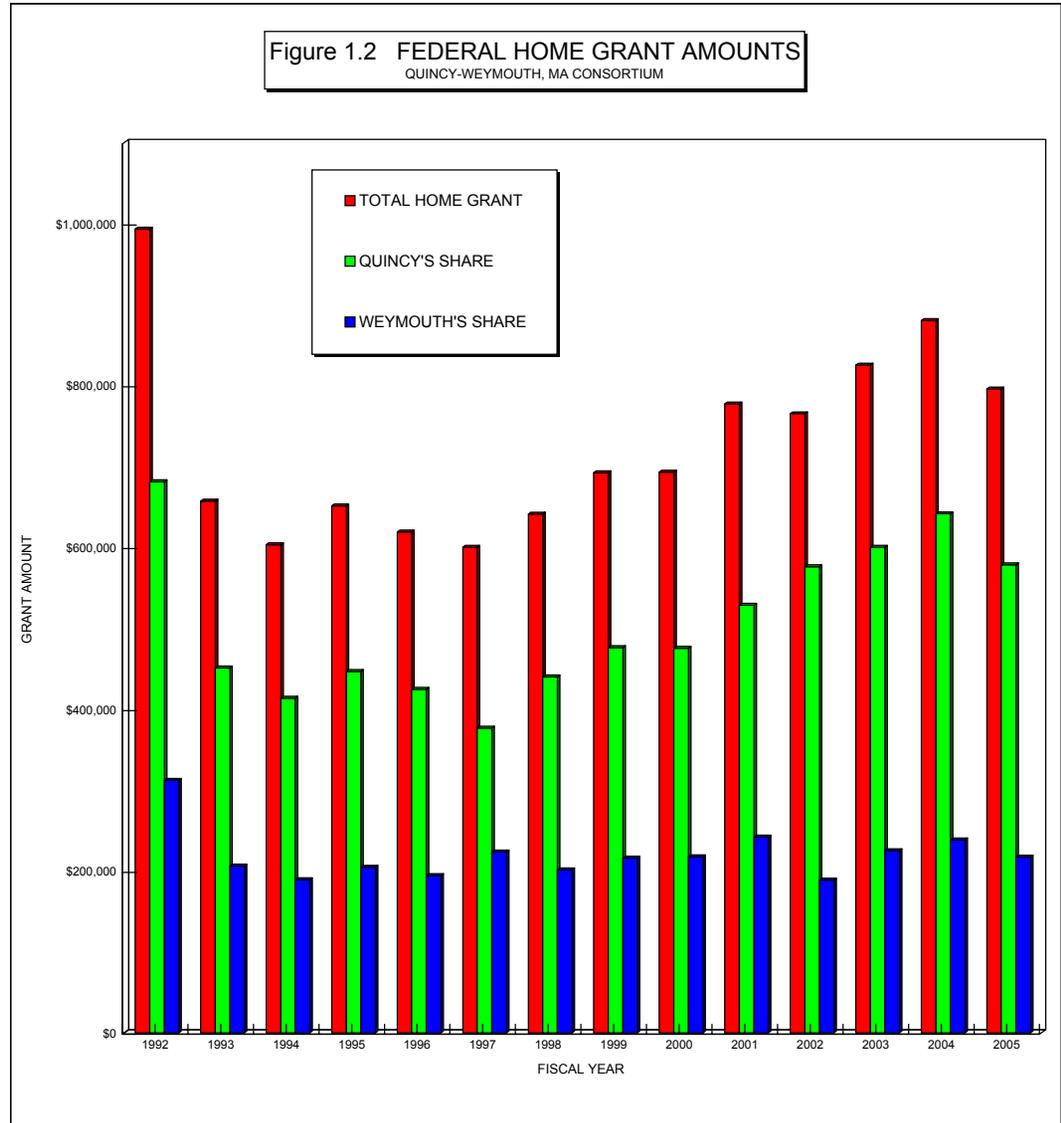


NOTE: The CDBG Program is a federal housing and community development program administered by the US Department of Housing and Urban Development (HUD). The City of Quincy is a CDBG entitlement community, i.e., the City receives CDBG funds directly from HUD through formula allocation.

SOURCE: Department of Planning and Community Development, City of Quincy

**Table 1.2 FEDERAL HOME AND EMERGENCY SHELTER GRANT AMOUNTS, FY 1987 TO FY 2005  
QUINCY-WEYMOUTH CONSORTIUM, MASSACHUSETTS**

FISCAL YEAR	HOME PROGRAM GRANT			EMERGENCY SHELTER GRANT QUINCY
	QUINCY-WEYMOUTH CONSORTIUM	SHARE		
		QUINCY	WEYMOUTH	
1987				\$31,000
1988				\$5,000
1989				\$29,000
1990				\$46,000
1991				\$45,000
1992	\$993,000	\$681,198	\$311,802	\$45,000
1993	\$657,000	\$450,702	\$206,298	\$30,000
1994	\$603,000	\$413,658	\$189,342	\$66,000
1995	\$651,000	\$446,586	\$204,414	\$90,000
1996	\$619,000	\$424,534	\$194,466	\$67,000
1997	\$600,000	\$376,600	\$223,400	\$67,000
1998	\$641,000	\$439,726	\$201,274	\$97,000
1999	\$692,000	\$476,196	\$215,804	\$87,000
2000	\$693,000	\$475,398	\$217,602	\$86,000
2001	\$777,000	\$528,220	\$241,780	\$86,000
2002	\$765,000	\$576,045	\$188,955	\$86,000
2003	\$825,122	\$599,864	\$225,258	\$86,000
2004	\$880,058	\$641,465	\$238,593	\$93,680
2005	\$795,634	\$578,426	\$217,208	\$91,921



NOTE 1: The HOME Program is a federal housing and homeless program administered by the US Department of Housing and Urban Development (HUD).

NOTE 2: The EMERGENCY SHELTER GRANT Program is a federal housing and homeless program administered by the US Department of Housing and Urban Development (HUD).

The City of Quincy receives ESG funds directly from HUD through formula allocation.

SOURCE: Department of Planning and Community Development, City of Quincy

## 2. AFFIRMATIVELY FURTHERING FAIR HOUSING

This section discusses actions taken by the Consortium to affirmatively further Fair Housing, including actions taken regarding the completion of an analysis of impediments to fair housing choice, a summary of impediments identified in the analysis, and actions taken to overcome the effects of impediments identified through the analysis. (24 CFR 91.520 (a))

### 2.1 Consortium Impediments to Fair-Housing

The City of Quincy and the Town of Weymouth updated and completed its Fair Housing Plans in 2001-02. While preparing the Fair Housing Plan, the Consortium jointly interviewed community groups, real estate agents, bankers and local housing providers. The findings in this plan were determined to still be applicable in FY 2005-2006. Both communities are preparing to update this plan during the FY 2006-2007 program year.

The primary constraint to the development of new affordable housing is the fact that Quincy and Weymouth are predominantly built-out communities in high-priced submarkets within the Boston metropolitan area. Eastern Massachusetts was one of the most costly housing markets in the country during FY 2005-2006. Lack of sites available for development contributed to increased costs for housing and affordable housing shortages, as demand greatly exceeded supply for most housing types. With the following average home prices within the Consortium in FY 2005-2006, homeownership was often far beyond the means of many low to moderate-income families.

<b>Average 2005-2006 Sale Price</b>	<b>Quincy</b>	<b>Weymouth</b>
Single-Family	\$382,122	\$355,239
Condominium	\$293,594	\$232,280
Multi-Family	\$484,899	\$424,925

Source: Massachusetts Board of Realtors

Zoning laws that cover the business districts closest to the four public transportation train stations in Quincy limit the height, density and type of use, thus denying developers the opportunity to create additional housing in a mixed-use area close to mass transit. Therefore, certain zoning restrictions could be considered as a barrier to affordable housing.

### 2.2 Summary of Impediments to Fair Housing Identified in Analysis

A January 2005 Fair Housing Survey conducted by the Quincy Fair Housing Committee surveyed close to one hundred Quincy Housing Authority tenants and other residents. They responded that housing affordability, household income, households with children, and

understanding/speaking English language were major impediments to Fair Housing. Summarized below are the significant impediments to fair housing that were identified in this survey.

- Need for more affordable rental units for low and moderate-income individuals and families (particularly for large families and those with children).
- Shortage of affordable rental housing units accessible and made available to physically disabled individuals.
- Need for down payment and closing cost assistance programs to assist low, moderate, and middle-income families with making the transition from renters to homeowners.
- Low inventory of affordable housing units as property costs in the area generally exceeded the maximum acquisition costs under state and federal housing programs.
- Difficulty encountered by low/moderate income households regarding homeowner responsibilities such as home maintenance, increased taxes, and other cost of living costs.
- Need for education for the real estate community, bankers, and landlords concerning Fair Housing Issues.
- Need for continuing homebuyer and credit counseling workshops for area residents.
- Need for education on the Americans with Disabilities Act (ADA) & lead paint laws.
- Need for additional landlord education to prevent discrimination against families with children due to new lead safety initiatives and regulations.
- Need for more support services to transition residents out of public housing.
- Need for more support services for special needs populations.
- Weymouth, and certain sections of Quincy, need better access to public transportation.

### **2.3 Actions Taken To Overcome The Effects Of Impediments**

During the past program year, the City and the Consortium implemented various activities to overcome the effects of fair housing impediments through programming and outreach. Outreach efforts, specifically targeting minority and disadvantaged populations, were conducted through programs directed at these groups and the use of advertisements in local printed media and cable television. The City funded public service activities that were designed to benefit women, Asians (Quincy's largest ethnic group), other minorities, the handicapped, and other disadvantaged groups. Some of these efforts were:

- The City worked with Community Housing Development Organizations (CHDO) to develop special needs housing to address the need for affordable housing (see Affordable Housing section below).
- The City continued to implement handicapped accessibility, lead paint, flood elevation and retrofitting, and low/moderate income homeowner and tenant occupied housing rehabilitation.
- The City of Quincy and the Town of Weymouth worked closely with Quincy Community Action Program (QCAP) and the 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.

- The City's First Time Homebuyer Program brochures were updated and also translated into Chinese to reach the largest minority group in the City.
- The City of Quincy's First Time Home Buyer program assisted eight (8) First Time Home Buyers with the Massachusetts Housing Partnership Soft Second Program. In addition, one (1) first time household received financial assistance with down payment and closing costs from Quincy; American Dream Down Payment Initiative (ADDI) and HOME funds were used for this activity.
- The Town of Weymouth assisted five (5) First time Homebuyers through the Massachusetts Housing Partnership Soft Second Program. Two received ADDI and HOME down payment assistance.
- The Town of Weymouth committed \$39,000 to CHDO operating funds through two non-profit organizations, The NHS and QCAP, for the operation of the First Time Home Buyer's (FTHB) counseling classes in Weymouth. Classes educated potential homebuyers about the requirements for purchasing a first home and certified eligibility for Soft Second and MassHousing mortgage programs. The NHS sponsored four Weymouth FTHB and Financial Fitness classes, with 30 Weymouth household participants, nine (9) of who were minority households. Four classes were conducted by QCAP in Weymouth that served 42 Weymouth households.
- QCAP Fair Housing Counseling Program (which was partially funded by the City of Quincy) assisted and educated 373 households, of which 298 were low- moderate income, and 198 were low income. Of these households, 129 were female head of household, 55 were Asian, 33 were Hispanic, 1 was American Indian/Alaskan Native, 238 were white, and 41 were black. PCD staff did outreach at eight of QCAP's First Time Homebuyer seminars.
- The Quincy and Weymouth Fair Housing Committees developed an educational workshop on "Rights and Responsibilities" for landlords and realtors. The workshop was held in April during the City's CD Week activities. Topics included types of tenancies, lease agreements, subsidies/voucher programs, landlord obligations, fair housing/discrimination issues, lead/de-leading obligation, evictions, and mediation.
- The City of Quincy's Office of Housing Rehabilitation (OHR) aggressively marketed its rehabilitation program to owner-occupied units and rental property owners, including Asian-American residents, through direct mailings, advertising in Chinese newspapers, and having booths during Asian events (e.g., August Moon). In FY 2004-2005, the OHR assisted one hundred seventeen (117) households. Of these households there were one (1) housing unit occupied by black, nine (9) by Asian and forty-four (44) by female-headed households.
- Neighborhood Housing Services of the South Shore assisted in the rehabilitation of thirty-three (33) housing units occupied by low to moderate income households; three (3) were minority owned while fifteen (15) were female head of household.
- The OHR developed new brochures and flyers in English and Asian languages that were distributed to neighborhood centers and libraries. Announcements were placed in the Weymouth News, Quincy Sun and Patriot Ledger.
- A notice of program availability was directly mailed to agencies and organizations serving persons of color and/or persons of low and moderate-income, such as the Fair Housing Commission, local public housing tenant organizations and the Quincy and Weymouth

Housing Authorities.

- All HOME fund recipients were required to submit an approved affirmative marketing/tenant selection plan for units assisted under the HOME program. Compliance with the plan is being monitored by the Consortium on an annual basis.
- The Quincy Interfaith Shelter Coalition (QISC) provided referral and support services to homeless families and individuals.

### 3. CITIZEN PARTICIPATION

The Citizen Participation Plan, which was used by the City for the consolidated planning process, provided substantial opportunity for citizens to review and comment on the proposed objectives and high priority needs indicated in the FY 2005-2009 Consolidated Strategic Plan and FY 2005-2006 Annual Action Plan.

This FY 2005-2006 City of Quincy and Quincy/Weymouth Consortium CAPER has identified all federal funds that were made available and expended for furthering the objectives of the FY 2005-2009 Consolidated Strategic Plan and FY 2005-2006 Action Plan during the fiscal period from July 1<sup>st</sup>, 2005 to June 30<sup>th</sup>, 2006. This material also provides a summary of community accomplishments related to the priority needs identified by the public and others through the consolidated planning, citizen participation and strategic planning processes.

The public review and comment period for this CAPER was advertised in *The Patriot Ledger* on September 13, 2006 and in *The Quincy Sun* on September 14, 2006. It was made available to the public for review and comments for a period of 15 days, from September 14<sup>th</sup> to September 29<sup>th</sup>, 2006.

This CAPER was made available to the public during office hours (8:30am-4:30pm) at the City of Quincy Department of Planning and Community Development, 1305 Hancock Street, Quincy MA; The Thomas Crane Public Library (Main Branch) in Quincy; and the Weymouth Office of Planning and Community Development, 75 Middle St., Weymouth, MA.

Comments were to be sent to the Department of Planning and Community Development, 1305 Hancock Street, Quincy, MA 02169 by September 29, 2006.

The Department of Planning and Community Development received no FY 2005-2006 Caper comments.

## 4. AFFORDABLE HOUSING

Consistent with its Five Year and One-Year Action plans, the City and the Consortium's housing initiatives included a variety of programs, projects and activities that sought to meet its specific objectives of providing affordable housing to extremely low-income, low-income, and moderate-income renter and owner households. These initiatives, which were funded through the HOME and CDBG programs, include housing rehabilitation (including handicapped accessibility, lead paint hazard control, and flood mitigation programs) and affordable housing development.

### 4.1 CHDO/ Rental Acquisition Projects Completed Or Underway

- Quincy earmarked \$350,000 of HOME funds this fiscal year for the acquisition of a eleven (11) unit rental single room occupancy (SRO) property located at 356 Washington Street. The rehabilitation phase of this development will occur in FY 2007.
- Quincy spent \$400,000 of HOME/CDBG funds for acquisition and rehabilitation of a nineteen (19) unit rental SRO building at 31-33 Winter Street. 15 of the units were targeted for very low-income individuals. Rehabilitation was completed and full lease-up occurred in FY 05-06.
- Quincy spent \$100,000 of HOME funds to Caritas Communities towards rehabilitation of a twenty-two SRO housing project located on Spear Street. This project was completed in this fiscal year.
- The City continued to work with the Elder Housing Corporation (EHC) in Quincy in developing two hundred and twenty three (223) affordable rental housing units in Squantum Gardens/Naval Terrace for low/moderate-income elderly households. Of these housing units, five (5) will be designated for Department of Mental Retardation (DMR) clients. The City expended \$250,000 of the committed \$450,000 of HOME funds this fiscal year. Funds were used toward the acquisition of this project. Eleven (11) of the affordable elderly units are designated HOME units. EHC secured permanent financing with MassHousing this fiscal year. All units are for elders with income below 80% of median.
- The City of Quincy continued to work with its two CHDOs in identifying and evaluating potential affordable housing developments. CHDO agreements were signed for 2005-2006 with QCAP, Inc. and NHS.
- Weymouth expended \$12,460 of HOME funds for Administration and \$425,000 on CHDO development. This funding was expended for the permanent financing of a two-unit rental property at 706/708 Main Street in South Weymouth. Each unit contains three bedrooms. All of the units will be managed as HOME-assisted units, which will be targeted to families who are homeless due to domestic violence.

## 4.2 Rehabilitation Program

The City of Quincy and the Quincy /Weymouth Consortium have adopted the ENERGY STAR standard for substantial rehabilitation and/or new construction of affordable housing in our communities.

All CDBG or HOME funded substantial rehabilitation and/or new construction project contract are required to contain the following language to be considered in compliance with the Energy STAR standard. *“To comply with HUD and City requirements this project shall be rehabilitated according to ENERGY STAR efficiency performance standard of 86 set by the US Environmental Protection Agency (EPA) and the US Department of Energy (DOE).”*

The City, through its OHR and the NHS implemented the following rehabilitation programs to help eliminate code violations and substandard living conditions, and promote energy conservation (*please see program brochure in the Attachment*)

- For a Home Ownership Rehab, a grant of up to \$3,000 or 50% of the total cost, whichever was less, and an additional grant of up to \$3,000 for lead paint hazard control cost.
- Remaining costs were funded as follows: For low-income households 0% loans payable for up to 15 years; for moderate-income households: 3% loans payable for up to 15 years.
- Maximum total rehab grants and loans = \$20,000 per unit; maximum additional lead paint hazard control assistance = \$3,000.
- For Rental Rehab, a grant amounting to \$2,000 or 50% of the total rehabilitation cost per unit occupied by low and moderate income tenants, whichever was less, and additional grants of up to \$2,000 per unit for lead paint hazard control cost.
- Remaining costs were funded as follows: For low-income households 0% loans payable for up to 15 years; for moderate-income households: 3% loans payable for up to 15 years.
- Maximum total rehab grants and loans for 3 units or less = \$20,000 per unit occupied by low and moderate-income tenants. Maximum additional lead paint hazard control assistance = \$2,000 per low-mod unit or more; total rehab grants and loans = \$10,000 per unit occupied by low-mod income tenants.
- Handicapped accessibility activities were considered part of the rehabilitation program.
- Lead Paint Hazard Control activities were assisted under the regular housing rehabilitation programs using CDBG and HOME Program Income in FY 05-06. During this time the City and NHS assisted in lead abatement and interim control of 13 housing units.

In FY 2005-2006, the City continued to use these programs to help preserve the existing affordable housing stock, and to improve the health, safety, and welfare of the public. During this fiscal year, the City expended a total of \$1,229,484 of CDBG, HOME, Miscellaneous income and private funds to undertake the rehabilitation of 47 single family owner-occupied, 32 renter occupied units, and 3 non-profit housing units. Shown on the next page are before and after pictures of rehabilitation projects that were completed in FY 05-06.



The Neighborhood Housing Services of the South Shore rehabilitated 44 low-moderate income units using \$167,114 CDBG funds of which \$149,929 were from the revolving loan account and other miscellaneous funds. Pictured on the next page are two examples of the type of work that the NHS is doing in the City of Quincy.



#### 4.2.1 Revolving Loan Fund

The City of Quincy's Revolving Loan fund was created when Community Development Block Grant (CDBG) funds were used as loans to assist low- moderate income households in rehabilitating their existing homes in order to bring the housing stock up to a minimum housing standard. Over a period of time, these loans were paid back to the City in two forms: either monthly installment payments or lump sum payments upon refinancing or transfer of property. In turn these recaptured funds are used for new loans for low-moderate income households.

### **4.3 Other Housing Programs:**

The City of Quincy provided \$10,000 of CDBG funds to Quincy Community Action Plan (QCAP) for a Fair Housing Counseling Program. QCAP assisted and educated 373 Quincy households, of which 298 were low/moderate income, and 198 were low income. Of these households, 129 were female head of household, 55 were Asian, 33 were Hispanic, one was American Indian/Alaskan Native, 238 were white, and 41 were black. PCD staff did outreach at eight of QCAP's First Time Homebuyer seminars.

Weymouth supported two CHDOs by earmarking \$39,000 in HOME funds for operating assistance. Both CHDOs provided affordable housing services relating to housing development, homeownership and rehabilitation. The Town agreed to join with QCAP, Inc., and The NHS to serve as sponsor community in applications to the MA Department of Housing and Community Development (DHCD) for funding under its First Time Homebuyer Purchaser Based Assistance Program. Each organization received funding to provide financial assistance to first time homebuyers in their respective South Shore service areas. Five (5) Weymouth borrowers received assistance under this program.

The City of Quincy also used CDBG funding for Code Enforcement activities in low and moderate-income neighborhoods. One hundred thirty nine (139) inspections were conducted this fiscal year.

### **4.4 Inclusionary Zoning**

In FY05-06, the City of Quincy continued to implement its Inclusionary Zoning Order, which was passed in 2001. The order established an Affordable Housing Trust Fund Committee as a way to oversee all disbursement of funds and to monitor properties for compliance of the ordinance. The order required that any development of 10 or more units that necessitated a variance or a special permit must provide 10% of the units as affordable units to low-moderate income households. The affordable units could be developed either on the site of the original development or at another location. Developers could also provide 50% of 10% of the construction cost of all units developed, in lieu of on-site units.

In FY 2005-2006, PCD monitored two developments: a) a 196-unit apartment building last year that dedicated 20 rental units to affordable housing; and b) a 21-unit townhouse project that dedicated one affordable home ownership unit. By the end of that period, there were several projects with their Zoning Board of Appeals (ZBA) permits that determined if on-site units or fee in lieu of unit were required in order to be in compliance with the Inclusionary Zoning Ordinance. By the end of FY2005-06, the Affordable Housing Trust Fund had a balance of \$1,651,411.17 generated by "fee in lieu of unit" funds plus interest earned in this account.

## 5. CONTINUUM OF CARE & OTHER HOMELESS

The Consortium took actions to address the needs of homeless persons and the special needs of persons that were not homeless but require supportive housing. These actions are described in the following sections.

### 5.1 Emergency Shelter Grant (ESG)

The Emergency Shelter Grant of \$91,921 was awarded to Quincy Interfaith Sheltering Coalition (QISC) “Father Bill’s Place”. QISC used these funds to provide emergency shelter and support services for the homeless in the community. A total of 991 unduplicated individuals were served under this program during Program Year 2005-2006. Of these, 80% were male and 20% were female (fig. 5.1). 96.2% of the individuals were White Non-Hispanic; 1.8% were Black Non-Hispanic; 1.5% were Hispanic; and 0.5% were Asian (fig. 5.2).

#### 5.1.1. ESG Data in IDIS

The ESG data in IDIS is complete. All seven (7) ESG completion path screens have been completed for FY 2005-2006.

#### 5.1.2. Funding expended in accordance with Consolidated Plan’s goals and priorities

ESG funds for the 2005-2006 Program Year were spent in accordance with the 2005-2009 Five-Year Strategic Plan and 2005-2006 Action Plan goals and priorities, which were to provide decent affordable housing to the homeless.

As stated in the 2005-2009 Strategic Plan and 2005-2006 Action Plan, ESG funding would be used to provide a 24-hour, full service program for homeless men and women, including counseling, housing search; nursing services; outreach programs for the homeless mentally ill; on-site substance abuse counseling; veteran’s services; outreach to head-injured clients; and voice mail for housing and job search.

A desk audit of FY 2005-2006 ESG expenditures confirmed that, on average, QISC spent \$7,660 monthly in ESG funds to operate *Father Bill’s Place*. Recurring expenditures each month included communications service; commercial heating service; electricity; general pest management; and waste management services. Of the total grant amount, \$25,937 (or 28%) was expended for essential services. This figure complies with HUD’s maximum allowance of 30% of ESG funding for essential services.

### 5.1.3. Information on the Source and Amount of Match Funds

Match funds for ESG come from a variety of sources .The QISC and the Consortium leverage funding sources from Local Governments, Private Contributions, Federal streams other than the ESG, and Other Miscellaneous funding sources.

A general breakdown of these sources and their amounts is summarized below, and illustrated as fig. 5.3. A more detailed breakdown of the source and amount of match funds is located in Table 5.1 on the next page.

Funding Sources	Amount	Percent of Total Revenue
Emergency Shelter Grant	\$91,921	3%
Other Federal Sources	\$934,799	28%
Local Government	\$959,741	29%
Private	\$891,037	27%
Others	\$437,541	13%
<b>Total Revenue FY 05-06</b>	<b>\$3,315,039</b>	<b>100%</b>

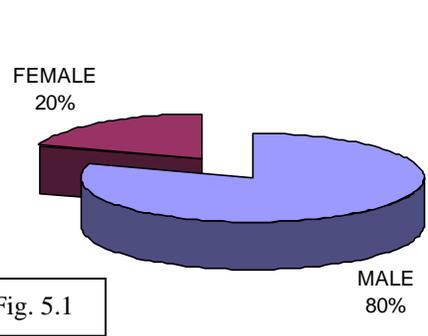


Fig. 5.1

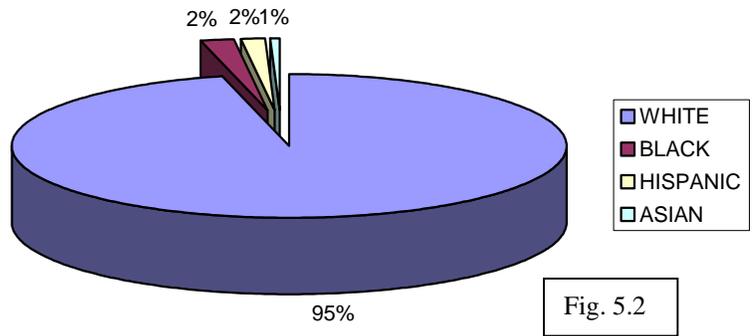


Fig. 5.2

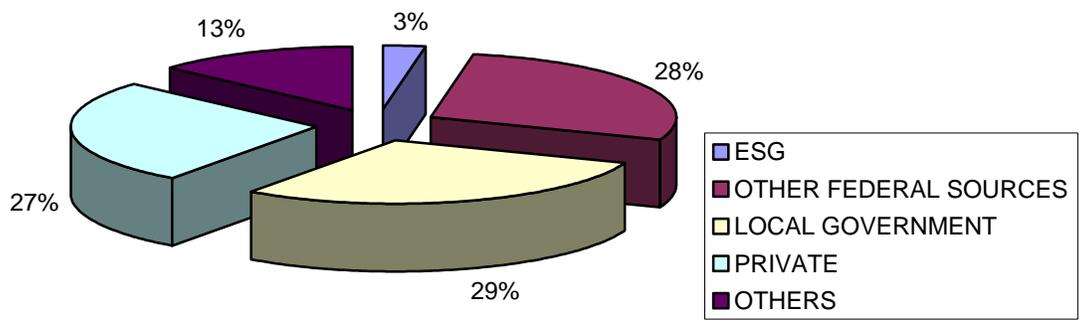


Fig. 5.3

**Emergency Shelter Grant (ESG)  
Beneficiaries  
2005-2006**

<b>2005-2006</b>	<b>July</b>	<b>August</b>	<b>September</b>	<b>October</b>	<b>November</b>	<b>December</b>	<b>January</b>	<b>February</b>	<b>March</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>Average</b>
<b>Daily Average</b>	63	76	76	72	79	82	90	93	94	93	87	86	<b>83</b>
<b>White Non-Hispanic</b>	95%	97%	95%	97%	98%	96%	98%	99%	99%	97%	98%	85%	<b>96.2%</b>
<b>Black Non-Hispanic</b>	2%	1%	2%	2%	1%	2%	1%	1%	1%	1%	1%	7%	<b>1.8%</b>
<b>Hispanic</b>	2%	1%	2%	0.5%	1%	2%	1%	0%	0%	1%	1%	7%	<b>1.5%</b>
<b>Asian</b>	1%	1%	1%	0.5%	0%	0%	0%	0%	0%	1%	0%	1%	<b>0.5%</b>
<b>American Indian</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	<b>0.0%</b>
<b>TOTAL</b>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	<b>100%</b>
<b>Male</b>	85%	79%	78%	77%	79%	81%	76%	79%	79%	79%	77%	90%	<b>80%</b>
<b>Female</b>	15%	21%	22%	23%	21%	19%	24%	21%	21%	21%	23%	10%	<b>20%</b>
<b>TOTAL</b>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	<b>100%</b>
<b>Battered Spouse</b>	21%	30%	18%	28%	25%	27%	21%	27%	23%	22%	25%	9%	<b>23%</b>
<b>Runaway Youth</b>	1%	2%	2%	2%	2%	2%	2%	2%	2%	2%	1%	1%	<b>2%</b>
<b>Chronically mentaly Ill</b>	46%	63%	43%	63%	68%	67%	48%	67%	58%	51%	49%	25%	<b>54%</b>
<b>Developmently Disabled</b>	2%	11%	6%	7%	9%	8%	8%	6%	6%	6%	7%	2%	<b>7%</b>
<b>HIV/AIDS</b>	3%	2%	1%	1%	1%	1%	2%	1%	2%	4%	4%	1%	<b>2%</b>
<b>Alcohol Dependent</b>	48%	61%	37%	56%	64%	64%	53%	59%	60%	53%	56%	30%	<b>53%</b>
<b>Drug Dependent</b>	35%	40%	26%	40%	44%	43%	48%	47%	46%	41%	39%	21%	<b>39%</b>
<b>Elderly (&gt;62)</b>	8%	9%	7%	11%	11%	10%	7%	7%	4%	5%	7%	5%	<b>8%</b>
<b>Veterans</b>	8%	13%	8%	22%	14%	15%	14%	22%	21%	16%	11%	7%	<b>14%</b>
<b>Physically Disabled</b>	4%	5%	2%	1%	3%	6%	5%	3%	3%	4%	3%	3%	<b>4%</b>
<b>Other</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	<b>0%</b>

**Table 5.1 Source and Amount of Match Funds**

<b>Quincy-Weymouth Consortium Emergency Shelter Grant (ESG) Fiscal Year 2005-2006</b>		
<b><u>Funding Sources</u></b>		<b><u>Total</u></b>
<b>ESG</b>	Total Grant Amount	<b>91,921</b>
<b>Other Federal</b>		
	HUD - Quincy Housing Authority	38,772
	CDBG- Weymouth	18,275
	Ryan White	82,135
	HOPWA - Cambridge Cares	134,321
	HOPWA - Boston DND	69,845
	HUD - Quincy-SHIP	101,249
	HUD- Quincy - Bridge St	65,380
	HUD- Quincy - DOVE	57,906
	HUD- Quincy - HMIS	63,441
	HUD - Quincy - Family	115,199
	HUD- Quincy - SRO's	188,276
		<b>934,799</b>
<b>Local Government</b>		
	Dept of Transitional Assistance	780,769
	Dept of Mental Health	177,472
	Dept of Education	1,500
		<b>959,741</b>
<b>Private</b>		
	Contributions	431,910
	Events Contributions	327,566
	In-Kind Contributions	131,561
		<b>891,037</b>
<b>Other</b>		
	Foundations	208,500
	Grants	51,700
	Rental Income	151,466
	Other Miscellaneous	25,875
		<b>437,541</b>
	<b>Total Revenue for period ending 6/30/06</b>	<b>3,315,039</b>

Source: Quincy Interfaith Sheltering Coalition, August 2006

## **5.2 Continuum of Care – Board on Homelessness Activities and Actions to Prevent Homelessness**

- The Quincy/Weymouth Continuum of Care (CoC) and Board on Homelessness continued to be an active organization consisting of thirty-one (31) members, representing local emergency shelters; non-profit Community Housing Development Organizations (CHDOs) state and local mental health organizations; transitional housing programs for families and battered women; local government; a local housing authority; a local community action organization; the local school system; a local career center; and other interested parties, including local banks.
- The CoC continued to meet monthly to discuss homelessness issues; needs and challenges; identify and solicit proposals for programs and projects; evaluate proposals; package McKinney grant applications; and disseminate information to members and the general public.
- The CoC enabled the Town of Weymouth & the City of Quincy to help the homeless, assist area housing providers (to increase availability of transitional & permanent housing), and seek McKinney funding.

The CoC addressed homeless needs through the following services described in the table below and on the next page.

<b>PROGRAM</b>	<b>Implementing Organization</b>	<b>DESCRIPTION</b>	<b>Expended in FY 05-06</b>
<b>Actions to Address Transitional Housing Needs</b>			
Domestic Violence Transitional Housing (Supportive Housing Program)	Quincy Interfaith Sheltering Coalition (QISC)	This shelter for battered women leased seven units of transitional housing for battered women and children to stabilize housing for victims of domestic violence.	\$61,375.29 McKinney Homeless Assistance Grant
Permanent Supportive Housing Program	QISC	Permanent supportive housing for four individuals that also received services from Department of Mental Health (DMH). Under the 2005 McKinney Program, this project will continue for two additional years, with a grant of \$202,227.	\$78,302.98 McKinney Homeless Assistance Grant
Transitional Housing (Supportive Housing Program).	The City of Quincy's Commission on the Family	Stabilized nine (9) homeless families and connected them to permanent housing through intervention and case management. Program assisted the participants in increasing their educational status and/or job skills, and helped participants in keeping their children in school. Under the 2005 McKinney Program, this project will continued for two additional years, with a grant of \$186,186.	\$82,643.45 McKinney Homeless Assistance Grant
SHIP (South Shore Housing-Employment Initiative Program)	QISC	Housing Employment Program with two major goals: (1) linking homeless persons to job-placement, training, support and stabilization services, (2) assisting participants to secure appropriate transitional, permanent-supportive, or permanent housing; and provide ongoing supportive services for the participant in housing.	\$111,101.78 McKinney Homeless Assistance Grant

<b>Actions to Help Homeless Persons Make Transition to Permanent and Independent Living</b>			
Father McCarthy's Place	QISC	This three-year project creates a permanent supportive housing program that will move twenty-five (25) chronically homeless individuals directly from shelter and/or streets into single-room-occupancy housing. Supportive services will include employment services, substance abuse treatment, support groups, mental health case management, and educational services.	\$190,390.19 McKinney Homeless Assistance Grant
Homeless Families Program	QISC	This three-year project will move eight (8) homeless families directly from shelter and/or streets into permanent supportive housing. Then, supportive services will ensure stability of housing through connecting families to mainstream resources and community-based services. The program seeks to stabilize housing homeless families while significantly raising the earning potential of the family.	\$116,731.71 McKinney Homeless Assistance Grant
Homeless Management Information System (HMIS)	QISC	This one-year renewal project 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, as well as forecast future trends. This project will be continued for one additional year, with a 2005 McKinney grant of \$75,000.	\$64,945.25 McKinney Homeless Assistance Grant
Shelter plus Care Tenant-Based Rental Assistance Program	Quincy Housing Authority and QISC	Provided 100 certificates for individuals moving from Father Bill's Shelter into permanent housing tied to support services for individuals.	\$994,300 McKinney Homeless Assistance Grant
Quincy/Weymouth Permanent Supportive Family Housing Program	Neighborhood Housing Services, and Shelter, Inc	Assisted four (4) homeless families with children that have members in recovery from substance abuse into permanent housing.	\$22,459.53 McKinney Homeless Assistance Grant

### 5.3 FY 2005-2006 McKinney Homeless Assistance Grants

As discussed in the previous section, the Local Board on Homelessness, made up of representatives from the City of Quincy, Town of Weymouth, and homeless service providers in the Quincy/Weymouth area, is concerned with regional homelessness issues and reviews funding proposals submitted by CoC members under HUD's McKinney Homeless Program. The Consortium was awarded \$1,567,114 under the 2005 McKinney Program administered by HUD. These new grant funds will assist agencies located throughout Quincy and Weymouth in providing housing and services for the homeless, as follows:

- **Sister Miriam's Project:** This new three-year project, with QISC serving as project sponsor, will move eight chronically homeless men and women directly from shelters and/or the streets into permanent supportive single-room-occupancy (SRO) housing. Supportive services will be provided by QISC case managers. These services will include recovery services, education and training, advocacy and assistance, counseling and case management, and housing-stabilization services. Project award: \$290,677.
- **Annie's Program:** Quincy Housing Authority (QHA) in conjunction with QISC (QISC/Father Bill's Place) was awarded \$135,360 under the Shelter plus Care Tenant-Based Rental Assistance grant to serve fourteen (14) homeless and formerly homeless adults with disabilities. This is a one-year renewal.
- **Bob's Program:** QHA in conjunction with QISC (QISC/Father Bill's Place) was awarded \$189,504 under the Shelter plus Care Tenant-Based Rental Assistance grant to serve twenty-two (22) homeless and formerly homeless adults with disabilities. This is a one-year renewal.
- **Carly's Program:** QHA in conjunction with QISC (QISC/Father Bill's Place) was awarded \$297,792 under the Shelter plus Care Tenant-Based Rental Assistance grant to serve ten (10) homeless and formerly homeless adults with disabilities. This is a one-year renewal.
- **Dillon's Program:** QHA in conjunction with QISC (QISC/Father Bill's Place) was awarded \$88,800 under the Shelter plus Care Tenant-Based Rental Assistance grant to serve six (6) homeless and formerly homeless families (where at least one adult member is disabled). This is a one-year renewal.
- **Eugenia's Program:** QHA in conjunction with QISC (QISC/Father Bill's Place) was awarded \$101,568 under the Shelter plus Care Tenant-Based Rental Assistance grant to serve six (6) homeless and formerly homeless families (where at least one adult member is disabled). This is a one-year renewal.

Since 1996, the Consortium through the PCD has successfully secured \$10,719,995 of McKinney funds for programs that serve the homeless population in the Quincy/ Weymouth area.

## **6. OTHER ACTIONS**

### **6.1 Addressing Obstacles to Meeting Underserved Needs**

- Committed and expended HUD CDBG, HOME, ESG, McKinney, and various Program Income funds based on high priority underserved housing, homeless and community development needs (details below).
- To meet the priority need for affordable Single Room Occupancy (SRO) housing for very low-income single persons, the Consortium committed CHDO funds for the acquisition of a nineteen (19)-unit structure of affordable SRO housing on Winter Street, and an additional 11-unit structure on Washington St. for an addition of 30 new SRO units for very low-income disabled individuals at risk of homelessness due to high area rental housing costs.
- CDBG, HOME funds, and other state and private contributions were utilized for acquisition and rehabilitation of a twenty-two (22) unit single-room occupancy (SRO) structure on Spear Street for individuals.

### **6.2 Foster and Maintain Affordable Housing and Eliminate Barriers to Affordable Housing**

Please refer to Section 2 Furthering Fair Housing and Section 4 Affordable Housing above.

### **6.3 Overcome Gaps in Local Institutional Structure and Enhance Coordination**

- Creation of the Quincy Center Revitalization Plan has, from its earliest stages, been marked by wide-ranging representation from the city's multiple and diverse communities. The process began in 2004 when Mayor Phelan brought together business, civic, and neighborhood leaders to serve on the Downtown Redevelopment Committee (DRC). The DRC, with the assistance of a planning consultant firm, is examining how downtown Quincy could be transformed into a vibrant economic and residential zone. Part of this initiative will involve conducting a comprehensive, community-based planning process.
- During his January inauguration speech, Mayor William J. Phelan announced a "Neighborhood First" initiative. Surveys were sent to every Quincy Household asking for input on a variety of topics. Neighborhood First meetings were held all over the City. The first item to come from this initiative was the production of Good Neighbor Guide, a handy booklet pertaining to the quality of life ordinances in the City. Neighborhood information is continuing to be compiled and distributed to City departments and officials.
- The City and the Consortium implemented the Consolidated Plan through City agencies, existing CHDOs and private non-profit organizations.

- *Fair Housing Committees*

The *Quincy Fair Housing Committee* was created as part of the City's Fair Housing Plan. The purpose of the Committee is to aid the City of Quincy in its effort to promote fair and affordable housing. The Committee is comprised of representatives from a broad spectrum of public and private groups that are appointed by the mayor for one-year terms.

The *Weymouth Fair Housing Commission* consists of 11 members, five of whom are appointed annually to represent the Housing Authority, Youth and Family Services, the Council on Aging, the School Department, and the Police Department. Other members serve three-year terms and represent the public tenants organization, private tenants organization, and citizens-at-large; four have expertise in banking, finance, real estate, clergy, and other segments of society.

The responsibilities of both the Quincy Fair Housing Committee and Weymouth Fair Housing Commission include: promoting fair and affordable housing; reviewing and recommending changes to the Fair Housing Plan; educating citizens on the importance of Fair Housing; recommending appropriate rules, policies, and guidelines consistent with the Fair Housing Plan; coordinating public and private agencies, committees, boards, and private entities on matters of fair or affordable housing; reviewing and commenting on proposed land use activities directly affecting fair or affordable housing; assisting in the application for public or private grants affecting fair or affordable housing, as authorized by the Mayor; acting as a source of information for housing discrimination complaints.

## **6.4 Improve Public Housing and Resident Initiatives**

- The City and the QHA consulted with each other on issues and projects of common interest (e.g., The purchase of St. Boniface Church to be partially utilized as the Germantown Neighborhood Center). The City also reviewed the QHA's Comprehensive Plan for consistency with the City's Five-Year Plan.
- The City of Quincy and QHA held a First Time Homebuyer workshop on April 19<sup>th</sup> specifically for housing authority residents participating in the Family Self Sufficiency Program.
- The Town of Weymouth worked cooperatively with the Weymouth Housing Authority (WHA) to facilitate efforts to provide safe and adequate public housing for low-income residents and services for such residents. In prior fiscal years the Town funded, through the CDBG program, various physical improvements at public housing developments including the design and implementation of repair criteria to replace roadway, sidewalk, drainage and related infrastructure.
- The Town of Weymouth had funded, and continued to fund, the position of the Residential Services Coordinator (RSC) at the WHA. The RSC offered housing services to low income Weymouth public housing residents or Weymouth residents seeking public housing.

## **6.5 Evaluate and Reduce Lead Based Paint Hazards**

Quincy and Weymouth also continued qualification as a Certified Agency under MassHousing's "Get the Lead Out Program." Such designation authorized non-profits to offer MassHousing Lead abatement programs in Quincy and Weymouth. In February 2006 Quincy as the lead agency for the Quincy-Weymouth Consortium received a grant from the Massachusetts Lead Abatement Program (MLAP) to defray the cost of lead abatement in addition to loans from the MassHousing Lead Program. The MLAP grant being offered to income-qualified individuals over the next 2½ years. This Grant will inspire more people to take advantage of the lead program and will increase abatement of housing units throughout both communities. Four households in Weymouth and one in Quincy received MassHousing loans in FY 05-06.

The City of Quincy also used CDBG and HOME funds through its housing rehabilitation programs to comply with the Lead Paint Rule and eliminate lead hazards in homes, particularly those occupied by low and moderate-income households. In all, 13 lead abatement jobs were undertaken in the City of Quincy during this fiscal year. For housing units reported under Section 4 and that needed abatement, risk assessments and lead paint hazard control measures were included in the scope of work.

## **6.6 Ensure Compliance with Program and Comprehensive Planning Requirements**

The City conducted monitoring of most of its CDBG, HOME, ESG, and McKinney subrecipients and completed three technical assistance workshops to improve program compliance and meet comprehensive planning requirements.

The Quincy Housing Authority's Public Housing Authority Plan for FY 2005-2009 and Annual Plan for FY 2006 were reviewed by PCD for consistency with the Consolidated Plan.

## **6.7 Reduce the Number of Persons Living Below the Poverty Level**

The City addressed this issue through economic development programs undertaken by Quincy 2000 which sought to create jobs for low- and moderate income persons, and through public services activities (e.g., "Transitional Housing Program" and other essential public services that benefited a whole range of low and -moderate income persons, especially those whose income was below the poverty line.

QCAP, the City's largest anti-poverty agency, implemented many programs that served persons below the poverty line which was assisted with CDBG funding during FY 2005-2006. Programs include fuel assistance, emergency food center, and fair housing counseling program in addition to Asian Liaison translation and interpretation assistance.

## 7. LEVERAGING

In FY 2005-2006, the Consortium and City of Quincy used HUD funds to successfully leverage substantial federal, state, local and private funds in developing critical economic development, housing, homeless and community development programs, projects and activities. A summary of the leveraged amounts is presented in the Attachment/Exhibit Section of this Report. The highlights are summarized below.

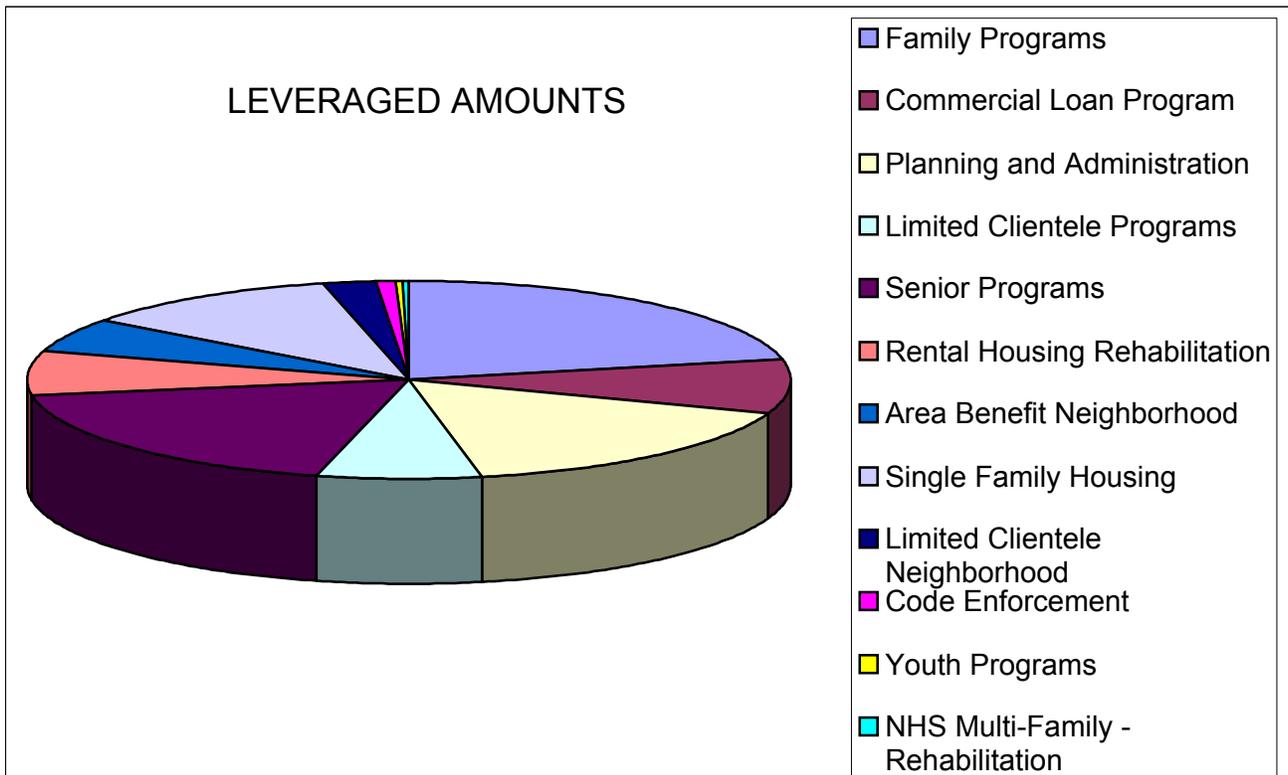
- The City's CDBG and HOME funded Residential Rehabilitation Programs leveraged at least \$295,625 of FEMA, MassHousing, and miscellaneous income and homeowner funds.
- Quincy CHDO projects leveraged at least \$1,500,000 of additional capital to assist in the development of affordable housing for low and moderate-income households.
- Quincy's First Time Homebuyer's Program assisted eight (8) first time homebuyers with the purchase of their first homes. First time homebuyers were given reduced mortgage rates and favorable terms under the Massachusetts Housing Partnership Soft-Second Program. The program provided \$911,624 in first mortgage financing, \$261,400 in Soft Second mortgages, \$37,781.85 in mortgage subsidy and \$ 7,842 in loan loss reserve funding. One of these first time homebuyers received down payment and closing costs assistance totaling \$10,502.00 through the HOME and American Dream Down Payment Initiative (ADDI) Programs.
- Weymouth's program assisted five (5) first time homebuyers with the purchase of their first homes. First time homebuyers were given reduced mortgage rates and favorable terms. The program provided approximately \$300,000 in first and soft second mortgage financing, \$1,033,140 in Soft Second mortgages, \$40,832 in mortgage subsidy and \$5,430 in loan loss reserve funding. Weymouth received a set-aside of an additional \$15,000 in soft second assistance through DHCD.
- The Quincy 2000 Collaborative through its three *Economic Development Loan and Grant Programs* leveraged approximately \$142,000 from various sources including private funds. \$50,000 of that leveraged amount, although not coming directly from its *Business Loan Pool* (a consortium of 11 local banks), did come from one of its consortium bank members. Although the Business Loan Pool as a whole could not qualify this applicant as a borrower, one individual bank did see the applicant fit for borrowing and loaned to the micro enterprise directly. The organization works through many different avenues to economically develop the City, which might not happen without everyone working with the Quincy 2000 Collaborative. The Business Loan Pool has available a capitalized funding source of approximately four million dollars.
- Leveraged amounts for public services activities totaled \$883,767. Detail breakdowns of leverage amounts for public services are contained in Table 7.1 and Table 10-3.

- Leveraged amounts for the Emergency Shelter Grant are contained in Table 5.1.

Table 7.1

**CITY OF QUINCY, MASSACHUSETTS  
 QUINCY-WEYMOUTH CONSORTIUM  
 AMOUNTS LEVERAGED BY HUD-CPD RESOURCES  
 BY PROJECTS**

PROJ #	PROJECT NAME	LEVERAGED AMOUNTS
2	Family Programs	\$ 347,108.00
10	Commercial Loan Program	\$ 142,000.00
8	Planning and Administration	\$ 262,057.30
1	Limited Clientele Programs	\$ 109,580.89
27	Senior Programs	\$ 296,321.00
14	Rental Housing Rehabilitation	\$ 116,654.50
9	Area Benefit Neighborhood	\$ 87,000.00
13	Single Family Housing	\$ 178,970.00
11	Limited Clientele Neighborhood	\$ 35,300.00
3	Code Enforcement	\$ 9,600.00
18	Youth Programs	\$ 8,456.72
16	NHS Multi-Family - Rehabilitation	\$ 2,617.00
<b>TOTAL</b>		<b>\$ 1,593,048.41</b>



## 8. PERFORMANCE MEASURES

The Consortium has been working closely with public service providers to conduct an evaluation of their service activities over the past six years. More recently, the Consortium undertook several initiatives to help subrecipients develop and implement performance measurement systems for their programs. With the help of a consultant, it conducted one technical assistance workshop on this subject matter on June 14, 2006 (flyer and PowerPoint® documents are provided in the attachments section). This matter was also discussed during the various workshops during the Fiscal Year, including a Marketing and Promotion of Public Programs workshop (flyer provided in attachments section) on December 13, 2005, which were conducted by the Departments of Planning and Community Development in Quincy and Weymouth. This section outlines the results of these efforts.

- Long-term (multi-year) and Short-term (annual) goals/objectives – Please see Tables 1C and 2C.
- Expected and Actual units of accomplishments upon completion of project/activity – Please see Schedules C-1, C-2 and C-3.
- Expected and Actual units of accomplishment during each program year of the project/activity - Please see Schedules C-1, C-2 and C-3 and Listing of Consolidated Plan Projects, below.
- Aggregation of actual units of program year accomplishments to short-term and long-term numeric goals/objectives - Please see Schedules C-1, C-2 and C-3
- Outputs resulting from HUD funding are shown separately – all outputs shown are resulting from HUD funding.
- One or more proposed outcome(s) Indicator and Statement – Please see each project listed below.

In response to the HUD CPD Notice 03-93. Quincy has developed a Performance Measurement System that has two types of outcome measures: a) Outcome statements; and b) Outcome indicators.

The *Outcome Statements* were based on the “Consensus Document: Joint HUD/OMB/Grantee Outcome Measurement Working Group,” dated November 20, 2004. This Group was formed in June, 2004 to develop an Outcome Measurement System for key federal community development programs, including the CDBG and HOME. The Group is comprised of representatives from the Council of State Community Development Agencies, the National Community Development Association, the National Association of County Community Economic Development, the National Association of Housing and Redevelopment Officials, HUD’s Office of Community Planning and Development, and the Office of Management and

Budget. The System sought to generate outcome measures that could be linked to the overarching objectives of these community development programs (i.e., suitable living environment; decent affordable housing; and creating economic opportunities). In doing so, the aggregation, at the national level, of outputs and outcomes reported by the many CDP activities throughout the country would be more manageable and feasible.

Quincy's *Outcome Indicators* were developed to generate more local measures of outcomes (benefits or impacts). These indicators represent measurable or quantifiable outcomes of the activities, without regards to considerations for national aggregation of data.

The address of each implementing organization is indicated in parenthesis beside the organization's name. Having multiple output, outcome and outcome indicators generally indicates that the grantee or subrecipient organization implemented multiple activities.

## 8.1 Listing of Projects

### COMMUNITY DEVELOPMENT

#### PUBLIC SERVICES:

#### PROJECT 1 - LIMITED CLIENTELE PROGRAMS/SERVICES:

General: Public Services programs that benefit individuals that are predominantly from low and moderate -income households.

##### **South Shore Elder Services** (159 Bay State Drive, Braintree, MA 02184)

- Description: Meals on Wheels program that delivers hot, nutritious noon time meals to several disabled adults delivered 5 days a week.
- National Objective: Low/Moderate Income Limited Clientele - presumed benefit
- Matrix Code – 05B; Service Area: City-wide
- Completion date: June 30, 2006
- Outcome Indicator: 6 disabled persons under the age of 60 gained access to hot nutritious meals that they would not receive otherwise. All 6 clients showed improvement on a nutritional status survey.
- Outcome Statement: 6 disabled persons under the age of 60 gained access to hot nutritious meals for the purpose of creating a suitable living environment.

##### **Good Shepherd Maria Droste Services** (1354 Hancock Street, Quincy, MA 02169)

- Description: Weekly mental health counseling services provided by licensed professionals on a sliding scale fee basis to low and moderate- income people who do not have insurance and/or fall through the cracks of the welfare system.
- National Objective: Low/Moderate Income Limited Clientele
- Matrix Code – 05M; Service Area: City-wide

- Completion date: June 30, 2006
- Outcome Indicator: 60 percent of the 149 counseled have made gains in their ability to cope with life circumstances.
- Outcome Statement: 149 persons have had access to personal counseling for the purpose of creating a suitable living environment.

**Quill** (316 Hancock Street, Quincy, MA 02171)

- Description: Weekly-teaching classes for developmentally disabled adults to improve social and academic functioning.
- National Objective: Limited Clientele Presumed Benefit
- Matrix Code – 05B; Service Area: City-Wide
- Completion Date: June 30, 2006
- Outcome Indicator: 18 students made significant improvement in social and academic functioning based on consistent attendance and teacher observation.
- Outcome Statement: 18 students gained access to programs for developmentally disabled adults for the purpose of creating a suitable living environment.

**Interfaith Social Services** (776 Hancock Street, Quincy, MA 02170)

- Description: Successful Transitions provides interview appropriate clothing and support services to low-income women seeking employment. The goal of the program is to empower welfare to work women by improving their self-image.
- National Objective: Low Moderate Income – Limited Clientele
- Matrix Code 05H; Service Area: City-Wide
- Completion date: June 30, 2006
- Objective: Low/Moderate Income Limited Clientele
- Completion date: June 30, 2006
- Outcome Indicator: 25 of the 52 unduplicated clients obtained job interviews; 18 found employment and 3 were actively completing job-training programs.
- Outcome Statement: 52 clients improved their access to jobs for the purpose of creating economic opportunities.

**Veterans Homeless Program** (Newport Avenue, Quincy, MA 02169)

- Description: Housing services for homeless veterans.
- National Objective: Low/Moderate- Income – Limited Clientele
- Matrix Code 05; Service Area: City-wide
- Completion date: June 30, 2006
- Outcome Indicator: 14 homeless veterans gained case management services for substance abuse and mental health issues among others. A total of 6 clients found or maintained employment and the majority maintained their sobriety while living in a group home setting.
- Outcome Statement: 14 homeless veterans gained access to housing services for the purpose of creating a suitable living environment.

## **PROJECT 2 - FAMILY PROGRAMS/SERVICES:**

General: Public Services that benefit families that are predominantly from low and moderate-income households.

### **Commission on the Family: Parent-to-Parent Program**

*(14 Chapman Street, Quincy, MA 02170)*

- Description: 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.
- National Objective: Low/Moderate Income Limited Clientele
- Matrix Code – 05; Service Area: City-wide
- Completion date: June 30, 2006
- Outcome Indicator: 95 percent of the 148 families served reported an increased knowledge of community outreach services and resources.
- Outcome Statement: 336 persons of the 148 families have had the opportunity to have access to new knowledge for the purpose of creating a suitable living environment.

### **Commission on the Family: Transitional Housing Program**

*(68 Saratoga Street, Quincy, MA 02171)*

- Description: Transitional housing to homeless families in nine housing units leased from the Elder Housing Corporation and the Quincy Housing Authority using McKinney Funds. (Please see Homeless/Special Needs project # 37)
- National Objective: Low/Moderate Income Limited Clientele
- Matrix Code – 05; Service Area: City-wide
- Completion date: June 30, 2006
- Outcome Indicator: 10 families in transitional housing had more stable housing and their children remained in Quincy Public Schools.
- Outcome Statement: 60 persons in the 10 families had access to transitional housing for the purpose of providing decent housing.

### **Quincy Community Action Program: Emergency Food Center**

*(388 Granite Street, Quincy, MA 02169)*

- Description: Supplemental food, information and advocacy to low and moderate-income individuals and families whose income is not sufficient to cover the cost of food and other basic necessities.
- National Objective: Low/Moderate Income Limited Clientele
- Matrix Code – 05; Service Area City-Wide
- Completion date: June 30, 2006
- Outcome Indicator: 98% of the 2548 clients served reported that receiving food helped them to prepare more nutritious meals. 81% of those clients also reported that receiving this food leaves them with more money to pay other essential bills.
- Outcome Statement: 2,548 persons gained access to emergency food for the purpose of creating a suitable living environment.

**Asian Affairs** (*Office of Constituent Services, 1305 Hancock Street, Quincy, MA 02169*)

- Description: Translation services, counseling, outreach and referrals to the growing Asian population to enable them to access government and other services.
- National Objective: Low/Moderate- Income Limited Clientele
- Matrix Code – 05; Service Area; City-wide
- Completion Date: June 30, 2006
- Outcome Indicator: 2,089 Asians received appropriate services including legal, financial, housing, educational and loan assistance. Eight English as a Second Language mastered basic English writing and speaking skills.
- Outcome Statement: 2,089 Asian persons gained access to government and other resources for the purpose of creating a suitable living environment.

**PROJECT 18 - YOUTH PROGRAMS/SERVICES:**

General: Public Services programs that benefit the youth from predominantly low and moderate-income households.

**Quincy After School Child Care, Inc.** (*44 Billings Road, Quincy, MA 02170*)

- Description: After-school programs 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.
- National Objective: Low/Moderate- Income Limited Clientele
- Matrix Code -05D; Service Area: City-Wide
- Completion date: June 30, 2006
- Outcome Indicator: 100 percent of the 10 children who received tuition scholarships for after school care had less exposure to negative elements, while 80 percent of the 10 children had improved academic performance.
- Outcome Statement: 10 children had access to after school services for the purpose of creating a suitable living environment.

**PROJECT 27 - SENIOR PROGRAMS/SERVICES:**

General: Public Services programs that benefit the senior population.

**Beechwood Community Life Center** (*440 East Squantum Street, Quincy, MA 02171*)

- Description: Various services and activities for seniors including; information and referral, outreach, legal counseling, telephone reassurance, informational mailings, support groups, health alert bracelets, minor home repair, fire detector monitoring/installation, seminars, workshops, current events breakfast and discussion groups, recreational activities and fitness activities, health insurance counseling, blood pressure/health clinics, and caregivers.
- National Objective: Low/Moderate- Income Limited clientele - presumed benefit
- Matrix Code- 05A; Service Area: City Wide
- Completion date: June 30, 2006

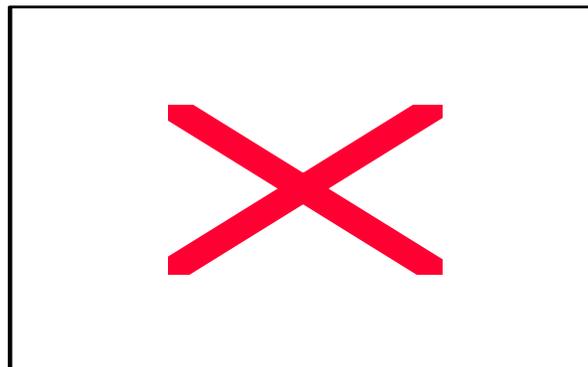
- Outcome Indicator: 70% of the 3,974 participating seniors were surveyed and many reported benefits (improved health; reduced feeling of isolation or loneliness) from various senior programs as measured through Senior advisory council reviews and evaluations.
- Outcome Statement: 3,974 seniors gained access to various senior programs for the purpose of creating a suitable living environment.

**Squantum Community Center** (136 Standish Road, Quincy, MA 02171)

- Description: Recreational activities and health related services for seniors including, knitting, arts and crafts, blood pressure and flu shot clinics.
- National Objective: Low/Moderate- Income Limited Clientele – presumed benefit
- Matrix Code: 05A; Service Area: Census tract 4174
- Completion date: June 30, 2006
- Outcome Indicator: 92 seniors benefited from participation in various senior programs.
- Outcome Statement: 92 seniors gained access to various senior activities for the purpose of creating a suitable living environment.

**Asian American Service Association** (550 Hancock Street, Quincy, MA 02170)

- Description: Various senior activities, including Quing Kung, Tai-chi, socials and celebration gatherings, outdoor programs, workshops/seminars, and arts & crafts programs.
- National Objective: Low/Moderate- Income Limited Clientele - presumed benefit
- Matrix Code: 5A: Service Area - City Wide
- Completion date: June 30, 2006
- Outcome Indicator: 202 participating seniors have reported an improvement in mental and physical health.
- Outcome Statement: 202 seniors had access to various senior programs for the purpose of creating a suitable living environment.



**Quincy Council on Aging** (83 Saratoga Street, Quincy, MA 02171)

- Description: 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.
- National Objective: Low/Moderate- Income Limited Clientele - presumed benefit
- Matrix Code: 05A : Service Area: city-wide
- Completion date: June 30, 2006
- Outcome Indicator: 1,135 low/moderate-income seniors were able to attend medical appointments.
- Outcome Statement: 1,135 low/moderate-income seniors had access to senior transportation service for the purpose of creating a suitable living environment.

**PROJECT 9 - AREA BENEFIT NEIGHBORHOOD CENTERS & ASSOCIATIONS:**

General: Public Services programs that are undertaken by neighborhood centers servicing low and moderate- income neighborhoods.

**Germantown Neighborhood Council/YMCA (333 Palmer Street, Quincy, MA 02169)**

- Description: Various community services and activities for all age groups, including; school vacation and sports camps, girl power camp, cheerleading and dance programs, recreational and athletic activities, drama, arts and crafts, peer leader educational programs, citizen's police academy for youth, 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, and women's workshops.
- National Objective: Low/Moderate- Income Area Benefit
- Matrix Code 05; Service Area: Census tract 4178.02
- Completion date: June 30, 2006
- Outcome Indicator: 1,489 individuals reported benefits to participating in various programs.
- Outcome Statement: 1,489 individuals had access to various public service activities for the purpose of creating a suitable living environment.

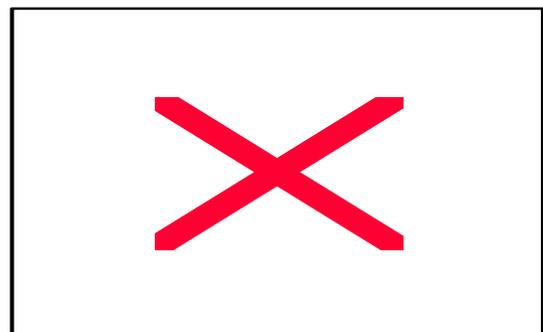


**PROJECT 11 - LIMITED CLIENTELE NEIGHBORHOOD CENTERS:**

General: Public Services programs undertaken by neighborhood centers to benefit predominantly low and moderate- income persons.

**Atlantic Neighborhood Association (11 Hayward Street, Quincy, MA 02171)**

- Description: Senior, youth and community programs, that provide various activities, including summer vacation workshops, holiday activities and assistance, ID program, Asian drop-in, socials and recreational activities.
- Completion date: June 30, 2006
- National Objective: Low/Moderate- Income Limited Clientele
- Matrix Code 05A; Service Area: Census tract 4175.01 and 4175.02
- Outcome Indicator: 66 seniors benefited from participation in programs that offered socialization opportunities, stress reduction and related.
- Outcome Statement: 66 seniors gained access to senior programs for the purpose of creating a suitable living environment.
- Matrix Code 05D; Service Area: Census tract 4175.01 and 4175.02



- Outcome Indicator: 25 children benefited from affordable and safe summer vacation activities.
- Outcome Statement: 25 students gained access to summer vacation camp for the purpose of creating a better living environment.
- Matrix Code 05; Service Area: Census tract 4175.01 and 4175.02
- Outcome Indicator: 6 adults increased their community involvement.
- Outcome Statement: 6 adults gained access to new and existing programs for the purpose of creating a suitable living environment.

#### **Montclair/Wollaston Association**

- Description: 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 services.
- Completion date: June 30, 2006
- National Objective: Low/Moderate -Income Limited Clientele
- Matrix Code – 05A; Service Area Census tract 4172.00 and 4176.02
- Outcome Indicator: 9 low income students were able to begin and continue with musical instruction given a donated instrument.
- Outcome Statement: 9 students gained access to music lessons for the purpose of creating a suitable living environment.
- Matrix Code – 05D; Census tract 4172.00 and 4176.02
- Outcome Indicator: Of the 63 residents that attended neighborhood meetings, many were gained important community referrals and information and some became more involved in local issues after hearing speakers.
- Outcome Statement: 63 residents gained access to programs for the purpose of creating a suitable living environment.

#### **Houghs Neck Community Council, Inc (1193 Sea Street, Quincy, MA 02169)**

- Description: Youth, Women and Community /Senior programs that provide various activities, including; dance classes, neighborhood bulletin, arts and crafts, homework tutoring, summer enrichment, recreational activities and socials, mom & tot playgroups, computer classes, seminars, and book clubs.
- Completion date: June 30, 2006
- National Objective: Low/Moderate- Income Limited Clientele.
- Matrix Code 05: Service Area: Census tract 4178.01
- Outcome Indicator: Most of the 28 participants showed an improvement in self-esteem and felt less socially isolated.
- Outcome Statement: 28 Women participants had access to programs for the purpose of creating a suitable living environment
- Matrix Code 05: Service Area: Census tract 4178.01
- Outcome Indicator: The vast majority of participants reported that communication between family members has improved.

- Outcome Statement: 271 individuals and parents had access to programs, for the purpose of creating a suitable living environment.
- Matrix Code 05D; Service Area: Census tract 4178.01
- Outcome Indicator: As a result of youth program, 178 youths were less exposed to negative influences, such as drugs, alcohol.
- Outcome Statement: 178 youths had access to group interactions for the purpose of creating a suitable living environment.
- Matrix Code 05A; Service Area: Census tract 4178.01
- Outcome Indicator: Over  $\frac{3}{4}$  of the participants reported an increase in social stimulation and felt less socially isolated.
- Outcome Statement: 68 seniors will had access to senior programs for the purpose of creating a suitable living environment.

**Ward II Community Center** (16 Nevada Road, Quincy, MA 02169)

- Description: Various community services and activities for all age groups, including, cheerleading and dance programs, karate, arts and crafts, summer programs, mom and tot playgroups, senior recreation and socials, and blood pressure clinics.
- Completion date: June 30, 2006
- National Objective: Low/Moderate- Income – Limited Clientele
- Matrix Code 05A; Service Area: Census tracts 4179.01 and 4179.02.
- Outcome Indicator: 80 percent of 73 participating seniors reported an improvement of overall lifestyle and quality of life, and an improvement of physical and mental health.
- Outcome Statement: 73 seniors had access to senior programs for the purpose of creating a suitable living environment.
- Matrix Code 05; Service Area: Census tracts 4179.01 and 4179.02
- Outcome Indicator: 90 percent of the 34 participants reported an improvement in overall health and a reduction in stress.
- Outcome Statement: 34 community members will have access to important community seminars for the purpose of creating a suitable living environment.
- Matrix Code 05D; Service Area: Census tracts 4179.01 and 4179.02
- Outcome Indicator: 95 percent of the parents of the 57 participating children reported that their child(ren) experienced an improvement in self-esteem and overall well-being.
- Outcome Statement: 57 youths have had access to youth program for the purpose of creating a suitable living environment.

**Ward IV Neighborhood Association** (100 Brooks Avenue, Quincy, MA 02169)

- Description: Various services and activities, including school enrichment programs, senior activities, community events, calendar and bulletin.
- National Objective: Low/Moderate -Income Limited Clientele Benefit
- Completion date: June 30, 2006
- Matrix Code 05A; Service Area: Census tract 4180.01, etc.
- Outcome Indicator: 47 seniors benefited from participation in monthly meetings that provided socialization and community information and resources.

- Outcome Statement: 47 seniors gained access to important educational seminars for the purpose of creating a suitable living environment.
- Matrix Code 05D; Service Area: Census tract 4180.01, etc.
- Outcome Indicator: 35 children participants will have access to affordable after school activities.
- Outcome Statement: The 35 children gained access to youth programs for the purpose of creating suitable living environment.
- Matrix Code 05; Service Area: Census tract 4180.01, etc.
- Outcome Indicator: 169 community members participated in community gathering activities gaining information and resources as well as a sense of neighborhood belonging.
- Outcome Statement: 169 residents gained access to community resources for the purpose of creating a suitable living environment.

## **OTHER COMMUNITY DEVELOPMENT**

### **PROJECT 3 - CODE ENFORCEMENT**

#### **Quincy Health Department** (*1385 Hancock Street, Quincy, MA 02169*)

- Description: Perform code inspections for health and safety and lead paint violations in low and moderate-income areas.
- National Objective: Low/Moderate- Income Area Benefit
- Completion date: June 30, 2006
- Matrix Code 15; 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.)
- Outcome Indicators: 139 code inspections to take place in low/mod areas plus code violations and threats to public health & safety will be addressed.
- Outcome Statement: 139 properties will have access to code enforcement activities for the purpose of providing decent housing.

### **PROJECT 4 - PUBLIC FACILITIES LOW AND MODERATE INCOME**

#### **Manet Community Health Center** (*1193 Sea Street and 9 Bicknell Street, Quincy, MA 02169*)

- Description: Acquire and renovate a former Church for the use as a community center.  
Objective: Low/Moderate Area Benefit And Low/Moderate- Income Limited Clientele Benefit
- Completion date: June 30, 2006
- Matrix Code 03P; Service Area: Census Tracts 4178.01 and 4178.02 (BG 1&2)
- Outcome Indicators: Renovation of a community health center allowing patients to feel safe and confident in a clean renovated health center; and services in different locations will consolidated and new services offered;
- Outcome Statement: Renovation of a community health center for the purpose of creating suitable living environments

#### **Work Inc.** (*3 Arlington Road, Quincy, MA 02171*)

- Description: Construct new building to house Work Inc.
- National Objective: Presumed benefit Low/Moderate- Income Limited Clientele Benefit
- Completion date: June 30, 2006
- Matrix Code 03B; Service Area: City wide
- Outcome Indicator: Construction of center, allowing mentally disabled people employment training and employment, therefore, increasing the number of economic independent disabled people.
- Outcome Statement: 1,000 persons with disability will have access to the center for the purpose of creating economic opportunities.

**Atlantic Neighborhood Center Construction** (*Hancock Street, Quincy, MA 02169*)

- Description: Renovation of part of the North Quincy Public Library for use as a community center.
- National Objective: Low/Moderate -Income Limited Clientele
- Completion date: June 30, 2006
- Matrix Code 03E; Service Area: Census Tract 4176.02
- Outcome Indicator: One municipal facility will be renovated to use as a neighborhood center permitting public services primarily to low and moderate-income persons.
- Outcome statement: One public facility that is renovated will allow accessibility to a neighborhood center for the purpose of creating suitable living environments

**Germantown Neighborhood Center Construction** (*Germantown, Quincy, MA 02169*)

- Description: Acquire and renovate a former church (St. Boniface) for the use as a community center National Objective: Low/Moderate- Income Area Benefit
- Completion date: June 30, 2006
- Matrix Code 03E; Service Area: Census Tract 4178.02
- Outcome Indicator: Construction of one public facility for use as a neighborhood center permitting the expansion of public services primarily to low and moderate-income persons.
- Outcome statement: One public facility renovated will be accessible to residents for the purpose of creating suitable living environments

**Handicapped Accessibility Projects** (*Quincy, MA 02169, 02170, 02171*)

- Description: Construct handicapped equipment in public facilities
- National Objective: Low/moderate- Income Limited Clientele
- Completion date: June 30, 2006
- Matrix Code 03; Service Area: City wide
- Outcome Indicator: Preparation of one public facility for handicapped accessibility;
- Outcome Statement: Handicap accessibility to one public facilities for the purpose of creating suitable living environments

**Quincy Housing Authority – Elevated Board Walk** (*Doane Street, Quincy, MA 02169*)

- Description: Construct of an elevated board walk
- National Objective: Low/Moderate- Income Limited Clientele
- Completion date: June 30, 2006
- Matrix Code 03F; Service Area: Census Tract 4178.02
- Outcome Indicator: Construction of elevated board walk, providing safe access to the beach primarily to low and moderate-income persons
- Outcome Statement: 500 persons in low-moderate income neighborhood will have accessibility to the beach for the purpose of creating suitable living environments

### **PROJECT 7 – PUBLIC FACILITIES -SLUMS AND BLIGHT**

General: Renovation of Public Facilities to address slum/blight conditions or for Historic Preservation (RESERVE)

### **PROJECT 6 – NEIGHBORHOOD PUBLIC IMPROVEMENT**

#### **Departments of Planning and Community Development and Public Works**

- Public Works Reconstruction/Repair,
- Description: Engineering design and infrastructure construction of streets/sidewalks at various low-moderate-income neighborhoods
- National Objective: Low-Moderate -Income Area Benefit
- Completion date: June 30, 2006
- Matrix Code 03K; Service Area: Low-mod areas
- Outcome Indicator: Approximately 6 repaired 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
- Outcome Statement: Renovation of approximately 6 streets (2000 feet) (6000 people) for sustainability for the purpose of creating economic opportunity.

### **PROJECT 5 - URBAN DISTRICT REVITALIZATION**

#### **Department of Public Works (55 Sea Street, Quincy, MA 02169)**

Quincy Central Business District Revitalization (*Hancock Street and surrounding areas, Quincy, MA 02169*)

- Description: Engineering design and infrastructure construction at various locations in the Central Business District to address slum and blight conditions
- National Objective: Slum and Blight Area
- Completion date: June 30, 2006
- Matrix Code 03K; Service Area: Quincy Center Urban Revitalization District in Census Tract 4177
- Outcome Indicator: Renovation of streets and sidewalks on 1-2 streets (1000 feet) in Quincy Center, all streets repaired will have paved surfaces, good water drainage system, no cracks, holes or depressions on streets, or adequate lighting and traffic control allowing persons to have safe streets and sidewalks
- Outcome Statement: Renovation of 1-2 (1000 feet) (1000-2000 people) streets for sustainability for the purpose of creating economic opportunity.

### **PROJECT 10 – QUINCY 2000 COLLABORATIVE COMMERCIAL LOAN PROGRAM**

#### **Quincy 2000 Collaborative (1250 Hancock Street, Quincy, MA 02169):**

##### Commercial Loan Program

- Description: Loan and Grant program assisting businesses through low interest loans, which will create jobs for low and moderate-income people.
- National Objective: Low/Moderate- Income Job Creation
- Completion date: June 30, 2006
- Matrix Code 18A; Service Area: City-wide Commercial Districts
- Outcome Indicator: 2 business loan will be approved creating economic opportunities by allowing 6 full time equivalency (FTE) jobs will be created and 5 FTE jobs will be held by or available to Low and Moderate income persons
- Outcome statement: 2 businesses will have access to commercial loans that will create 5 FTE for the purpose of creating economic opportunities.

### **PROJECT 34 – QUINCY 2000 COLLABORATIVE TECHNICAL ASSISTANCE TO MICROENTERPRISES**

#### **Quincy 2000 Collaborative (1250 Hancock Street, Quincy, MA 02169):**

##### Technical Assistance to Microenterprises

- Description: Provide business loans and technical assistance to Microenterprise eligible persons
- National Objective: Limited clientele – Micro-enterprise (570.208 [ii] [iii])
- Completion date: June 30, 2006
- Matrix Code 18C; Service Area: City-wide Commercial Districts
- Outcome Indicator: 6 financing packages will be developed for funding assistance creating economic opportunities by allowing 2 business to be created or expanded
- Outcome Statement: 2 businesses will be access to commercial loans for the purpose of creating economic opportunities.

### **PROJECT 36 – QUINCY 2000 COLLABORATIVE TECHNICAL ASSISTANCE FOR JOBS CREATION**

#### **Quincy 2000 Collaborative (1250 Hancock Street, Quincy, MA 02169):**

##### Technical Assistance for Jobs Creation

- Description: Provide business loans and technical assistance to businesses that will create or make jobs for low and moderate income persons
- National Objective: Low/Moderate -Income Job Creation (570.203)
- Completion date: June 30, 2006
- Matrix Code 18D; Service Area: City-wide Commercial Districts
- Outcome Indicator: 3 financing packages will be developed for funding assistance creating economic opportunities by allowing 1 business to be created or expanded and 2 full time equivalency (FTE) jobs will be created of which 1 FTE jobs held by low and moderate-income persons.
- Outcome statement: 1 businesses will have access to commercial loans and 1 FTE jobs will be held by or available to Low and Moderate income persons for the purpose of creating economic opportunities.

## **PROJECT 8 - PLANNING AND ADMINISTRATION**

### **Department of Planning and Community Development**

*(1305 Hancock Street, Quincy, MA 02169)*

- 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.
- Completion date: June 30, 2006
- Service Area: City-wide
- Output: Administration of CDBG, HOME, ESG and other grants
- Outcome: Compliance with CDBG, HOME, ESG and other grant conditions
- Outcome Indicator: No major findings; at least 65% of CDBG and program income expended.

### **Quincy Community Action Program QCAP** *(1509 Hancock St, Quincy MA 02169)*

- Description: Offers assistance to first time homebuyers, homeowners, tenants, landlords, homeless, and near homeless families to help secure and stabilize housing. QCAP holds workshop to educate residents about first time homebuyer opportunities, and to educate tenants and landlords about their rights and responsibilities.
- Completion Date: June 30, 2006
- Geographic Area: City-wide
- Output: 95 FTHB will complete workshop.
- Outcome: Increased number of low and moderate-income households receive FTHB training.
- Outcome Indicator: 95 FTHB will complete workshop.

## **PROJECT 15 - SECTION 108 LOAN REPAYMENT** (Quincy Shipyard)

- Description: Planned Repayment of Section 108 Loan Guarantee; Annual repayment of Section 108 Loan Guarantee in the amount of \$732,186.50. The property was sold in early spring 2004 to a private business.
- National Objective: Low-Moderate Income Jobs Creation
- Completion date: June 30, 2016
- Geographic Area: Census Tract 4179.01

## **HOUSING**

### **PROJECT 24 – NON-PROFIT HOUSING REHABILITATION (OHR)**

#### **Quincy Office of Housing Rehabilitation (1305 Hancock St, Quincy, MA 02169)**

- Description: Grants and loans to eliminate substandard conditions of non-profit housing units: Including Work Inc
- National Objective: Low/Moderate Housing
- Completion Date: June 30, 2006
- Matrix Code: 14B; Geographic Area: Winter St.; Greenleaf St.
- Outcome Statement: Rehabilitation of 9 Non-Profit Housing Units to maintain housing affordability for the purpose of providing decent affordable housing.

### **PROJECT 13 – SINGLE FAMILY HOUSING REHABILITATION (OHR)**

#### **Quincy Office of Housing Rehabilitation (1305 Hancock St., Quincy, MA 02169)**

- Description: Grants and loans to eliminate substandard living conditions, control lead paint hazards, prevent flood damage, etc. in owner occupied households;
- National Objective: Low/Moderate Housing
- Completion Date: June 30, 2006
- Matrix Code: 14A; Service Area: City-wide
- Outcome Statement: Rehabilitation of 35 Single-Family Housing Units to maintain housing affordability for the purpose of providing decent affordable housing.

### **PROJECT 14 – MULTI FAMILY HOUSING REHABILITATION (OHR)**

#### **Quincy Office of Housing Rehabilitation (1305 Hancock St, Quincy, MA 02169)**

- Description: Grants and loans to eliminate substandard living conditions in rental units occupied by Low-moderate income tenants.
- National Objective: Low/Moderate Housing
- Completion Date: June 30, 2006
- Matrix Code 14B; Service Area: City-wide
- Outcome Statement: Rehabilitation of 11 Multi-Family Housing Units to maintain affordability for the purpose of providing decent affordable housing.

### **PROJECT 19 – HOUSING REHABILITATION (SLUMS/BLIGHT)**

#### **Quincy Office of Housing Rehabilitation (1305 Hancock St., Quincy, MA 02169)**

- Description: Loans to eliminate substandard living conditions or prevent flood damage, etc.
- National Objective: Slums-Blight Spot
- Completion Date: June 30, 2006
- Matrix Code 14A; Service Area: City-wide
- Outcome Statement: Rehabilitation of 1 Housing Unit that addresses Slum/Blight spot conditions to sustain housing for the purpose of creating suitable living environment.

**PROJECT 16 – MULTI FAMILY HOUSING REHABILITATION (NHS)**

**Neighborhood Housing Services of the South Shore (NHS)**

*(422 Washington St., Quincy MA 02169)*

- Description: Grants and loans to eliminate substandard living conditions in rental units occupied by low-moderate income tenants
- National Objective: Low/Moderate Housing
- Completion Date: June 30, 2006
- Matrix Code: 14A; Service Area: Wards 1, 2, 3, and 4
- Outcome Statement: Rehabilitation of 10 Multi-Family Housing Units to maintain, affordability for the purpose of providing decent affordable housing.

**PROJECT 17 – SINGLE FAMILY REHABILITATION (NHS)**

**Neighborhood Housing Services of the South Shore (NHS)**

*(422 Washington St., Quincy MA 02169)*

- Description: Grants and loans to eliminate substandard living conditions in owner occupied households.
- National Objective: Low/Moderate Housing
- Completion Date: June 30, 2006
- Matrix Code: 14A; Service Area: Wards 1, 2, 3, and 4
- Outcome Statement: Rehabilitation of 15 Single-Family Housing Units to maintain housing affordability for the purpose of providing decent affordable housing.

**PROJECT 21 – QUINCY FIRST TIME HOME BUYER PROGRAM**

**Quincy Department of Planning and Community Development**

*(1305 Hancock St, Quincy MA 02169)*

- 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.
- National Objective: Low/Moderate Housing
- Completion Date: June 30, 2006
- Matrix Code 13; Service Area (location of property to be acquired): City-wide
- Outcome Statement: Assist 8 Households to afford their own home for the purpose of providing decent affordable housing.

**PROJECT 22 – QUINCY CHDO AFFORDABLE HOUSING**

**Neighborhood Housing Services of the South Shore,**

*(422 Washington St., Quincy MA 02169)*

**and/or Quincy Community Action Programs Inc,**

*(1509 Hancock St., Quincy, MA 02169)*

- Description: Grants and loans to CHDO's for affordable housing development
- National Objective: Low/Moderate Housing
- Completion Date: June 30, 2006
- Matrix Code 14G; Geographic Area: Quincy
- Outcome Statement: Create 7 new Affordable Housing Units for the purpose of providing decent affordable housing.

**PROJECT 12 – LEAD HAZARD CONTROL**

**Quincy Office of Housing Rehabilitation** *(1305 Hancock St., Quincy, MA 02169)*

- Description: Grants and loans to complete lead abatement or interim control on housing units occupied by low-moderate income households with children under 6.
- National Objective: Low/Moderate Housing
- Completion Date: June 30, 2006
- Service Area: City-wide
- Outcome Statement: Rehabilitate 10 Housing Units with lead hazard control to maintain affordability for the purpose of providing decent affordable housing.

**PROJECT 25 – HOME – QUINCY ADMINISTRATION**

**Department of Planning and Community Development**

*(1305 Hancock St, Quincy MA 02169)*

- Description: Administration of HOME grant funds; responsibilities include budgeting, financial management, subrecipient monitoring, etc.
- Completion Date: June 30, 2006
- Service Area: City-wide
- Outcome Statement: Affordability for the purpose of providing decent affordable housing.

**PROJECT 32 – WEYMOUTH FIRST TIME HOMEBUYER PROGRAM**

**Weymouth Dept. of Planning & Community Development**

*(75 Middle St., Weymouth MA 02189)*

- Description: Down payment and closing cost assistance loans to first time homebuyers / funded from program income
- Completion date: June 30, 2006
- Service Area: Townwide
- Outcome Indicator: 5 FTHB program participants assisted with down payment/closing costs, and became homeowners – 2 of which received down payment assistance.

- Outcome Statement: Assist 5 Households with affordability for the purpose of providing decent affordable housing

### **PROJECT 31 – WEYMOUTH REHABILITATION**

**Weymouth Dept. of Planning & Community Development**  
(75 Middle St., Weymouth MA 02189)

- *Not applicable for 2006*

### **PROJECT 30 – WEYMOUTH CHDO AFFORDABLE HOUSING**

**Neighborhood Housing Services of the South Shore,**  
(422 Washington St., Quincy, MA 02169)

**and/or Quincy Community Action Programs Inc.**  
(1509 Hancock St., Quincy, MA 02169)

- Description: Loan funding to CHDO's for affordable rental unit development
- Completion Date: June 30, 2006
- Matrix Code 14G; Service Area: Weymouth
- Outcome Indicator: 2 units of affordable stabilized housing for low/mod households created
- Outcome Statement: Increased inventories of affordable rental units and eliminated high cost housing burden for lower income families in order to provide decent affordable housing.
- 2 Units created.

### **PROJECT 28 – WEYMOUTH CHDO OPERATING**

**Neighborhood Housing Services of the South Shore,**  
(422 Washington St., Quincy, MA 02169)

**and Quincy Community Action Programs Inc.**  
(1509 Hancock St., Quincy, MA 02169)

- Description: Administrative costs for activities associated with CHDO housing development
- Completion Date: June 30, 2006
- Outcome Statement: Affordability for the purpose of providing decent affordable housing.
- 5 owners received FTHB financing
- 70 potential FTHB's educated

### **PROJECT 35 – WEYMOUTH TENANT BASED ASSISTANCE**

**Quincy Community Action Programs, Inc.,** (1509 Hancock St., Quincy, MA 02169)

- *Not applicable for 2006*

### **PROJECT 30 – WEYMOUTH HOME ADMINISTRATION**

#### **Dept. of Planning & Community Development (75 Middle St., Weymouth, MA 02189)**

- Description: General administrative costs for the HOME Program including program implementation and management, monitoring and preparation of reports.
- Completion Date: June 30, 2006
- Service Area: Weymouth
- Outcome Statement: Affordability for the purpose of providing decent affordable housing.

### **PROJECT 23– QUINCY RENTAL PRODUCTION**

#### **Elder Housing Corporation (Sagamore St., Quincy, MA 02169)**

- Description: Supplemental HOME funds to support a senior housing development that will create 223 new units.
- National Objective: Low/Moderate Housing
- Completion Date: June 30, 2006
- Matrix Code 12; Geographic Area: CT 4175.01
- Outcome Statement: Create 223 new Affordable Housing Units for the purpose of providing decent affordable housing.

### **PROJECT 33– WEYMOUTH RENTAL PRODUCTION**

#### **Brockton Area Multi Services (BAMSI)**

- Description: Supplemental HOME funds for development of 2 units in a 24 unit affordable rental project.
- National Objective: Low/Moderate Housing
- Completion Date: June 30, 2006
- Matrix Code 12; Geographic Area: Weymouth CT 4221
- Outcome Indicator: 2 affordable rental housing for low/mod households created.

### **PROJECT 29 – AMERICAN DREAM DOWNPAYMENT INITIATIVE (ADDI)**

#### **Quincy Department of Planning and Community Development**

*(1305 Hancock St, Quincy MA 02169)&*

#### **Weymouth Dept. of Planning & Community Development**

*(75 Middle St., Weymouth MA 02189)*

- 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.
- National Objective: Low/Moderate Housing
- Completion Date: June 30, 2006
- Matrix Code 13; Service Area: Quincy & Weymouth
- Outcome Statement: Assist 3 Households with affordability for the purpose of providing decent affordable housing.

## **HOMELESS/SPECIAL NEEDS**

### **PROJECT 20 - ESG GRANT, HOMELESS SHELTER AND SERVICES**

#### **Quincy Interfaith Sheltering Coalition (QISC) (38 Broad Street, Quincy, MA 02169)**

- Description: Provide 24-hour, full service program for homeless men and women, including Counseling, housing search, nursing services, outreach programs 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.
- Completion Date: June 30, 2006
- Service area: Quincy/Weymouth
- Outcome Statement: Provided accessibility to shelter to 991 homeless persons over the course of the year for the purpose of providing decent affordable housing.

### **PROJECT M-1 - TRANSITIONAL HOUSING FOR FAMILIES**

#### **Mayor's Commission on the Family**

*(Squantum Gardens, 68 Saratoga Street, Quincy, MA 02171, and Germantown)*

- Description: Provide transitional housing for nine (9) homeless families at two sites; services include case management services, with the objective of moving families towards independence in the community.
- Completion Date: June 30, 2006
- Service Area: Quincy
- Outcome Statement: Provided 9 Transitional Housing Units for the purpose of sustaining decent affordable housing for homeless families.

### **PROJECT M-2 TRANSITIONAL HOUSING FOR VICTIMS OF DOMESTIC VIOLENCE**

#### **Quincy Interfaith Sheltering Coalition (QISC) (38 Broad Street, Quincy MA 02169)**

- Description: Provides transitional housing for battered women and their children who have become homeless due to domestic violence including intervention, assessment, case management and outreach through various shelter providers.
- Completion Date: April 30, 2007
- Service Area: Quincy/Weymouth
- Outcome Statement: Provided 7 Transitional Housing Units for the purpose of decent affordable housing for homeless families.

### **PROJECT M-3 - SHP – PERMANENT HOUSING FOR DISABLED ADULTS**

#### **Quincy Interfaith Sheltering Coalition** (*536 Bridge Street Weymouth MA 02190*)

- Description: DMH House. Provides wide range of comprehensive services, which enable homeless adults to live independently in permanent supportive housing. This Program will fill a gap in the consortium with respect to a lack of permanent housing linked with supportive services for individuals with disabilities who are homeless.
- Completion Date: June 30, 2006
- Service Area: Quincy/Weymouth
- Outcome Statement: Provided 4 Affordable Permanent Housing Units for homeless individuals for the purpose of providing decent affordable housing.

### **PROJECT M-4 - QUINCY/WEYMOUTH FAMILY HOUSING**

#### **Quincy Interfaith Sheltering Coalition**

(*58-62 Winter St. Quincy MA 02169*)

- Description: Provide permanent supportive housing and supportive services for homeless parents and their children who are in recovery from substance abuse. Seven total units of housing were created for families in recovery from substance abuse.
- Completion Date: August, 2005
- Service Area: Quincy/Weymouth
- Outcome Statement: Provided 4 Affordable Permanent Housing Units for homeless families for the purpose providing decent affordable housing.

### **PROJECT M-5 - SHP – SOUTH SHORE HOUSING AND EMPLOYMENT INITIATIVE**

#### **QISC's South Shore Housing & Employment Initiative (SHIP)**

(*30 Broad Street, Quincy, MA 02169*)

- Description: Links Homeless individuals to job-placement, training, support, and stabilization services. Participants were assisted with securing appropriate transitional, permanent-supportive, or permanent housing; and provides on-going supportive services for the individuals in housing.
- Completion Date: April 30, 2006
- Service Area: Quincy/Weymouth
- Outcome Statement: Provided accessibility to support services to 57 persons for the purpose of creating economic opportunity.

**PROJECT M-6 –PERMANENT HOUSING FOR THE HOMELESS – QUINCY/WEYMOUTH SHELTER  
+ CARE**

**Quincy Interfaith Sheltering Coalition’s Permanent Housing Project**

Quincy Housing Authority (QHA) (80 Clay Street, Quincy, MA 02169)

- Description: Provides 90 Shelter + Care TRA subsidies through seven grant awards spanning the fiscal years 1994-2007.
- Completion Date: June 30, 2007
- Service Area: City-wide
- Outcome Statement: Provide 90 Affordable Permanent Housing Units for homeless individuals and families for the purpose providing decent affordable housing.

## **9. SELF-EVALUATION**

### **9.1 Overall Goal Of Community Planning And Development Programs**

In FY 2005-2006, the City of Quincy and the Quincy-Weymouth Consortium effectively used federal, state, and local resources to further their overall goals with respect to community development, housing, homeless and special needs to principally serve low, very low and moderate income persons. As indicated in the *Consolidated Plan*, these goals were to provide decent housing, create a suitable living environment, and expand economic opportunities. Of the total CDBG expenditures subject to low and moderate-income calculation, 100% benefited low and moderate-income persons or households. These CDBG funds were used to address different priority housing and community development needs. All of the HOME expenditures created or maintained affordable housing for low and moderate-income households. Similarly, the ESG and McKinney Homeless grants provided critical services in the form of emergency shelter, transitional housing and permanent housing for homeless persons.

### **9.2 Activities and Strategies are Making An Impact On Identified Needs**

With respect to identified housing needs, the Consortium implemented its plans to rehabilitate housing units, create affordable housing, and promote homeownership to benefit low and moderate-income households. Quincy successfully implemented several housing rehabilitation programs to promote the goal of maintenance of decent, safe and affordable housing for homeowners and tenants. Quincy's Office of Housing Rehabilitation expended \$1,229,484 (including \$831,994 from CDBG, \$106,456 from HOME, and the rest from other sources) on 47 owner-occupied units, 32 rental housing units, and 3 non-profit housing units, all of which are occupied or will be occupied by low and moderate income households. NHS, its subrecipient, also assisted in the rehabilitation of 44 housing units (33 owner-occupied, 11 multi-family) with \$67,113.74 (\$149,928.69 from CDBG Revolving Loan funds).

Despite the high costs of homes in Quincy and Weymouth and the serious constraints imposed by the Home Acquisition limits, the Consortium assisted thirteen (13) homebuyers in acquiring their first home. The Consortium was also involved in the design and planning of a number of housing development projects such as the Squantum Gardens/Naval Terrace in Quincy, a project that would create a minimum of 223 units of affordable rental housing units for seniors. Quincy has committed \$450,000 of HOME funds to this project (\$250,000 expended this year).

With respect to identified needs of the homeless population, the Consortium's Continuum of Care (Board on Homelessness) sponsored, assisted, and/or successfully implemented several programs and projects that provided critical emergency shelter, transitional housing, and permanent housing in both communities.

With respect to other community development needs, the City of Quincy was able to implement or plan the implementation of essential public services, public facilities and improvement, and economic development programs and projects that benefited primarily low and moderate-income persons.

### **9.3 Indicators That Best Describe The Results**

The following indicators show that the Consortium contributed substantially to the overall goal of community planning and development programs to develop viable communities by providing decent housing and a suitable environment and expanding economic opportunities principally for low and moderate income persons.

#### *Housing Indicators:*

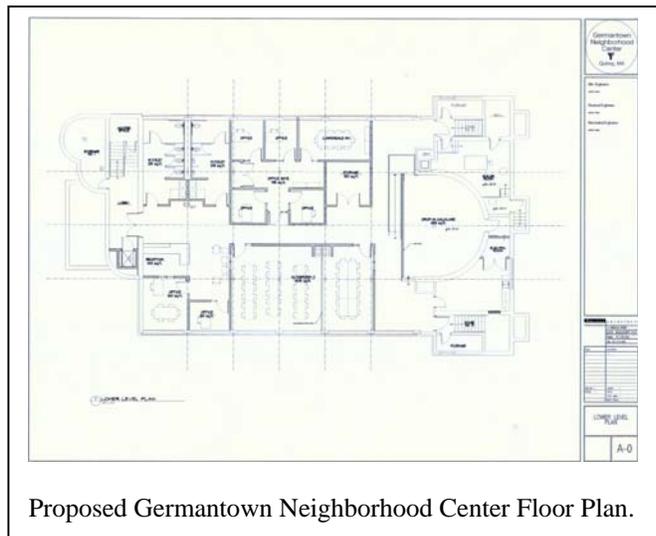
- Housing rehabilitation: successfully eliminated or addressed threats in 80 single family units, 43 rental units, and 3 non-profit housing units in Quincy.
- First time homebuyers: successfully assisted 13 new homeowners.
- Fair Housing Counseling: assisted and educated 373 households, 298 of which were low-income.
- Affordable housing units created: CHDO projects included the acquisition of a 19-unit SRO (Winter Street) with 11 HOME units and an 11-unit SRO (Washington St) with 9 HOME units. Elder Housing Corporation has started construction on a 223 senior housing units project at Squantum Gardens. Through the Quincy Inclusionary Zoning Ordinance, a 196-unit apartment building dedicated 20 rental units to affordable housing. A 21-unit town house project dedicated 1 affordable unit.
- Code Enforcement: inspected 139 residential properties in low and moderate-income neighborhoods that were reported as having code violations; 73% of the cases were resolved.

#### *Homeless Indicators:*

- Emergency Shelter: provide emergency shelter and support services to nine hundred and ninety-one (991) homeless individuals;
- Transitional Housing: provided Supportive Housing Funds to: seven (7) transitional housing units for battered women and children; four (4) individuals with mental disability; nine (9) transitional housing units for homeless families with children; and assisted fifty-seven (57) individuals through work training tied in to permanent housing for the homeless.
- Transition to Permanent and Independent Living: created permanent supportive housing for twenty-five (25) chronic homeless individuals; administered four (4) subsidies for homeless families; and seventy-six (76) certificates for individuals moving from Father Bill's Shelter into permanent housing.

### **Community Development Indicators:**

- Public Services – The City expended \$395,344 towards public services programs such as mental health counseling, jobs search assistance, emergency food, and other services, that benefited 13,410 persons including seniors, children and youth, of which 4,719 reported to be from a minority race or ethnicity
- Public Facilities – renovated one health center facility that benefited low-moderate income persons this year and provided handicapped accessibility to two floors, the outside and the Mayor’s Office of City Hall and to two public Libraries. Also, Acquired the former Saint Boniface Church that will be developed as the new Germantown Neighborhood Center.
- Public Works – 1 street (approximately 1,650 feet) was resurfaced and improved. The project also entailed the removal and replacement of sidewalks, installation of wheelchair ramps, removal of tree roots, and the installation of new granite curbs.
- Economic Development – Assisted in the development of six businesses and created or maintained 24 jobs for low and moderate-income individuals.



## **9.4 Status Of The Grant Programs**

As of June 30, 2006, the CDBG, HOME, ESG, and McKinney Homeless Assistance Programs were generally running well. Most programs, projects, and activities that were identified in the Annual Plan were undertaken or being undertaken. The expenditure rates of all programs were within statutory limits. Unexpended CDBG funds including program income as of June 30, 2006 were only 0.61 of the CDBG allocation for FY 2005-06.

## **9.5 Are Activities or Types of Activities Falling Behind Schedule? Are Major Goals on Target?**

For the most part, programs, projects and activities identified in the plan were on schedule.

One activity fell behind schedule. It was the construction of the Atlantic Neighborhood Center at the North Quincy Library. As of June 30, 2006, this project still had not started Phase I of construction that will be funded by a private donor. Phase II, to be funded through CDBG, has been designed and will be undertaken upon completion of Phase I.

Another delay was the expansion of the Germantown Neighborhood Center (GNC). This delay was due to the City and the Development Committee's decision to change the location of the proposed center. The City completed a concept design and hired an architect to prepare the working drawings and bid documents. This project went out to bid in FY 2004-2005. However, the work was not awarded because only one bid was received and it was substantially higher than the architect's cost estimate. The project development committee then decided to pursue the acquisition of the former St. Boniface Church, located adjacent to the existing center in Germantown, that the Archdiocese of Boston had chosen to close in FY 04-05. The initial proposal submitted by Manet Community Health Center in conjunction with the GNC and City of Quincy was not accepted by the Archdiocese. As of June 30, 2006, the South Shore YMCA on behalf of the GNC and in collaboration with the City of Quincy, was preparing a new proposal that was to be submitted to the Archdiocese of Boston.

## **9.6 Grant Disbursement/Actual Expenditures**

Grants disbursements are timely. Actual expenditures do not differ substantially from letter of credit disbursements.

## **9.7 What Adjustments In Strategies And Activities Might Meet Needs More Effectively**

The Consortium intends:

- To push more aggressively the planning and implementation of programs, projects and activities that are identified in the Consolidated Plan.
- To participate pro-actively in the planning, design, and programming of proposed affordable housing developments.
- To assist subrecipients in improving their programs and in developing and implementing output and outcome measurements systems.
- To adjust programs that the Consortium itself implements to meet the changing regulations and needs of the low and moderate-income persons (e.g., providing additional grant for lead paint hazard control).
- To continue to identify new programs to meet housing, homeless and community development needs of low and moderate-income persons.

## 10. CDBG ENTITLEMENT FUNDS

### 10.1 Relationship to Consolidated Plan

In FY 2005-2006, the City of Quincy utilized its CDBG funds to address the priorities, needs, goals, and specific objectives identified in the City's Consolidated Plan. CDBG funds were distributed among different categories of housing, homeless and community development needs identified in the Consolidated Plan, focusing on activities that benefited low- and moderate-income persons by:

- providing decent housing;
- creating a suitable living environment; and
- expanding economic opportunities

During this reporting period, the City had a total of \$4,877,802 of CDBG funds available for use. Of this amount, \$2,381,419 was from the FY 2005-2006 grant, \$2,018,539 from prior year grant allocations and unexpended program income and \$477,844 from program income generated during the year. During the year, the City of Quincy expended \$3,425,477 of CDBG funds (see Table 10.1 and Figure 10.1). Of that amount, \$2,158,275 was subject to a low to moderate-income calculation, of which 100% benefited low/moderate income persons and households (see Table 10.2). This is the first of the three-year certification period from FY 2005-2006 to FY 2007-08. The budgets and expenditures for the different housing and community development categories are shown in Tables 10.1 and 10.2. Details are provided below.

#### 10.1.1. HOUSING REHABILITATION

As it indicated in the Consolidated Plan, the City, through its Office of Housing Rehabilitation (OHR) and the Neighborhood Housing Services (NHS) of the South Shore, used CDBG funds to implement rehabilitation programs to eliminate code violations and substandard living conditions while promoting energy conservation in units occupied by low to moderate income households (see Section 4.2 above). CDBG funds were also used to supplement FEMA grants to address repetitive flood damage. During FY 2005-2006, the City received and utilized Flood Mitigation Grants and Hazard Mitigation grant funds to flood-proof and elevate utilities for residential properties prone to coastal and riverine flooding. In addition, Lead Hazard Control funds were utilized for lead abatement or interim control for single and multi family housing.

To address different housing needs, Quincy expended \$956,452 towards the rehabilitation of owner-occupied and rental units. Of that amount, Quincy's Office of Housing Rehabilitation (OHR) accounted for \$789,338 that assisted in the rehabilitation of 47 single-family units, 32 rental units and 3 non-profit residential units. The OHR also utilized HOME, miscellaneous funds, and private funds to supplement CDBG funding. In the previous page are before and after pictures of rehab projects completed. Meanwhile, the NHS expended \$167,114 of CDBG and

Revolving Loan Funds to rehabilitate 33 single-family units and 11 rental units. The NHS also utilized miscellaneous funds, and private funds to supplement CDBG funding.

#### **10.1.2. OTHER HOUSING**

- a) **Code Enforcement** —In FY 2005-2006, an expenditure of \$46,853.20 was made to pay the salary and benefits of a Code Enforcement Officer. The Code Enforcement Officer completed 139 inspections in low and moderate-income neighborhoods during the year in response to complaints received. About 73% of the cases were closed.
- b) **First Time Homebuyer's Program** – Quincy used CDBG Planning and Administration funds to promote and implement its First Time Homebuyer's Program.
- c) **Fair Housing Counseling** – QCAP, a subrecipient, expended \$10,000 towards the implementation of a Fair Housing Counseling Program. During the year, QCAP assisted and educated 373 households, of which 298 were low- moderate income and 198 were low income. 129 of these households had a female head of household. 55 households were Asian, 33 were Hispanic, and 41 were Black. PCD staff did outreach at eight of QCAP's First Time Homebuyer seminars.
- d) **Affordable Housing Development** – Quincy's Planning and Community Development continued to provide technical assistance to the developer and sponsor of Squantum Gardens/Naval Terrace. PCD also continued to work with Quincy's CHDOs and other non-profit organizations (e.g., Work, Inc. and Caritas) in determining housing needs and evaluating potential affordable housing projects.

#### **10.1.3. COMMUNITY DEVELOPMENT**

In FY 2005-2006, Quincy implemented several community development programs, projects and activities to address public services, public facilities and improvements, economic development and other needs, as identified in the Consolidated Plan.

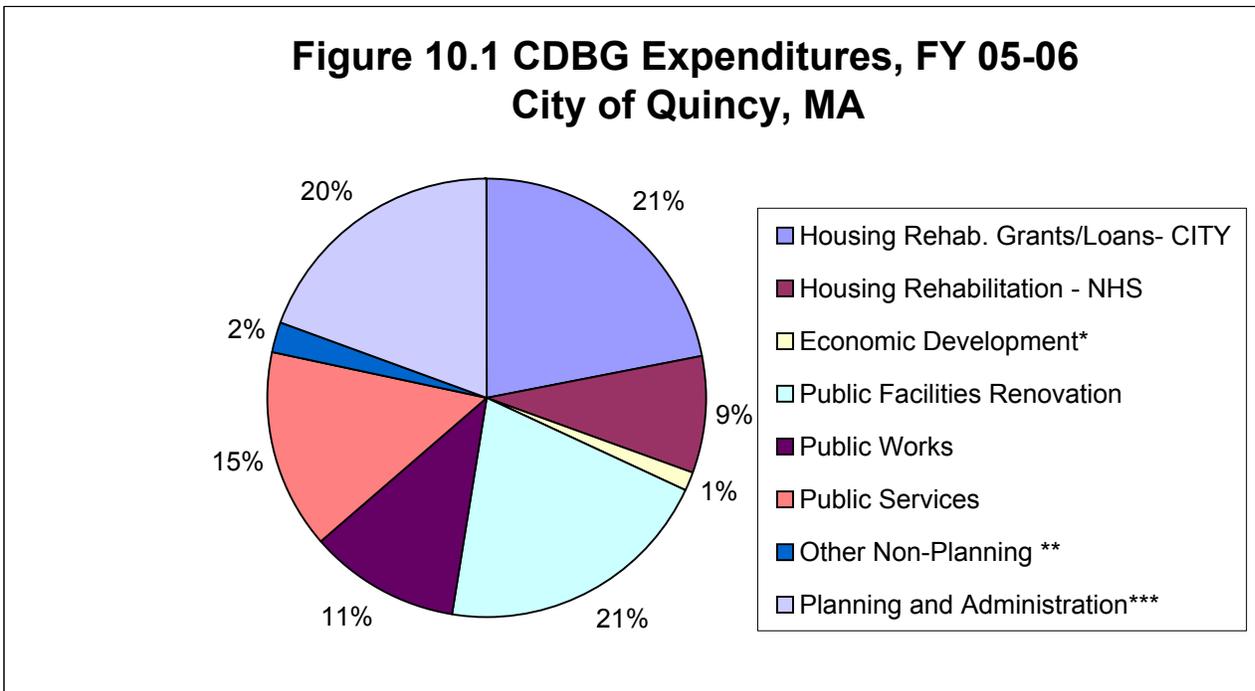
**Table 10.1: Community Development Block Grant Program, FY 2005-2006  
Budgets and Expenditures by Categories, City of Quincy, Massachusetts**

Categories	Budgets	Expenditures	Balance
Housing Rehab. Grants/Loans- CITY	\$ 727,133	\$ 591,957	\$ 135,175
Housing Rehabilitation - NHS	\$ 310,408	\$ 229,929	\$ 80,479
Economic Development*	\$ 232,625	\$ 33,361	\$ 199,264
Public Facilities Renovation	\$ 848,833	\$ 551,191	\$ 297,642
Public Works	\$ 341,128	\$ 299,028	\$ 42,100
Public Services	\$ 429,679	\$ 395,344	\$ 34,335
Other Non-Planning **	\$ 672,467	\$ 57,466	\$ 615,002
Planning and Administration***	\$ 572,442	\$ 524,115	\$ 48,327
<b>CDBG Total excl Sec 108</b>	<b>\$ 4,134,714</b>	<b>\$ 2,682,389</b>	<b>\$ 1,452,324</b>
Section 108 Payment	\$ 743,089	\$ 743,088	\$ 1
<b>CDBG TOTAL</b>	<b>\$ 4,877,802</b>	<b>\$ 3,425,477</b>	<b>\$ 1,452,325</b>

\* Includes Quincy 2000 economic development activities and Quincy Shipyard

\*\* Includes CHDO development, First Time Homebuyers, Code Enforcement, and Historic Preservation

\*\*\* Planning and Administration includes Fair Housing Counselling (QCAP) and COA Director



**Table 10.2: Total Expenditures Subject to Low-Moderate Income Calculation and Low-Moderate Income Expenditures, Community Development Block Grant (CDBG) Program, FY 2005-2006 and Three-Year Certification Period, City of Quincy, Massachusetts**

Categories	Expenditures	
	TOTAL	LOW-MOD
Housing Rehab. Grants/Loans- CITY	\$ 591,957	\$ 591,957
Housing Rehabilitation - NHS	\$ 229,929	\$ 229,929
Economic Development*	\$ 33,361	\$ 33,361
Public Facilities Renovation	\$ 551,191	\$ 551,191
Neighborhood Public Works	\$ 299,028	\$ 299,028
Public Services	\$ 395,344	\$ 395,344
Other Non-Planning **	\$ 57,466	\$ 57,466
<b>CDBG Total</b>	<b>\$ 2,158,275</b>	<b>\$ 2,158,275</b>
LOW-MODERATE INCOME EXPENDITURES AS % OF TOTAL		<b>100.00%</b>
<b>THREE YEAR CERTIFICATION PERIOD:</b>		
CDBG EXPENDITURES SUBJ TO LM: FY 2005-06	\$ 2,158,275	\$ 2,158,275
CDBG EXPENDITURES SUBJ TO LM: FY 2006-07	\$ -	\$ -
CDBG EXPENDITURES SUBJ TO LM: FY 2007-08	\$ -	\$ -
CDBG EXPENDITURES SUBJ TO LM: 3 YR CERTIFICATION	\$ 2,158,275	\$ 2,158,275
LOW-MODERATE INCOME EXPENDITURES AS % OF TOTAL		<b>100.00%</b>

\* Includes Quincy 2000 economic development activities

\*\* Includes CHDO development, First Time Homebuyers, Code Enforcement

### **10.1.3.1. Public Services Programs**

In FY 2005-2006, the City of Quincy continued to implement critical public service programs to benefit low and moderate-income persons in FY 2005-2006, and made substantial progress in program delivery for high priority needs identified in the Consolidated Plan. Programs for the elderly, youths, the homeless, immigrants, handicapped, and economically disadvantaged individuals and households were undertaken in neighborhood centers and public facilities. Quincy expended 395,344 to undertake public services programs. During the year, a total of 13,410 persons were reported as having benefited from these programs.<sup>6</sup> Of this number, 4,719 persons or 35% reported a minority race or ethnicity. Please refer to Table 5.1 for a summary of public service activities, by national objectives.

Specific programs are listed below and in the attached “City of Quincy, Massachusetts, 2005-2006 Public Services” brochure. Accomplishments of FY 2005-2006 Public Services agencies are indicated on Table 10.3. Please refer to Table 10.4 for beneficiary information and Table 10.5 for activity description.

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<sup>6</sup>These figures represent the aggregation of all beneficiaries reported for all CDBG public service clients. It is therefore likely that persons are counted more than once if they participated in more than one activity.

Table 10.3 CDBG Funded Public Services Programs, Expenditures and Beneficiaries by Project Categories,  
FY 2005-06 City of Quincy, Massachusetts

PUBLIC SERVICE ACTIVITIES	Expenditures	Leveraged Amounts	Clients Served	National Objective	Low/Mod Clients	Low/Mod %	Census Tract	Female Head-Household	
								Number	%
<b>Limited Clientele Programs Project #1</b>									
Good Shepard: Mental Health Services	\$ 9,750	\$ 52,207	149	LMC	145	97%		25	17%
QUILL	\$ 2,992	\$ 2,200	18	LMC	PB	n/a		0	
Quincy Interfaith Shelter (Father Bill's) Veterans	\$ 17,500	\$ 42,566	14	LMC	14	100%		0	0%
Interfaith Social Services	\$ 3,250	\$ 8,538	52	LMC	52	100%		52	100%
South Shore Elder Services: Meals on Wheels	\$ 4,200	\$ 4,070	6	LMC	PB	n/a		2	33%
	\$ 37,692	\$ 109,581	239					79	33%
<b>Family Programs Project #2</b>									
Asian Liaison*	\$ 43,053	\$ 9,600	2,089	LMC	2089	100%		205	10%
Commission on the Family: Transitional Housing*	\$ 11,603	\$ 184,198	10	LMC	PB	n/a		4	40%
Commission on the Family: Parent to Parent*	\$ 6,440	\$ 41,810	168	LMC	118	70%		46	27%
QCAP: Emergency Food Center*	\$ 15,500	\$ 111,500	2,569	LMC	2569	100%		370	14%
	\$ 76,596	\$ 347,108	4,836		4,776			625	13%
<b>Youth Programs Project #18</b>									
Quincy After School Child Care	\$ 8,250	\$ 8,457	10	LMC	10	100%	0	0	0%
	\$ 8,250	\$ 8,457	10		10	100%	0	0	0
<b>Senior Programs Project #27</b>									
Asian American Service Assoc. Senior Prog*	\$ 9,149	\$ 43,106	202	LMC	PB	n/a		63	31%
Beechwood on the Bay: Elder Services	\$ 12,150	\$ 87,100	3,974	LMC	PB	n/a		3291	83%
Council on Aging: Transportation Services	\$ 148,281	\$ 156,165	1,135	LMC	PB	n/a		772	68%
Squantum Community Center: Senior Services*	\$ 11,950	\$ 9,950	94	LMC	PB	n/a	4174	0	0%
	\$ 181,530	\$ 296,321	5,405					4,126	76%
<b>Area Benefit Neighborhood Centers Project#9</b>									
Germantown Neighborhood Center	\$ 29,000	\$ 87,000	1,489	LMA	AREA		4178.02	320	21%
	\$ 29,000	\$ 87,000	1,489					320	21%
<b>Limited Clientele Neighborhood Center Project#11</b>									
Atlantic Neighborhood Center Youth Services*	\$ 4,724	\$ -	30	LMC	25	83%		6	N/A
Atlantic Neighborhood Center Community Services*	\$ 7,344	\$ -	6	LMC	6	100%		2	33%
Atlantic Neighborhood Center Senior Services*	\$ 14,569	\$ -	66	LMC	66	100%		11	17%
Houghs Neck Community Services*	\$ 4,872	\$ 7,800	271	LMC	259	96%		67	25%
Houghs Neck Women's Services*	\$ 1,076	\$ 4,500	28	LMC	21	75%		8	29%
Houghs Neck Senior Services*	\$ 5,180	\$ 8,800	260	LMC	PB	n/a		100	38%
Houghs Neck Youth Services*	\$ 5,118	\$ 5,000	180	LMC	156	87%		22	N/A
Ward II Seniors	\$ 3,634	\$ 300	73	LMC	PB	n/a		1	1%
Ward II Youth	\$ 6,351	\$ 300	57	LMC	57	100%		0	N/A
Ward II Family/Adult	\$ 2,496	\$ 700	34	LMC	34	100%		5	15%
Ward 4 Women Program	\$ 1,196	\$ 1,440	169	LMC	50	30%		24	
Ward 4 Youth Program	\$ 2,652	\$ 4,320	138	LMC	138	100%		6	N/A
Ward 4 Senior Program	\$ 1,827	\$ 1,440	47	LMC	PB	n/a		0	
Montclair/Wollaston Youth Services	\$ 598	\$ -	9	LMC	8	89%		0	N/A
Montclair/Wollaston Senior Services	\$ 641	\$ 700	63	LMC	PB	n/a		0	0%
	\$ 62,277	\$ 35,300	1,431					252	18%
<b>TOTAL</b>	<b>\$ 395,344</b>	<b>\$ 883,767</b>	<b>13,410</b>					<b>5,402</b>	<b>40%</b>

NOTES: Under National Objective: LMC - Limited Clientele; LMA - Low-Mod Area benefit

Under Low/Mod Clients - N/L- LMC Nature/Location; PB - Presumed Benefit to LM people; AREA - LM Area benefits

\* The leveraged amounts are for non-cash contributions (e.g., use of City-owned public facilities and cost of utilities paid by the City).

**Table 10.4 CDBG Funded Public Services Program Beneficiaries by Race/Ethnicity  
FY 2005-06 City of Quincy, Massachusetts**

PUBLIC SERVICE ACTIVITIES	Total	ETHNICITY		White	Black	Asian	Multi-Racial	Amer Indian	Other Pacific
		HISP	NON-H						
<b>LIMITED CLIENTELE PROGRAMS</b>									
Good Shepard: Mental Health Services	149	4	140	138	7	2	2	0	0
QUILL	18	0	22	17	1	0	0	0	0
Quincy Interfaith Shelter (Father Bill's) Veteran's	14	0	14	13	1	0	0	0	0
Interfaith Social Services	52	11	52	34	14	1	2	0	1
South Shore Elder Services: Meals on Wheels	6	0	6	6	0	0	0	0	0
	<b>239</b>	<b>15</b>	<b>234</b>	<b>208</b>	<b>23</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>1</b>
<b>FAMILY PROGRAMS</b>									
The Office of Asian Affairs	2,089	0	2,089	0	0	2,089	0	0	0
Commission on the Family: Transitional Housing	10	3	9	8	7	0	4	0	0
Commission on the Family: Parent to Parent	168	14	154	114	11	35	4	3	1
QCAP: Emergency Food Center	2,569	137	2,411	1,889	407	195	47	7	3
	<b>4,836</b>	<b>154</b>	<b>4,663</b>	<b>2,011</b>	<b>425</b>	<b>2,319</b>	<b>55</b>	<b>10</b>	<b>4</b>
<b>YOUTH PROGRAMS</b>									
Quincy After School Child Care	10	2	10	5	0	5	0	0	0
	<b>10</b>	<b>2</b>	<b>10</b>	<b>5</b>	<b>0</b>	<b>5</b>		<b>0</b>	<b>0</b>
<b>SENIOR PROGRAMS</b>									
Asian American Service Association	202	0	186	21	1	101	0	0	0
Beechwood on the Bay: Elder Services	3,974	2	3,974	3,846	0	101	21	6	0
Council on Aging: Transportation Services	1,135	0	1,135	946	0	189	0	0	0
Squantum Community Center: Senior Services	94	0	94	94	0	0	0	0	0
	<b>5,405</b>	<b>2</b>	<b>5,389</b>	<b>4,907</b>	<b>1</b>	<b>391</b>	<b>21</b>	<b>6</b>	<b>0</b>
<b>AREA BENEFIT NEIGHBORHOOD CENTERS</b>									
Germantown Neighborhood Center	1,489	106	1,383	870	975	337	54	2	3
	<b>1,489</b>	<b>106</b>	<b>1,383</b>	<b>870</b>	<b>975</b>	<b>337</b>	<b>54</b>	<b>2</b>	<b>3</b>
<b>LIMITED CLIENTELE NEIGHBORHOOD CENTERS</b>									
Atlantic Neighborhood Center Youth Services	30	0	25	8	4	11	2	0	0
Atlantic Neighborhood Center Community Services	6	0	6	6	0	0	0	0	0
Atlantic Neighborhood Center Senior Services	66	0	66	8	0	58	0	0	0
Houghs Neck Community Services	271	0	271	255	2	0	0	14	0
Houghs Neck Women's Services	28	0	28	27	0	1	0	0	0
Houghs Neck Senior Services	260	0	260	237	11	12	0	0	0
Houghs Neck Youth Services	180	1	179	175	2	3	0	0	0
Ward II Seniors	73	0	32	70	0	3	0	0	0
Ward II Youth	57	0	57	51	1	7	0	0	0
Ward II Family/Adult	34	0	34	32		2	0	0	0
Ward 4 Youth Program	138	0	35	22	2	0	2	0	0
Ward 4 Women Program	169	8	161	101	7	44	12	5	1
Ward IV Senior Program	47	0	47	47	2	2	0	0	0
Montclair/Wollaston Youth Services	9	0	9	4	0	5	0	0	0
Montclair/Wollaston Senior Services	63	0	63	48	3	12	0	0	0
	<b>1,431</b>	<b>9</b>	<b>1,273</b>	<b>1,091</b>	<b>34</b>	<b>160</b>	<b>16</b>	<b>19</b>	<b>1</b>
<b>TOTAL</b>	13,410	288	12,952	9,092	1,458	3,215	150	37	9
<b>Minority</b>					4,719				

**Table 10.5**

**CDBG-FUNDED PUBLIC SERVICES, FY 2005-2006  
CITY OF QUINCY, MASSACHUSETTS**

<b>ACTIVITY/LOCATION</b>	<b>DESCRIPTION</b>
<b>LIMITED CLIENTELE PROGRAMS (PROJECT 1)</b>	
Good Shepherd Counseling Services 1354 Hancock Street Region-Wide	Provided subsidized mental health and substance abuse counseling to Quincy residents with mental or behavioral issues who lack inadequate insurance or no insurance at all.
Interfaith Social Services Successful Transitions 776 Hancock Street	Provided interview and appropriate clothing and support services to low-income women seeking employment; the goal was to empower welfare to work women by improving their self-image and confidence.
South Shore Elder Services: Meals on Wheels 159 Bay State Drive, Braintree	Delivered hot, nutritious meals to six disabled adults on a daily basis.
Veterans Homeless Program Newport Ave.	Provided case management and stabilization services to homeless or at-risk veterans. Services include the following:
Quill (316 Hancock Street)	Provided programs for adults with developmental delays residing in Quincy and Weymouth that foster social skills and educational development.
<b>FAMILY PROGRAMS (PROJECT 2)</b>	
Office of Asian Affairs Programs 1305 Hancock St	Provided translation and counseling services to non-English speaking Asian residents of Quincy so they can access public services
Commission on the Family: Transitional Housing Program 71 Saratoga Street	Provided transitional housing support services to homeless families in nine housing units leased from the Elder Housing Corporation and the Quincy Housing Authority using McKinney Funds.
Commission on the Family: Parent to Parent Program 14 Chapman Street	Provided 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.
QCAP: Emergency Food Pantry Southwest Community Center 388 Granite St.	Provided emergency food to very low households in crisis to alleviate hunger, improve nutrition, and helped households save money for other necessities such as housing and utilities; provide 100 Quincy households with extreme emergencies multiple food orders each month; and provide 60 Quincy households with assistance for the Federal Food Stamp program.
<b>AREA BENEFIT NEIGHBORHOOD CENTERS (PROJECT 9)</b>	
Germantown Neighborhood Center (GNC) 333 Palmer Street	Programs included Girl's Power Camp, Asian outreach, summer youth program, school vacation camp, peer leader program, focus groups, Holiday Assistance, food stamp outreach, parent support group, women's violence prevention, intergenerational events, cultural celebrations, homework help, swim/gym, and others. Serviced an area that included the City's largest concentration of public housing and a significant minority population;

ACTIVITY/LOCATION	DESCRIPTION
<b><i>YOUTH PROGRAMS (PROJECT 18)</i></b>	
Quincy After School Child Care 12 Beach St	Provided outreach and counseling to at risk students and tuition reimbursement to eligible families
<b><i>SENIOR PROGRAMS (PROJECT 27)</i></b>	
Asian American Service Association: Asian Services Wollaston Senior Center 550 Hancock Street	Provided programming targeted to the Asian population, including tai chi, cultural celebrations, workshop seminars, tutoring program, arts and crafts, movies, cooking class, and an outdoor program.
Beechwood on the Bay: Elder Services 440 East Squantum Street	Provided programs for the many different needs, interests and preferences of mature adults, including Alzheimer and Stroke support groups, nutrition counseling, volleyball, tai-chi, Senior Olympics, Current Events Breakfasts, Elder Home Repair and many others.
Council on Aging: Transportation and other Senior Services 83 Saratoga Street	Provided transportation services for Quincy seniors so they can attend medical and non-medical appointments. Transportation services to medical appointments and non-medical appointments.
Squantum Community Center: Senior Services 136 Standish Road	Provided programming targeted to seniors in the Squantum section of Quincy. These programs include art classes, crafts, special trips, bingo, holiday parties, health clinics, community meetings and garden club.
<b><i>LIMITED CLIENTELE NEIGHBORHOOD CENTERS (PROJECT 11)</i></b>	
Atlantic Neighborhood Programs Youth; Seniors; Community Services 15 Harvard Street	Provided programming in the North Quincy neighborhood for children, seniors, Asians and families. Programs included crafts, school and summer vacation workshops, babysitting training, celebrations and luncheons, food pantry, bingo, senior trips, ESL services, Asian Drop-In and ID program, and holiday assistance.
Houghs Neck Community Programs 1193 Sea Street	Provided programming in the Houghs Neck section of Quincy for children, seniors, women and families including summer camps, crafts, dance and movement classes, aerobics, computer training, homework help, stress management, family outing, fair foods program, and senior trips and socials.
Montclair/Wollaston Association 139 Highland Ave	Provided used musical instruments to low/moderate-income youths in the neighborhood. Also, disseminated an informational newsletter and hold senior meetings and seminars.
Ward 4 Neighborhood Association Della Chiesa Early Childhood Center 100 Brooks Avenue	Provided programming for youths, women, and seniors including parenting and stress management classes for adults, after school activities, reading enrichment classes, cooking classes, sports and recreation activities.

**Table 10.6**

**Summary of Accomplishments 2005**

Category	Number of Activities	Type	Extremely Low Income	Low Income	Total
LMA	2	01 - PEOPLE (GENERAL)	0	0	0
	1	10 - HOUSING UNITS	0	0	0
	2	11 - PUBLIC FACILITIES	0	0	0
LMC	39	01 - PEOPLE (GENERAL)	11,303	0	12,296
	1	08 - BUSINESSES	30	0	30
	3	11 - PUBLIC FACILITIES	10,092	2,000	14,989
LMCM	2	01 - PEOPLE (GENERAL)	29	0	41
	1	08 - BUSINESSES	0	0	26
LMH	2	04 - HOUSEHOLDS (GENER	0	0	0
	113	10 - HOUSING UNITS	49	4	133
LMJ	15	13 - JOBS	5	1	64
Grand Total	181		21,508	2,005	27,579

Category	Type	Extremely Low Income	Low Income	Moderate Income	Total LMI	Total
Housing- Owner Occupied	Households	0	0	0	0	0
	Person	4	27	24	55	55
	Not Specified	0	0	0	0	0
Housing- Rental Occupied	Households	0	0	0	0	0
	Person	1	2	0	3	2
	Not Specified	0	0	0	0	0
Housing Total	Households	0	0	0	0	0
	Person	5	51	77	133	133
	Not Specified	0	0	0	0	0
Non- Housing	Households	2,001	21,459	17,893	41,353	27,446
	Person	0	0	0	0	0
	Not Specified	0	0	0	0	0
Total	Households	2,001	21,459	17,893	41,353	27,446
	Person	5	51	77	133	133
	Not Specified	0	0	0	0	0

\* Note: If "HOUSING - TOTAL" does not equal the sum of "HOUSING - OWNER OCCUPIED" and "HOUSING - RENTAL OCCUPIED", it is due to the combination of data by income category captured with the old requirements and the new requirements.

**Table 10.7**

**Household Type Assisted by Rehab Program**

		<i>CDBG</i>	<i>Home</i>	<i>NHS</i>	<i>LBPA</i>	<i>FEMA</i>	<i>RRP</i>	<i>Home Owner</i>	<i>Totals</i>
<b>Extremely Low Income (0-30%)</b>	<b>Owner</b>	12	5	1	7	1	0	3	<b>29</b>
	<b>Renter</b>	6	0	0	0	0	4	0	<b>10</b>
<b>Low Income (31%-50%)</b>	<b>Owner</b>	15	4	31	2	3	4	7	<b>66</b>
	<b>Renter</b>	2	0	3	0	0	6	3	<b>14</b>
<b>Moderate Income (51%-80%)</b>	<b>Owner</b>	1	0	9	0	0	0	0	<b>10</b>
	<b>Renter</b>	1	0	0	0	0	0	0	<b>1</b>
<b>Grand Total</b>									<b>130</b>

**Table 10.8**

**Rehab Program Racial Breakdown**

	<b>Total #</b>	<b># of Hispanics of Total</b>
<b>WHITE:</b>	127	1
<b>BLACK/AFRICAN AMERICAN:</b>	3	0
<b>ASIAN:</b>	2	0
<b>AMERICAN INDIAN/ALASKAN NATIVE:</b>	0	0
<b>NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER:</b>	0	0
<b>AMERICAN INDIAN/ALASKAN NATIVE &amp; WHITE:</b>	0	0
<b>ASIAN &amp; WHITE:</b>	1	0
<b>BLACK/AFRICAN AMERICAN &amp; WHITE:</b>	0	0
<b>AM.INDIAN/ALASKAN NATIVE &amp; BLACK/AFRICAN AM.:</b>	0	0
<b>OTHER MULTI-RACIAL:</b>	0	0

### **10.1.3.2. Public Works and Neighborhood Improvements**

During FY 2005-2006, the City completed the remaining infrastructure improvement project originally slated for 2004-2005. No new neighborhood infrastructure projects were completed during FY 2005-2006. FY 2004-2005 funds were expended during FY 2005-2006 to complete the remaining portion of this activity.

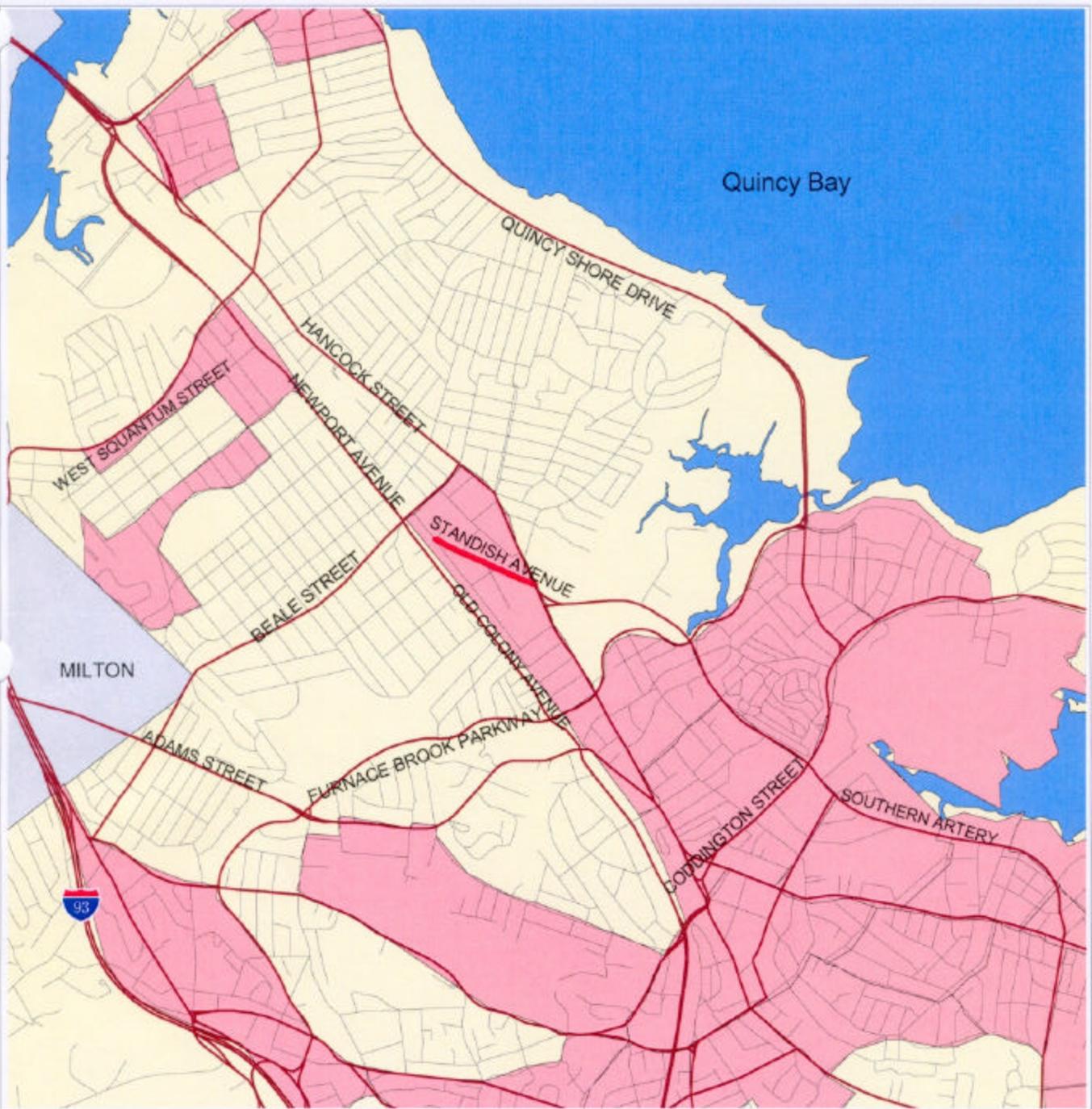
The 2005-2009 Consolidated Plan states that the City will utilize CDBG funds to for the engineering, design, and construction of infrastructure improvements (drainage, resurfacing, sidewalk repairs, etc.) on four streets in various low-moderate neighborhoods. Infrastructure improvements are identified and prioritized in accordance with the City's Pavement Management Plan (PMP). The City is in the process of identifying neighborhood infrastructure needs for FY 2006-2007.

- Urban District Revitalization efforts are still in the planning stage.

#### **10.1.3.2.1 Low to Moderate Income Area Benefit: *STREET IMPROVEMENTS***

The City expended \$299,027.80 in FY2005-2006 to complete the improvement and resurfacing of Standish Avenue (originally slated for 2004-2005) from Hancock Street to Old Colony Avenue, approximately 1,650 feet. The project entailed that removal and replacement of the sidewalks, installation of wheelchair ramps, removal of tree roots, and the installation of new granite curbs. Please refer to the following page for an illustration of the project, with respect to its location within the Low/Moderate Area.

# FY 2005-2006 CDBG Neighborhood Improvement Project



Data Source: Mass GIS and Executive Office of Transportation

Map produced for the 2005-2006 CAPER by the City of Quincy,  
Department of Planning and Community Development

For planning purposes only



- Major Roadways
- 2005-2005 CDBG Project
- Quincy Roadways
- Quincy Low/Moderate Areas
- City of Quincy
- Surrounding Municipalities

1 0 1 Miles

### **10.1.3.3. Public Facilities Improvements**

A number of public facilities that serve primarily low to moderate-income persons received rehabilitation funds in FY 2005-2006, as specified by high priority needs in the FY 2000-2004 Consolidated Plan assessment. The total expenditure, including program delivery amounted to \$50,275. Public Facilities assisted included:

- Germantown Neighborhood Center (GNC) Acquisition (333 Palmer Street) – continued with design and planning phase; this center would service an area that includes the City’s largest concentration of public housing and a significant minority population.
- Acquisition and renovation of church facility by Manet Health Center was cancelled during the program year.
- Plans to construct new facility for Work Incorporated, who serve mentally disabled individuals, is still in the planning stage.
- The Quincy Housing Authority-Elevated Board Walk project is currently in the environmental permit phase.
- 

### **10.1.3.4. Code Enforcement**

In FY 2005-2006, an expenditure of \$46,853.20 was made to pay the salary and benefits of a Code Enforcement Officer. The Code Enforcement Officer completed 139 inspections in low and moderate-income neighborhoods during the year in response to complaints received. About 73% of the cases were closed.

### **10.1.3.5. Planning And Administration**

During FY 2005-2006, the City of Quincy expended \$524,114.60 for planning and administration costs associated with managing the City’s CDBG, HOME, ESG and McKinney grants. The total amount was expended for overall grant oversight, various research activities and the monitoring of sub-recipients including the salary and benefits of the Council on Aging Director that supervised the City’s senior services.

- **Consistency with Regional Plans:**

The City of Quincy participated in the Massachusetts Area Planning Council (MAPC) MetroFuture Regional Plan. The plan created a regional development framework that encourages future growth to take place in a concentrated manner incorporating “Smart Growth” concepts. Identified in the Metro Plan by MAPC were 15 Concentrated Development Centers (CDCs) in the State that included Downtown Quincy Center.

- **Fair Housing Counseling**

QCAP's Fair Housing Counseling Program (which was partially funded by the City of Quincy) assisted and educated 373 households, of which 298 were low- moderate income, and 198 were low income. Of these households, 129 were female head of household, 55 were Asian, 33 were Hispanic, 1 was American Indian/Alaskan Native, 238 were white, and 41 were black. PCD staff did outreach at eight of QCAP's First Time Homebuyer seminars.

#### **10.1.3.6. Economic Development**

Non-housing community development initiatives during FY 2005-06 that are closely related to high priority objectives in the Consolidated Plan also include CDBG- funded economic development activities implemented through the Quincy 2000 Collaborative, and Quincy's local public/private partnership. Quincy 2000 Collaborative expended a total of \$33,361 in CDBG revolving loan funds for economic development activities, leaving an unexpended cash balance of \$90,945 in FY 2005-06. These activities were designed to foster overall City economic growth in older commercial centers that were subject to economic disinvestment and the loss of businesses and jobs.

- **Quincy Shipyard**

The Quincy Shipyard parcel and contents were sold at a public auction conducted by the U.S. Maritime Administration in FY 2002-03. As required, the City used \$743,088 of CDBG funds during the program year to repay a Section 108 loan made to Massachusetts Heavy Industries, which went bankrupt. The City continued to work toward the redevelopment of this site.

- **Technical Assistance for Jobs Creation**

Using CDBG funds as a potential funding source, along with the non-federal Business Loan Pool, the Quincy 2000 Collaborative offered commercial loans to businesses that created or retained jobs for low to moderate-income people.

In FY 2005-2006, the Quincy 2000 Collaborative expended \$23,709 under its Commercial Loan Program for program delivery. The business owners agreed to create or retain at least 51% of full time equivalent jobs for low/mod- income people and provide a yearly schedule of job creation goals for the life of their loans. Prior years' loan projects created 11 Full Time Equivalent Low/mod -income Jobs.

The Quincy 2000 Collaborative also assisted in the finding of funding sources for a \$50,000 business startup loan through one of the Business Loan Pools associated banks. The Quincy 2000 Collaborative is an important resource that allows people the tools and information they need to economically develop the City.



MICRO ENTERPRISE ASSISTED WITH THE HELP OF THE QUINCY 2000 COLLABORATIVE.

- **Technical Assistance for Microenterprises**

In FY 2005-2006, the Quincy 2000 Collaborative continued to reach out to low and moderate-income people who had a small business or a great desire to start one. With a program delivery



MONTHLY INFORMATION WORKSHOP CONDUCTED BY THE QUINCY 2000 COLLABORATIVE.

cost of \$5,622 of CDBG revolving loan funds, twelve workshops were offered during the year as well as one-on-one assistance sessions for starting micro enterprises. These workshops were a valuable step to learning what is needed and how to start a business in Quincy from the professionals who can help you and you need to work with. The professionals who attended the workshops came from the banking community and local government departments which regulate and license businesses. The Quincy 2000 Collaborative also has a working relationship with the University of Massachusetts Boston Business School to help with business propositions. A total of 30 new low and

moderate-income persons participated in these classes or made an appointment for additional one-on-one assistance. As a result, six new businesses were created. In accordance with HUD's

performance evaluation goals, the Quincy 2000 Collaborative will continue to monitor the outcomes of past participants.

In FY 2005-2006, participants from prior years workshops reported creating 13 full-time equivalent low and moderate-income jobs.

## **10.2. Nature And Reasons For Any Changes In Program Objectives**

Not Applicable. This jurisdiction does not believe any programs or program objectives need to be changed as a result of its experiences.

## **10.3 Assessment Of Grantee's Efforts In Carrying Out The Planned Actions**

By and large, the City of Quincy was able to carry out the numerous planned objectives described in its action plans in FY 2005-2006, and was therefore in compliance with the grantees' certification that it would follow the current HUD-approved Consolidated Plan.

As indicated in the section on "Leveraging", the City pursued all resources it indicated it would pursue.

The City provided requested certifications of consistency for HUD programs, in a fair and impartial manner, for which the grantee indicated that it would support applications of other entities, e.g., proposed assisted living projects, etc.

The City did not hinder Consolidated Plan implementation by action or willful inaction. Most of the target goals were achieved, although the implementation of some projects were delayed as a result of unforeseen issues that were project specific.

## **10.4. Use Of Grantee Funds To Meet The CDBG National Objectives**

All activities assisted with CDBG funds meet the national objectives of low-moderate income benefits.

## **10.5. Acquisition, Rehab or Demolition of Occupied Real Property**

There were no additional activities under this section.

## **10.6. Other Requirements**

### **10.6.1. JOBS CREATION FROM ECONOMIC DEVELOPMENT ACTIVITIES**

During FY 2005-2006, the *Commercial Loan Program* offered various types of financial and business assistance for job creation to eligible commercial enterprises throughout the City. In FY 2005-06, Quincy 2000 Collaborative created 11 full time equivalent jobs through previous Commercial Loans.

### **10.6.2. LOW-MODERATE INCOME - LIMITED CLIENTELE ACTIVITIES**

#### **10.6.2.1. Economic Development: *QUINCY 2000***

During FY 2005-2006, the Quincy 2000's *Commercial Loan and Technical Assistance for Job Creation Program* offered various types of financial and business assistance for job creation to eligible commercial enterprises throughout the City. To be eligible, businesses had to be willing to create jobs that would be primarily held by or available to low and moderate-income people. Each business entered into a job agreement based on the CDBG regulations and reported back on an established basis how its job creation is progressing. In exchange for creating low-mod jobs, the business would receive a loan and/ or technical assistance from the Quincy 2000 Collaborative. Each business that entered into a loan repayment agreement was also tracked for receipts of payment of the loan during the year. In 05-06 the Quincy 2000 Collaborative created 13 new jobs through Technical Assistance alone. The Collaborative didn't receive any applications eligible to receive loans from its Commercial Loan Pool in FY 2005-2006. However, a loan was given through a bank directly with the help of the collaborative.

### **10.6.3. PROGRAM INCOME FROM REVOLVING FUNDS**

The City did not implement any program, projects or activity involving lump-sum drawdown payments or parcels of CDBG acquired property available for sale.

The Neighborhood Housing Services of the South Shore (the NHS) generated \$75,608 of program income from revolving funds, in addition to \$76,779 of revolving loan funds that was unexpended at the end of FY 2005-2006.

The Quincy 2000 Collaborative, generated \$114,254 of program income in FY 2005-2006, in addition to \$10,052 that was available at the beginning of the year.

In addition to \$246,172 of revolving loan funds that was unexpended at the beginning of the fiscal year, the City's rehabilitation program generated a total of \$287,93.

In total, the City received \$477,844 of new program income during FY05-06. Quincy had a \$180,700 unexpended program income balance as of June 30, 2006. All of these were part of revolving loan funds.

## 11. HOME PROGRAM

### 11.1 RELATIONSHIP TO CONSOLIDATED PLAN

The Consortium expended \$936,244.27 of HOME funds to address the needs identified in the Five-Year Consolidated Plan. HOME funds were used for affordable housing initiatives and programs: Homeowner Rehabilitation, First Time Home Buyer assistance, CHDO acquisition/rehabilitation, and tenant assistance activities. Please see Table 11.1 for HOME expenditures by program and community.

#### 11.1.1. Housing Rehabilitation

##### **FY 2005-2006 housing rehabilitation accomplishments under HOME included:**

- 10 owner-occupied housing and 3 non-profit housing units were rehabilitated by the City of Quincy Office of Housing Rehabilitation (OHR) at a cost of \$106,456 in HOME funds.

#### 11.1.2. Information about the Use of Program Income

All program income earned through repayments of HOME assistance was reprogrammed through the HOME Program Income account administered by the City of Quincy (lead agency), in accordance with HOME regulations. In FY 2005-2006, the Consortium received \$199,231.11 of additional HOME PI from both Weymouth and Quincy from loan payments and loan payoffs. In FY 2005-2006, the Consortium expended a total of \$377,304.06 of program income. In Quincy, \$203,261.23 of program income was used for moderate rehabilitation. In Weymouth, 174,042.83 of program income was used for a CHDO development project.

#### 11.1.3. HOME CHDO Operating

The Town of Weymouth committed \$39,000 in CHDO Operating funds to The NHS and QCAP to support their FTHB counseling classes in Weymouth. Classes educated potential homebuyers about the requirements for purchasing a first home and certified eligibility for Soft 2<sup>nd</sup> and MassHousing mortgage programs. Neighborhood Housing Services of the South Shore hosted four (4) homeowner courses and four (4) introductory sessions that served 30 households, 11 of which were minority households. Quincy Community Action Programs hosted four homebuyer classes in Weymouth that served 37 households.

#### 11.1.4. Community Housing Development Organizations (CHDO) Rental Development

The City of Quincy expended \$400,000 of HOME funds to provide a portion of the financing for acquisition of a nineteen-unit rental property located at 31-33 Winter Street. Units are single room occupancy (SRO) rental units for individuals. Eleven (11) of these units were funded with

HOME funds and would be required to meet HOME guidelines. These units are owned and managed as affordable housing by The NHS. The Quincy Interfaith Shelter Coalition (QISC) provided referral and support services. Also, the City of Quincy expended \$300,000 of HOME funds to a eleven single room occupancy unit building (nine will be HOME units).

Weymouth expended \$425,000 for the permanent financing of a two-unit rental property at 706/708 Main St. in South Weymouth, owned and managed by NHS. Each unit contains three bedrooms. The units will be managed as HOME assisted units and will be targeted to families who are homeless due to domestic violence.

#### 11.1.5. Outreach to Minority and Women Businesses

The Consortium sought to reach out to minority and women businesses that participate in the HOME, CDBG and McKinney programs (see attachments). The Consortium invited contractors, including minority and women businesses to avail of City-sponsored: a) lead abatement course; b) lead safe renovator's course; c) employment and training program. The goal of these courses and program was to increase the capacity of contractors (including women and minority) to participate in the city's rehabilitation/development programs.

The City also sent invitations to SOMWBA (State Office of Minority and Women Business Agency) - certified contractors to participate in the city's rehabilitation programs.

The Town of Weymouth engaged in minority outreach for consulting, goods and services, and other appropriate contracts. The Town also promoted participation of SOWMBA certified businesses in compliance with Executive Order 237 and set goals for M/WBE participation on contracts over \$25,000.

Finally, both communities had affirmative marketing agreements with both NHS-SS and QCAP, and follows all HUD-prescribed procedures under 24 CDF 85.36(e) to ensure that minority business enterprises are used when possible in procurement of property and services.

### **11.1.6 FIRST TIME HOME BUYER PROGRAM**

The City of Quincy has created a comprehensive First Time Homebuyer Program that blends Federal HOME funds with American Dream Down-Payment (ADDI) funds to assist low-moderate income households with down payment and closing cost. In order to take advantage of state funds the City's program also follows the same guideline that governs the Massachusetts Housing Partnership's Soft-Second Program. Both the City and State program requires that the household wishing to purchase a home is required to take a Citizens' Housing and Planning Association (CHAPA) certified Housing Counseling Program that will assist them in every aspect of the home buying process.

- Quincy's HOME funds were used to provide down payment and closing cost assistance to low-moderate income first time homebuyers. The City of Quincy's First Time Home Buyer program assisted eight (8) households using \$10,502 of HOME and ADDI funds combined in addition to \$1,252,118 of the Massachusetts Housing Partnership "Soft 2nd Loan Program" funds.
- Quincy Community Action Program (QCAP) held eleven (11) educational series of first time homebuyer workshops during this period. The City of Quincy requires first time homebuyer program participants to attend a certified workshop series.
- QCAP Fair Housing Counseling Program (which was partially funded by the City of Quincy) assisted and educated 373 households, of which 298 were low- moderate income, and 198 were low income. Of these households, 129 were female head of household, 55 were Asian, 33 were Hispanic, 1 was American Indian/Alaskan Native, 238 were white, and 41 were black. PCD staff did outreach at eight of QCAP's First Time Homebuyer seminars.
- The City of Quincy held a First Time Homebuyer workshop on April 19<sup>th</sup> specifically for Quincy Housing Authority (QHA) residents that were currently participating in the Family Self Sufficiency Program. The Family Self-Sufficiency Program allows QHA residents that have increased their household income a chance to save a portion of any rent increase they received because of their higher household income. The savings in turn can be used towards down-payment to purchase a house for their family.
- The Town of Weymouth committed \$39,000 to CHDO operating funds through two non-profit organizations, The NHS and QCAP, for the operation of the First Time Home Buyer's (FTHB) counseling classes in Weymouth. Classes educated potential homebuyers about the requirements for purchasing a first home and certified eligibility for Soft Second and MassHousing mortgage programs. The NHS sponsored four Weymouth FTHB and Financial Fitness classes, with 30 Weymouth household participants, nine (9) of who were minority households. PCD staff did outreach at eight of QCAP's First Time Homebuyer seminars. Four classes were conducted by QCAP in Weymouth that served 42 Weymouth households.

- The Town of Weymouth utilized the Massachusetts Housing Partnership Funds “Soft 2<sup>nd</sup> Loan Program” and HOME FTHB funding to assist 5 first time homebuyers with purchasing homes. Such buyers were given reduced mortgage rates and favorable terms. The program provided approx. \$652,140 in first mortgage financing, \$40,833 in mortgage subsidies, and \$5,430 in loan loss reserve funding. Market conditions in 2005-2006 continued to cause a decrease in the number of first time homebuyers assisted. The inventory of affordable homes was low as property costs in the area generally exceeded the maximum acquisition costs under state and federal housing programs.

The Town of Weymouth committed \$39,000 to CHDO operating funds through two non-profit organizations, The NHS and QCAP, for the operation of the First Time Home Buyer’s (FTHB) counseling classes in Weymouth. Classes educated potential homebuyers about the requirements for purchasing a first home and certified eligibility for Soft Second and MassHousing mortgage programs. The NHS sponsored four Weymouth FTHB and Financial Fitness classes, with 30 Weymouth household participants, nine (9) of who were minority households. Four classes were conducted by QCAP in Weymouth that served 42 Weymouth households.

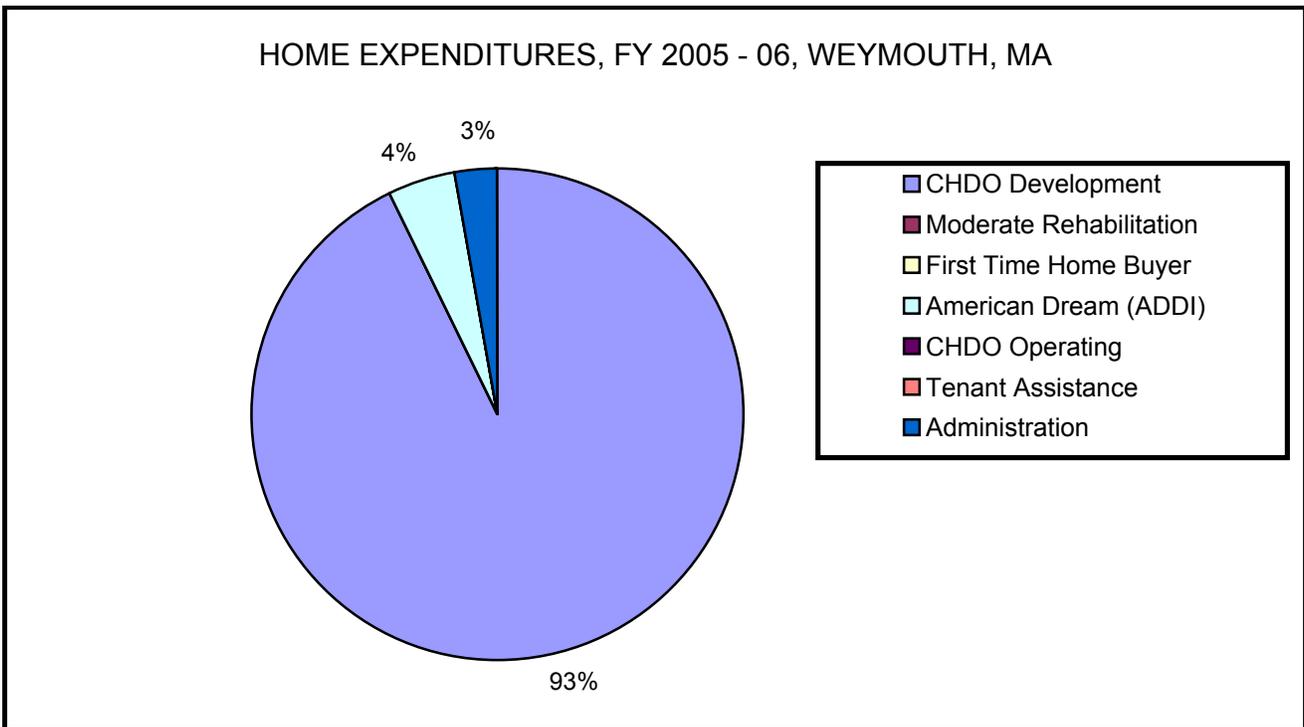
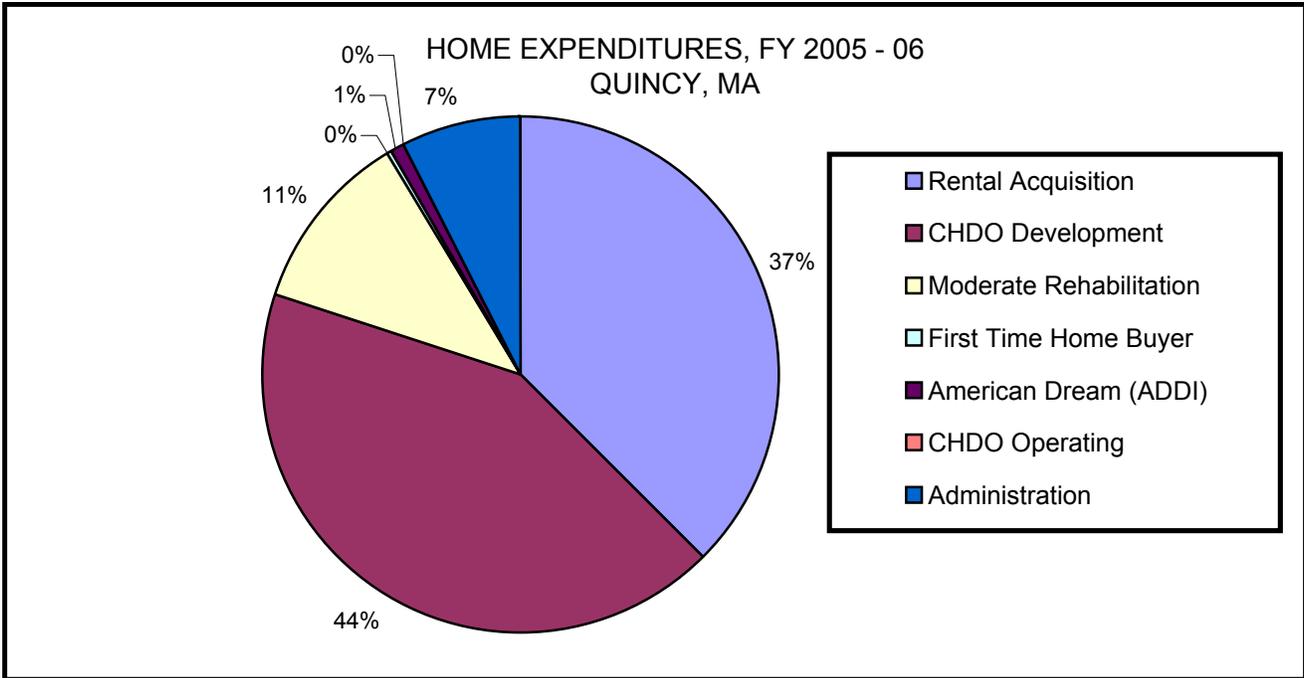
## **11.2. HOME Financial Match**

Through a “*Request for Proposals*” process, banks participating in the HOME First Time Home Buyer Programs provided the Consortium interest rate concessions to borrowers, which generated eligible the HOME match and leveraged HOME funds with private investment. The *Below Market Interest Rate* (BMIR) match and the *Massachusetts Rental Voucher Program*.

The Massachusetts Rental Voucher Program (MRVP) provided a total of \$362,414.72 in eligible match for the Quincy/Weymouth Consortium (see Exhibits section for Reporting Form HUD-40107-A and a financial break down).

<b>Table 11.1 QUINCY-WEYMOUTH CONSORTIUM</b>			
<b>FY 2005-2006 HOME PROGRAM BUDGETS AND EXPENDITURES</b>			
<b>BY COMMUNITY, PROJECTS AND SOURCE OF FUNDS</b>			
<b>HOME</b>			
<b>PROJECTS/CATEGORY</b>	<b>FY05-06</b>	<b>Expended</b>	<b>Balance</b>
<i>QUINCY</i>			
Rental Acquisition	629,936.41	350,000.00	279,936.41
CHDO Development	918,473.08	400,000.00	518,473.08
Moderate Rehabilitation	437,768.79	106,456.00	331,312.79
First Time Home Buyer*	114,878.00	502.00	114,376.00
American Dream (ADDI)	19,029.00	10,000.00	9,029.00
CHDO Operating	0.00	0.00	0.00
Administration	87,463.89	69,286.27	18,177.62
Subtotal Quincy	2,207,549.17	936,244.27	1,271,304.90
<i>WEYMOUTH</i>			
Rental Acquisition	301,703.23	0.00	301,703.23
CHDO Development**	755,064.83	425,000.20	330,064.63
Moderate Rehabilitation	10,000.00	0.00	10,000.00
First Time Home Buyer	0.00	0.00	0.00
American Dream (ADDI)	29,029.00	20,000.00	9,029.00
CHDO Operating***	49,224.00	0.00	49,224.00
Tenant Assistance***	5,000.00	0.00	5,000.00
Administration	79,250.70	12,459.85	66,790.85
Subtotal Weymouth	1,229,271.76	457,460.05	771,811.71
<i>CONSORTIUM</i>	0.00		
Rental Acquisition	931,639.64	350,000.00	581,639.64
CHDO Development	1,673,537.91	825,000.20	848,537.71
Moderate Rehabilitation	447,768.79	106,456.00	341,312.79
First Time Home Buyer	114,900.00	502.00	114,398.00
American Dream (ADDI)	48,058.00	30,000.00	18,058.00
CHDO Operating	49,224.00	0.00	49,224.00
Tenant Assistance	23,177.62	0.00	23,177.62
Administration	1,419,841.87	81,746.12	1,338,095.75
<b>TOTAL CONSORTIUM</b>	<b>3,436,820.93</b>	<b>1,393,704.32</b>	<b>2,043,116.61</b>

**Figure 11.1 QUINCY-WEYMOUTH CONSORTIUM  
 FY 2005-2006 HOME PROGRAM EXPENDITURES  
 BY COMMUNITY AND PROJECTS**



Match Contributions for  
Federal Fiscal Year (yyyy) 2005

**Part I Participant Identification**

1. Participant No. (assigned by HUD) <b>M-05-DC25-0214</b>	2. Name of the Participating Jurisdiction <b>Quincy/Weymouth Consortium</b>	3. Name of Contact (person completing this report) <b>Nancy Callanan</b>
5. Street Address of the Participating Jurisdiction <b>1305 Hancock Street</b>	7. State <b>Ma.</b>	4. Contact's Phone Number (include area code) <b>(617) 376-1372</b>
6. City <b>Quincy</b>	8. Zip Code <b>02169</b>	

**Part II Fiscal Year Summary**

1. Excess match from prior Federal fiscal year	\$ 9,626,085.64
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$ 362,414.72
3. Total match available for current Federal fiscal year (line 1 + line 2)	\$ 9,988,500.36
4. Match liability for current Federal fiscal year	\$ 233,663.54
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)	\$ 9,754,836.82

**Part III Match Contribution for the Federal Fiscal Year**

1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
Quincy MRVP	7/05-6/06	\$ 61,838.22						\$ 61,838.22
Weymouth MRVP	7/05-6/06	\$ 300,576.50						\$ 300,576.50
<b>Consortium Total</b>	<b>7/05-6/06</b>	<b>\$ 362,414.72</b>						<b>\$ 362,414.72</b>

# Annual Performance Report HOME Program

U.S. Department of Housing  
and Urban Development  
Office of Community Planning  
and Development

OMB Approval No. 2506-0171  
(exp. 05/31/2007)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/MI) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410	Starting 7/01/05	Ending 6/30/06	9/30/06

## Part I Participant Identification

1. Participant Number	2. Participant Name Quincy-Weymouth Consortium		
3. Name of Person completing this report Nancy Callanan		4. Phone Number (Include Area Code) 617 376-1372	
5. Address 1305 Hancock Street	6. City Quincy	7. State Ma.	8. Zip Code 02169

## Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
\$204, 939.73	\$199,231.11	\$377,304.06	0	\$26,866.78

## Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
<b>A. Contracts</b>					
1. Number	0				
2. Dollar Amount	n/a				
<b>B. Sub-Contracts</b>					
1. Number					
2. Dollar Amount					
	a. Total	b. Women Business Enterprises (WBE)	c. Male		
<b>C. Contracts</b>					
1. Number	0				
2. Dollar Amount	n/a				
<b>D. Sub-Contracts</b>					
1. Number					
2. Dollar Amounts					

**Part IV Minority Owners of Rental Property**

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number	0		0			
2. Dollar Amount	0					

**Part V Relocation and Real Property Acquisition**

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost	Minority Business Enterprises (MBE)			
1. Parcels Acquired	0					
2. Businesses Displaced	0					
3. Nonprofit Organizations Displaced	0					
4. Households Temporarily Relocated, not Displaced	0					
Households Displaced	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number	0					
6. Households Displaced - Cost	0					

### **11.3. Part III of HUD Form 40107 – Contracts and Subcontracts with Minority and Women’s Business Enterprises - (see Exhibits section)**

### **11.4. HOME Rental Property Compliance Monitoring**

#### **Summary of Results of Onsite Inspections of HOME Rental Units**

In Quincy, the following properties were monitored for compliance with tenant eligibility, rental affordability and minimum HQS compliance. Housing inspections were undertaken by the Office of Housing Rehabilitation, (OHR) every second year. Monitoring of all HOME-assisted units was conducted by PCD for annual compliance of tenant eligibility and rental affordability. Annual inspections are conducted by the CHDO of their own properties for property management purposes. All properties were found to be in full compliance. Results of the monitoring are maintained in Quincy’s project files. Every HOME assisted unit receives an additional inspection every three years conducted by the Office of Housing Rehab. The following units are inspected every two years.

- 28 Hayden Street- 2 units
- 91 Clay Street- 9 units
- 24-26 Claremont Street -9 Single room occupancy (SRO) units
- 31-33 Winter Street- 11 units
- 356 Washington Street
- 76 Broadway- 4 units
- Quincy Street- 2 units
- 95 Main Street- 1 unit
- 16 Thomas Street- 1 unit
- 191 Burgin Parkway- 8 units
- 18-20 Grossman Street- 2 units
- Water Street – 6 units
- 26 Morton Street-5 units
- 605 South Street- 2 units
- 38-40 Prout Street- 4 units
- 58-64 Winter Street- 7 units

The following Weymouth properties were monitored and inspected for compliance with tenant eligibility, rental affordability and minimum HQS compliance. HQS compliance inspections were conducted by the Weymouth Dept. of Public Health and Housing Program Staff.

These properties were found to be in full compliance. Results of monitoring and inspections are maintained in Weymouth's project files.

- Greentree Condominiums – 6 units
- 76-78, 82 Front Street – 9 units
- 600 Broad Street – group residence
- 50 Pierce Road – 3 SRO units
- 686 Broad Street – 9 SRO units
- 29 Central Street – 3 SRO units
- 536 Bridge Street – 2 units
- 706 Main Street – 2 units

## **ATTACHMENTS/EXHIBITS**

### **SCHEDULE C-1, C-2, C-3:**

- Schedule C1 - Summary of Special Annual Objectives and Accomplishments, Community Development as of FY 2005-09, City of Quincy, MA**
- Schedule C2 - Summary of Special Annual Objectives and Accomplishments, Housing, as of FY 2005-09, Quincy-Weymouth Consortium, MA**
- Schedule C3 - Summary of Special Annual Objectives and Accomplishments, Homeless and Special Needs, as of FY 2005-09, Quincy-Weymouth Consortium, MA**

### **TABLE 1C, 2C:**

- Table 1C – Summary of Specific Homeless/Special Needs Population Objectives FY 2005-2006**
- Table 2C – Summary of Housing and Community Development Objectives FY 2005-2006**

### **CHAS TABLES:**

- **Housing Needs Table**
- **Continuum of Care Homeless Population and Subpopulations Chart**
- **Housing and Community Development Activities**
- **Non-Homeless Special Needs Including HOPWA**

### **OTHER ATTACHMENTS:**

- **CDBG Financial Summary**
- **City of Quincy Low/Moderate-Income Areas Map**
- **HOME Match Liability Calculation**
- **Public Service Brochure**
- **Housing Rehabilitation Brochure**
- **Fair Housing Committee Brochure**
- **Fair Housing Committee – April 27, 2006 Workshop Flyer**
- **City of Quincy First Time Homebuyer – April 19, 2006 Workshop Flyer**
- **American Dream Program Flyer**
- **City of Quincy PCD – December 13, 2005 Workshop Flyer**
- **City of Quincy PCD – June 14, 2006 Performance Monitoring Workshop Flyer & Slides**
- **HUD Form 2516: Minority and Women Owned Businesses**
- **CAPER FY 2005-2006 Newspaper Ad (Public Notice)**

**SCHEDULE C-1 SUMMARY OF SPECIFIC ANNUAL OBJECTIVES AND ACCOMPLISHMENTS  
COMMUNITY DEVELOPMENT, FY 2005-09 CITY OF QUINCY, MA**

PROJ #	CATEGORY Community Development	Source of Funds	Year	Objective #	Performance Measures	Expected Units	Actual Units	% of Target Achieved
1	Limited Clientele Programs	CDBG	2005	PS-4	Number of	243	239	98%
			2006		persons served	270		0%
			2007			300		0%
			2008			300		
			2009			300		
			Total			1,413	239	17%
2	Family Programs	CDBG	2005	PS-5	Number of	2,900	4,836	167%
			2006		persons served	2,610		0%
			2007			2,900		0%
			2008			2,900		
			2009			2,900		
			Total			14,210	4,836	34%
18	Youth Programs	CDBG	2005	PS-1	Number of	10	10	100%
			2006		youth served	9		0%
			2007			10		0%
			2008			10		
			2009			10		
			Total			49	10	20%
9	Area Benefit Neighborhood Centers & Associations	CDBG	2005	PS-3	Number of	1,000	1,489	149%
			2006		persons served	900		0%
			2007			1,000		0%
			2008			1,000		
			2009			1,000		
			Total			4,900	1,489	30%

**SCHEDULE C-1 SUMMARY OF SPECIFIC ANNUAL OBJECTIVES AND ACCOMPLISHMENTS  
COMMUNITY DEVELOPMENT, FY 2005-09 CITY OF QUINCY, MA**

PROJ #	CATEGORY Community Development	Source of Funds	Year	Objective #	Performance Measures	Expected Units	Actual Units	% of Target Achieved
11	Limited Clientele Neighborhood Centers	CDBG	2005	PS-3	Number of	1,110	1,431	129%
			2006		persons served	999		0%
			2007			1,110		0%
			2008			1,110		0%
			2009			1,110		0%
			Total			5,439	1,431	26%
27	Senior Programs	CDBG	2005	PS-2	Number of	7,000	5,405	77%
			2006		seniors served	6,300		0%
			2007			7,000		0%
			2008			7,000		0%
			2009			7,000		0%
			Total			34,300	5,405	16%
3	Code Enforcement	CDBG	2005	CE-1	Number of	110	139	126%
			2006		housing units	110		0%
			2007		that had	110		0%
			2008		code	110		0%
			2009		inspections	110		0%
			Total			550	139	25%
4	Public Facilities (low-mod)	CDBG	2005	PF-1	Number of	2	0	0%
			2006		Public Facilities	2		0%
			2007		constructed or	2		0%
			2008		renovated	2		0%
			2009			2		0%
			Total			10	0	0%

**SCHEDULE C-1 SUMMARY OF SPECIFIC ANNUAL OBJECTIVES AND ACCOMPLISHMENTS  
COMMUNITY DEVELOPMENT, FY 2005-09 CITY OF QUINCY, MA**

PROJ #	CATEGORY Community Development	Source of Funds	Year	Objective #	Performance Measures	Expected Units	Actual Units	% of Target Achieved
7	Public Facilities/Historic Preservation (Slums/Blight)	CDBG	2005	PF-2	Number of	0	0	0%
			2006		Public Facilities	0		0%
			2007		repaired	1		0%
			2008			0		0%
			2009			1		0%
			Total			2	0	0%
6	Neighborhood Public Improvement (Streets and Sidewalks)	CDBG	2005	PF-4	Number of	4	1	25%
			2006		streets	4		0%
			2007		repaired	4		0%
			2008			4		0%
			2009			4		0%
			Total			20	1	5%
5	Urban Revitalization Districts (Streets and Sidewalks)	CDBG	2005	UR-1	Number of	1	0	0%
			2006		streets	1		0%
			2007		repaired	1		0%
			2008			1		0%
			2009			1		0%
			Total			5	0	0%
10	Commercial Loan Program	CDBG	2005	ED-1	Number of Low	5	11	220%
			2006		and Moderate	5		0%
			2007		income jobs	5		0%
			2008		created or	5		0%
			2009		retained	5		0%
			Total			25	11	44%

**SCHEDULE C-1 SUMMARY OF SPECIFIC ANNUAL OBJECTIVES AND ACCOMPLISHMENTS  
COMMUNITY DEVELOPMENT, FY 2005-09 CITY OF QUINCY, MA**

PROJ #	CATEGORY Community Development	Source of Funds	Year	Objective #	Performance Measures	Expected Units	Actual Units	% of Target Achieved
<b>36</b>	Technical Assistance for Job Creation	CDBG	2005	ED-2	Number of Low and Moderate income jobs created or retained	1	13	1300%
			2006			1		0%
			2007			1		0%
			2008			1		0%
			2009			1		0%
			Total			5	13	260%
<b>34</b>	Technical Assistance to Microenterprises	CDBG	2005	ED-3	Number of Low and Moderate income business assisted	2	6	300%
			2006			1		0%
			2007			2		0%
			2008			2		0%
			2009			2		0%
			Total			9	6	67%
<b>8</b>	Planning and Administration	CDBG	2005	PA-1	Program Administration	NA	NA	
			2006			NA	NA	
			2007			NA	NA	
			2008			NA	NA	
			2009			NA	NA	
			Total					
<b>15</b>	Section 108 Loan Guarantee Repayment	CDBG	2005	LG-1	Repayment of loan to Quincy Shipyard	NA	NA	
			2006			NA	NA	
			2007			NA	NA	
			2008			NA	NA	
			2009			NA	NA	
			Total					

**SCHEDULE C-2 SUMMARY OF SPECIFIC ANNUAL OBJECTIVES AND ACCOMPLISHMENTS  
HOUSING, FY 2005-09,CITY OF QUINCY AND QUINCY-WEYMOUTH CONSORTIUM, MA**

<b>Proj #</b>	<b>CATEGORY Housing</b>	<b>Source of Funds</b>	<b>Year</b>	<b>Objective #</b>	<b>Performance Measures</b>	<b>Expected Units</b>	<b>Actual Units</b>	<b>% of Target Achieved</b>
<b>24</b>	Non-Profit Housing Rehabilitation	CDBG	2005	H-3	Housing Units	9	3	33%
	OHR	HOME	2006			4		0%
		Misc. Income	2007			9		0%
		Private	2008			9		0%
			2009			9		0%
			Total			40	3	8%
<b>13</b>	Single Family - Rehabilitation	CDBG	2005	H-4	Housing Units	35	47	134%
	OHR	HOME	2006			35		0%
		Misc. Income	2007			35		0%
		Private	2008			35		0%
			2009			35		0%
			Total			175	47	27%
<b>14</b>	Multi Family - Rehabilitation	CDBG	2005	H-3	Housing Units	11	32	291%
	OHR	HOME	2006			10		0%
		Misc. Income	2007			11		0%
		Private	2008			11		0%
			2009			11		0%
			Total			54	32	59%
<b>16</b>	Multi Family - Rehabilitation	CDBG	2005	H-3	Housing Units	10	11	110%
	Neighborhood Housing Services	HOME	2006			10		0%
	of the South Shore	Misc. Income	2007			10		0%
			2008			10		0%
			2009			10		0%
			Total			50	11	22%

**SCHEDULE C-2 SUMMARY OF SPECIFIC ANNUAL OBJECTIVES AND ACCOMPLISHMENTS  
HOUSING, FY 2005-09,CITY OF QUINCY AND QUINCY-WEYMOUTH CONSORTIUM, MA**

<b>Proj #</b>	<b>CATEGORY Housing</b>	<b>Source of Funds</b>	<b>Year</b>	<b>Objective #</b>	<b>Performance Measures</b>	<b>Expected Units</b>	<b>Actual Units</b>	<b>% of Target Achieved</b>
<b>17</b>	Single Family - Rehabilitation	CDBG	2005	H-4	Housing Units	15	33	220%
	Neighborhood Housing Services	HOME	2006			15		0%
	of the South Shore	Misc. Income	2007			15		0%
			2008			15		0%
			2009			15		0%
			Total			75	33	44%
<b>19</b>	Housing Rehabilitation	CDBG	2005	H-3	Housing Units	1	0	0%
	Slum/Blight	Misc. Income	2006			1		0%
		Private	2007			1		0%
			2008			1		0%
			2009			1		0%
			Total			5	0	0%
<b>21</b>	First Time Home Buyers	CDBG	2005	H-Q2	Housing Units	2	8	400%
	Quincy	HOME	2006			2		0%
		State	2007			2		0%
		Bank	2008			2		0%
			2009			2		0%
			Total			10	8	80%
<b>22</b>	CHDO - Affordable Housing	CDBG	2005	H-Q1	Housing units	7	20	286%
	Quincy	HOME	2006		created	7		0%
		State	2007			7		0%
		Bank	2008			7		0%
			2009			7		0%
			Total			35	20	57%

**SCHEDULE C-2 SUMMARY OF SPECIFIC ANNUAL OBJECTIVES AND ACCOMPLISHMENTS  
HOUSING, FY 2005-09,CITY OF QUINCY AND QUINCY-WEYMOUTH CONSORTIUM, MA**

<b>Proj #</b>	<b>CATEGORY Housing</b>	<b>Source of Funds</b>	<b>Year</b>	<b>Objective #</b>	<b>Performance Measures</b>	<b>Expected Units</b>	<b>Actual Units</b>	<b>% of Target Achieved</b>
<b>23</b>	Quincy Rental Production	HOME	2005	H-Q6		0	0	0%
			2006			0		0%
			2007			100		0%
			2008			123		0%
			2009			0		0%
			Total			223	0	0%
<b>12</b>	Lead Hazard Control	CDBG	2005	H-5	Housing Units	10	13	130%
	Quincy-Weymouth	HOME	2006			10		0%
		Misc. Income	2007			10		0%
		HUD Lead	2008			10		0%
		Hazard Control	2009			10		0%
			Total			50	13	26%
<b>29</b>	American Dream Downpayment Initiative (ADDI)	ADDI	2005	H-QW2	Housing Units	3	1	0%
	Quincy & Weymouth	State	2006			NA	NA	
		Bank	2007			NA	NA	
			2008			NA	NA	
			2009			NA	NA	
			Total			3	1	33%
<b>25</b>	HOME - Quincy Administration	HOME	2005		Grant management	NA	NA	
			2006		of HOME program	NA	NA	
			2007		as lead agency for	NA	NA	
			2008		Quincy-Weymouth	NA	NA	
			2009			NA	NA	
			Total					

**SCHEDULE C-2 SUMMARY OF SPECIFIC ANNUAL OBJECTIVES AND ACCOMPLISHMENTS  
HOUSING, FY 2005-09,CITY OF QUINCY AND QUINCY-WEYMOUTH CONSORTIUM, MA**

<b>Proj #</b>	<b>CATEGORY Housing</b>	<b>Source of Funds</b>	<b>Year</b>	<b>Objective #</b>	<b>Performance Measures</b>	<b>Expected Units</b>	<b>Actual Units</b>	<b>% of Target Achieved</b>
<b>32</b>	Weymouth First Time Home Buyer Program	CDBG	2005	H-W2	Housing Units	2	5	250%
		HOME	2006			2	0%	
		State	2007			2	0%	
		Bank	2008			2	0%	
			2009			2		
			Total				10	5
<b>31</b>	Weymouth Rehabilitation (See Weymouth CAPER for CDBG accomplishments)	CDBG	2005		Housing Units	NA	NA	
		HOME	2006			NA	NA	
			2007			NA	NA	
			2008			NA	NA	
			2009			NA	NA	
			Total			0	0	
<b>30</b>	Weymouth CHDO Affordable Housing	HOME	2005	H-W1	Housing Units	5	2	40%
			2006			2	0%	
			2007			5	0%	
			2008			5	0%	
			2009			5	0%	
			Total				22	2
<b>28</b>	Weymouth CHDO Operating	HOME	2005	H-W6	Capacity building	NA	NA	
			2006		CHDO staff	NA	NA	
			2007			NA	NA	
			2008			NA	NA	
			2009			NA	NA	
			Total					

**SCHEDULE C-2 SUMMARY OF SPECIFIC ANNUAL OBJECTIVES AND ACCOMPLISHMENTS  
HOUSING, FY 2005-09,CITY OF QUINCY AND QUINCY-WEYMOUTH CONSORTIUM, MA**

<b>Proj #</b>	<b>CATEGORY Housing</b>	<b>Source of Funds</b>	<b>Year</b>	<b>Objective #</b>	<b>Performance Measures</b>	<b>Expected Units</b>	<b>Actual Units</b>	<b>% of Target Achieved</b>
<b>35</b>	Weymouth Tenant Assistance	HOME	2005			NA	NA	
			2006			NA	NA	
			2007			NA	NA	
			2008			NA	NA	
			2009			NA	NA	
			Total					
<b>26</b>	HOME - Weymouth Administration	HOME	2005	NA	Grant management,	NA	NA	
			2006		HOME program	NA	NA	
			2007		for Weymouth	NA	NA	
			2008			NA	NA	
			2009			NA	NA	
			Total					
<b>33</b>	Weymouth Rental Production	HOME	2005	H-W6		0	0	0%
			2006			2		0%
			2007			2		0%
			2008			2		0%
			2009			2		0%
			Total			8		0%

**SCHEDULE C-3 SUMMARY OF SPECIFIC ANNUAL OBJECTIVES AND ACCOMPLISHMENTS  
HOMELESS AND SPECIAL NEEDS, FY 05-09 QUINCY-WEYMOUTH CONSORTIUM, MA**

<b>Proj #</b>	<b>CATEGORY Homeless/Special Needs</b>	<b>Source of Funds</b>	<b>Year</b>	<b>Objective #</b>	<b>Performance Measures</b>	<b>Expected Units</b>	<b>Actual Units</b>	<b>% of Target Achieved</b>
<b>20</b>	Emergency Shelter Grant	ESG	2005	S-4	# persons/ yr.	1,200	991	83%
	Homeless Shelter and Services		2006	S-6, S-7		1,100		0%
			2007			1,200		0%
			2008			1,200		0%
			2009			1,200		0%
			Total			5,900	991	17%
<b>M-1</b>	SHP - Transitional Housing	McKinney	2005	S-5, S-7	# of units	9	9	100%
	Homeless Families With Children		2006			9		0%
			2007			9		0%
			2008			9		0%
			2009			9		0%
			Total			45	9	20%
<b>M-2</b>	SHP - Transitional Housing	McKinney	2005	S-3, S-7	# of units	7	7	100%
	For Victims of Domestic Violence		2006			7		0%
			2007			7		0%
			2008			7		0%
			2009			7		0%
			Total			35	7	20%
<b>M-3</b>	SHP - Permanent Housing	McKinney	2005	S-1, S-2,	# of units	4	4	100%
	For Disabled Adults		2006	S-7		4		0%
			2007			4		0%
			2008			4		0%
			2009			4		0%
			Total			20	4	20%

**SCHEDULE C-3 SUMMARY OF SPECIFIC ANNUAL OBJECTIVES AND ACCOMPLISHMENTS  
HOMELESS AND SPECIAL NEEDS, FY 05-09 QUINCY-WEYMOUTH CONSORTIUM, MA**

<b>Proj #</b>	<b>CATEGORY Homeless/Special Needs</b>	<b>Source of Funds</b>	<b>Year</b>	<b>Objective #</b>	<b>Performance Measures</b>	<b>Expected Units</b>	<b>Actual Units</b>	<b>% of Target Achieved</b>
<b>M-4</b>	SHP - Permanent Housing	McKinney	2005	S-1, S-6	# of units	4	4	100%
	Quincy/Weymouth Family Housing		2006	S-7		8		0%
			2007			8		0%
			2008			8		0%
			2009			8		0%
			Total				36	4
<b>M-5</b>	SHP - South Shore Housing & Employment Initiative	McKinney	2005	S-5, S-6	individuals/yr	57	57	100%
			2006	S-7		85		0%
			2007			85		0%
			2008			85		0%
			2009			85		0%
			Total				397	57
<b>M-6</b>	Shelter + Care	McKinney	2005	S-1, S-3	# of units	92	76	83%
			2006	S-8		125		0%
			2007			125		0%
			2008			125		0%
			2009			125		0%
			Total				592	76
<b>M-7</b>	SHP - Chronic Homeless		2005	S-1, S-7	# of units	NA	25	
	Fr. McCarthy House/Claremont House		2006			25		0%
			2007			25		0%
			2008			25		0%
			2009			25		0%
			Total				100	

**QUINCY-WEYMOUTH, MA CONSORTIUM  
TABLE 1C**

**SUMMARY OF SPECIFIC HOMELESS/  
SPECIAL POPULATION OBJECTIVES  
FIVE-YEAR CONSOLIDATED PLAN FY 2005-2009**

**Priority Need Category: Homeless**

Specific Objective

S-1

Over the next five years, create 35 permanent housing units for individuals and families that were previously in emergency shelters or transitional housing in the City of Quincy and Town of Weymouth, June 30, 2009.

FY 05 Annual Goal = 7 new permanent housing units for homeless individuals and families.

---

Specific Objective

S-2

Continue to provide 4 units of supportive services to housing units for special needs populations by June 30, 2009.

FY 05 Annual Goal = 4 housing units.

---

Specific Objective

S-3

Continue to provide transitional housing and support services to victims of domestic violence to increase their self-esteem, parenting skills, and support systems, June 30, 2009.

FY 05 Annual Goal = 7 housing units for victims and their families of domestic violence.

---

Specific Objective

S-4

Maintain existing supply of 120 emergency shelter beds and transitional housing units for individuals and families that are homeless in the City of Quincy and the Town of Weymouth, June 30, 2009.

FY 05 Annual Goal = Continue to provide 120 emergency shelter beds.

---

Specific Objective

S-5

Continue to provide transitional housing and support services for homeless families with children in Quincy Public Schools, June 30, 2009.

FY 05 Annual Goal = 9 housing units.

---

Specific Objective  
S-6

Continue to provide housing and employment support services for 285 homeless individuals, June 30, 2009. FY 05 Annual Goal = 57 homeless individuals counseled.

---

Specific Objective  
S-7

Maintain existing support services provided to McKinney-funded programs June 30,2009. FY 05 Annual Goal Continue to provide support and technical assistance to Mckinney-Vento Homeless programs.

---

Specific Objective  
S-8

Continue to maintain 76 existing Shelter & Care Permanent Housing Certificates June 30, 2009. FY05 Annual Goal maintain Shelter & Care 76 certificates.

**QUINCY-WEYMOUTH, MA CONSORTIUM  
TABLE 2C**

**SUMMARY OF SPECIFIC HOUSING AND  
COMMUNITY DEVELOPMENT OBJECTIVES  
FIVE-YEAR CONSOLIDATED PLAN FY 2005-2009**

**COMMUNITY DEVELOPMENT:**

**Priority Needs Category: Public Services:**

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Specific Objective  
Number PS-1

Use CDBG and leveraged private funds to provide essential services to improve the health and well-being of about 50 youth under the age of 18 by June 30, 2009. FY 05 Annual goal =10 youth. <sup>i</sup>

---

Specific Objective  
Number PS-2

Use CDBG and leveraged private funds to provide services to improve the health and well-being of at least 20,000 seniors by June 30, 2009. FY 05 Annual goal = 4,000 seniors. (see endnote)

---

Specific Objective  
Number PS-3

Use CDBG and leveraged private funds to enable Community Centers and Neighborhood Associations providing educational, recreational, health, outreach and other community services to improve the health and well-being of at least 20,000 low and moderate income persons of all ages (including seniors and youth) by June 30, 2009. FY 05 Annual goal = 4000 persons. (see endnote)

---

Specific Objective  
Number PS-4

Use CDBG and leveraged private funds to enable agencies providing other essential services to improve the health and well-being of at least 1000 low and moderate-income persons by June 30, 2009. FY 05 Annual goal =5000 persons.(see endnote)

---

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Specific Objective  
Number PS-5

Use CDBG and leveraged private funds to enable agencies providing other essential services to low and moderate-income households to improve the health and well-being of at least 7500 people by June 30, 2009. FY 05 Annual goal = 1700 persons.

---

**Priority Need Category: Economic Development**

Specific Objective  
Number ED-1

Use CDBG and private leveraged funds to create or retain at least 30 full time equivalent (FTE) jobs at least 51% of which will be held by or available to low and moderate income people by June 30, 2009. FY 05 Annual goal = 6 jobs

---

Specific Objective  
Number ED-2

Use CDBG to assist at least 10 low and moderate-income people in business training and job creation by June 30, 2009. FY 05 Annual goal = 2 persons.

---

Specific Objective  
Number ED-3

Use CDBG to assist at least 10 low and moderate-income people in business training and developing their own microenterprise businesses by June 30, 2009. FY 05 Annual goal = 2 businesses.

---

**Priority Need Category: Public Facilities**

Specific Objective  
Number PF-1

Use CDBG and leveraged private funds to construct or renovate by June 30, 2009, 10 public facilities such as neighborhood centers, community health centers, and other facilities that serve low to moderate income people resulting in better or additional programming or services. FY 05 Annual goal = 2 Public Facilities constructed or renovated.

---

Specific Objective

Number PF-2

Use CDBG and leveraged private funds to construct or renovate 2 public facilities / historic preservation (slums/blight) such as neighborhood centers, community health centers, and other facilities that serve low to moderate income people resulting in better or additional programming or services. FY 05 Annual goal = 0 Public Facilities constructed or renovated.

---

**Priority Need Category: Code Enforcement**

Specific Objective  
Number CE-1

Use CDBG funds to conduct 550 investigations for health and safety code violations, including lead paint assessment, in low and moderate areas of the City 35% of which will be resolved. FY 05 Annual goal = 110 investigations

---

**Priority Need Category: Neighborhood Public Works Improvements**

Specific Objective  
Number PF-4

Use CDBG and other funds to eliminate by June 30, 2009 safety hazards in streets and sidewalks in 20 streets located in low-moderate income neighborhoods in different Wards of Quincy. FY 05 Annual goal = 4 Streets

---

**Priority Need Category: Urban Revitalization District Improvements**

Specific Objective  
Number – UR-1

Use CDBG and State funds to eliminate by June 30, 2009 safety hazards and slums and blighted conditions in 5 streets that contributed to deterioration of Urban Revitalization Districts in Quincy. FY 05 Annual goal = 1 streets

---

**Priority Need Category: Planning and Administration**

Specific Objective

Number PA-1

Use CDBG funds for 5 years of program administration of the City's Community Development Block Grant program. FY 05 Annual goal = 1 year of grant administration.

---

Specific Objective

Number PA-2

Use CDBG funds to complete by June 30, 2009 studies, research and/or plans for addressing 5 various communities and economic development needs. FY 05 Annual goal = 1 plan completed.

---

Specific Objective

Number PA – 3

Use CDBG and leveraged private funds to undertake fair housing counseling activities and housing search to benefit 1,125 persons by June 30, 2009. FY 05 Annual Goal = 225 Quincy residents trained.

---

**Priority Need Category: Section 108 Loan Guarantee repayment**

Specific Objective

Number LG-1

Use CDBG funds for planned repayment of Section 108 Loan Guarantee for Quincy Shipyard. FY 05 Annual goal = 100% of the designated amount due per year to JP Morgan-Chase Manhattan Bank.

---

**Priority Need Category: Housing**

Specific Objective

H-Q1

Use CDBG and HOME funds to create by June 30, 2009, 35 affordable housing units for households below 80% of median income in Quincy. FY 05 Annual Goal = 7 Housing Units.

---

Specific Objective  
H-W1

Use CDBG and HOME funds to create by June 30, 2009 25 affordable housing units for households below 80% of median income in Weymouth. FY 05 Annual Goal = 5 Housing Units.

---

Specific Objective  
H-Q2

Use HOME funds to provide down payment and closing cost assistance to 10 first time homebuyers in Quincy by June 30, 2009. FY 05 Annual goal = 2 households.

---

Specific Objective  
H-W2

Use HOME funds to provide down payment and closing cost assistance to 25 first time homebuyers in Weymouth by June 30, 2009. FY 05 Annual goal = 5 households.

---

Specific Objective  
H-QW2

Use American Dream Downpayment Initiative (ADDI) funds to provide down payment and closing cost assistance to 5 first time homebuyers in Quincy and Weymouth by June 30, 2009. FY 05 Annual goal = 1 households.

---

Specific Objective  
H-3

Use CDBG and HOME funds to rehabilitate 155 renter occupied and non-profit housing units by June 30, 2009. FY 05 Annual goal = 31 rental units.

---

Specific Objective  
H-4

Use CDBG and HOME funds to rehabilitate 250 owner occupied housing units by June 30, 2009. FY 05 Annual goal = 50 owner-occupied units.

---

Specific Objective  
H-5

Use CDBG, HOME, and Lead Control grants and loans and private funds to complete lead abatement or interim control in 50 housing units by June 30, 2009. FY 05 Annual average goal lead hazard control in 10 housing units.

---

Specific Objective  
H-Q6

Use HOME funds to support the development of 344 affordable rental housing units in Quincy by June 30, 2009. FY 05 Annual goal = continuation of design and negotiation of financing; 11 housing units.

---

Specific Objective  
H-W6

Use HOME funds to support development of 8 affordable rental housing units in Weymouth by June 30, 2009. FY 05 Annual goal = 8 housing units.

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<sup>i</sup> The estimated beneficiary count is unduplicated for each subrecipient organization. However, the beneficiary count reported here is the total for all subrecipient organizations undertaking a program under this Specific Objective and may have some duplication.

**CITY OF QUINCY, MA  
FY 05-09 CONSOLIDATED PLAN**

Community Development Needs	Unit of measure	unmet Priority Need	5-Year Quantities														% of Goal	Priority Need: H, M, L	Dollars to Address
			Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative						
			Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					
01 Acquisition of Real Property 570.201(a)	# of structures (a)	10													0	0	###		
02 Disposition 570.201(b)	N/A	0													0	0	###		
<b>Public Facilities and Improvements</b>	03 Public Facilities and Improvements (General) 570.201(c)	Buildings	0	2		1		2		1		2			8	0	25%		
	03A Senior Centers 570.201(c)		0	0		0		0		0		0			0	0	###		
	03B Handicapped Centers 570.201(c)		0	0		0		0		0		0			0	0	###		
	03C Homeless Facilities (not operating costs) 570.201(c)		0	0		0		0		0		0			0	0	###		
	03D Youth Centers 570.201(c)		0	0		0		0		0		0			0	0	###		
	03E Neighborhood Facilities 570.201(c)		0	0		0		0		0		0			0	0	###		
	03F Parks, Recreational Facilities 570.201(c)		0	0		0		0		0		0			0	0	###		
	03G Parking Facilities 570.201(c)		0	0		0		0		0		0			0	0	###		
	03H Solid Waste Disposal Improvements 570.201(c)		0	0		0		0		0		0			0	0	###		
	03I Flood Drain Improvements 570.201(c)		0	0		0		0		0		0			0	0	###		
	03J Water/Sewer Improvements 570.201(c)		0	0		0		0		0		0			0	0	###		
	03K Street Improvements 570.201(c)	Feet	50	3000	1650	3000		3000		3000		3000			15000	1650	27%	H	\$ 4,923,000.00
	03L Sidewalks 570.201(c)		0	0		0		0		0		0			0	0	###		
	03M Child Care Centers 570.201(c)		0	0		0		0		0		0			0	0	###		
	03N Tree Planting 570.201(c)		0	0		0		0		0		0			0	0	###		
03O Fire Stations/Equipment 570.201(c)		0	0		0		0		0		0			0	0	###			
03P Health Facilities 570.201(c)		0	0		0		0		0		0			0	0	###			
03Q Abused and Neglected Children Facilities 570.201(c)		0	0		0		0		0		0			0	0	###			
03R Asbestos Removal 570.201(c)		0	0		0		0		0		0			0	0	###			
03S Facilities for AIDS Patients (not operating costs) 570.201(c)		0	0		0		0		0		0			0	0	###			
03T Operating Costs of Homeless/AIDS Patients Programs		0	0		0		0		0		0			0	0	###			
04 Clearance and Demolition 570.201(d)	N/A	0													0	0	###		
04A Clean-up of Contaminated Sites 570.201(d)		0													0	0	###		
<b>Public Services</b>	05 Public Services (General) 570.201(e)	Person/Year	8720	4574	5357	4574		4574		4574		4574			22870	5357	23%	H	\$3,270,000
	05A Senior Services 570.201(e)	Person/Year	10000	7500	4755	7500		7500		7500		7500			37500	4755	13%	H	\$3,750,000
	05B Handicapped Services 570.201(e)	Person/Year	1875	25	24	25		25		25		25			125	24	19%	H	\$703,125
	05C Legal Services 570.201(E)		0	0		0		0		0		0			0	0	###		
	05D Youth Services 570.201(e)	Person/Year	600	220	306	220		220		220		220			1100	306	28%	H	\$225,000
	05E Transportation Services 570.201(e)		0	0		0		0		0		0			0	0	###		
	05F Substance Abuse Services 570.201(e)		0	0		0		0		0		0			0	0	###		
	05G Battered and Abused Spouses 570.201(e)	Person/Year	540	108	0	108		108		108		108			540	0	0%	M	\$202,500
	05H Employment Training 570.201(e)	Person/Year	200	50	0	50		50		50		50			250	0	0%	H	\$75,000
	05I Crime Awareness 570.201(e)		0	0		0		0		0		0			0	0	###		
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e))		0	0		0		0		0		0			0	0	###		
	05K Tenant/Landlord Counseling 570.201(e)		0	0		0		0		0		0			0	0	###		
	05L Child Care Services 570.201(e)	Person/Year	15	10	10	10		10		10		10			50	10	20%	H	\$5,625
	05M Health Services 570.201(e)		0	0		0		0		0		0			0	0	###		
	05N Abused and Neglected Children 570.201(e)		0	0		0		0		0		0			0	0	###		
05O Mental Health Services 570.201(e)	Person/Year	600	217	149	217		217		217		217			1085	149	14%	H	\$225,000	
05P Screening for Lead-Based Paint/Lead Hazards Poison 570.		0	0		0		0		0		0			0	0	###			

**CITY OF QUINCY, MA  
FY 05-09 CONSOLIDATED PLAN**

Community Development Needs	Unit of measure	unmet Priority Need	5-Year Quantities														% of Goal	Priority Need: H, M, L	Dollars to Address
			Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative						
			Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					
05Q Subsistence Payments 570.204		0	0												0	0	###		
05R Homeownership Assistance (not direct) 570.204		0	0												0	0	###		
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204)		0	0												0	0	###		
05T Security Deposits (if HOME, not part of 5% Admin c		0	0												0	0	###		
06 Interim Assistance 570.201(f)		0	0												0	0	###		
07 Urban Renewal Completion 570.201(h)		0	0												0	0	###		
08 Relocation 570.201(i)		0	0												0	0	###		
09 Loss of Rental Income 570.201(j)		0	0												0	0	###		
10 Removal of Architectural Barriers 570.201(k)		0	0												0	0	###		
11 Privately Owned Utilities 570.201(l)		0	0												0	0	###		
12 Construction of Housing 570.201(m)		0	0												0	0	###		
13 Direct Homeownership Assistance 570.201(n)	Housing Units	0	5	0	5	5	5	5	5	5	5	25	0	0%	H	500,000			
14A Rehab; Single-Unit Residential 570.202	Housing Units	0	50	80	50	50	50	50	50	50	250	80	32%	H	3,750,000				
14B Rehab; Multi-Unit Residential 570.202	Housing Units	0	31	43	31	31	31	31	31	31	155	43	28%	H	2,325,000				
14C Public Housing Modernization 570.202		0	0								0	0	###						
14D Rehab; Other Publicly-Owned Residential Buildings 570.202		0	0								0	0	###						
14E Rehab; Publicly or Privately-Owned Commercial/Indu 570.202		0	0								0	0	###						
14F Energy Efficiency Improvements 570.202		0	0								0	0	###						
14G Acquisition - for Rehabilitation 570.202		0	0								0	0	###						
14H Rehabilitation Administration 570.202		0	0								0	0	###						
14I Lead-Based/Lead Hazard Test/Abate 570.202	Housing Units	0	10	13	10	10	10	10	10	10	50	13	26%	H	1,000,000				
15 Code Enforcement 570.202(c)	Houses	0	110	139	110	110	110	110	110	110	550	139	###	H	\$ 242,000.00				
16A Residential Historic Preservation 570.202(d)		0	0								0	0	###						
16B Non-Residential Historic Preservation 570.202(d)		0	0								0	0	###						
17A CI Land Acquisition/Disposition 570.203(a)		0	0								0	0	###						
17B CI Infrastructure Development 570.203(a)		0	0								0	0	###						
17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)		0	0								0	0	###						
17D Other Commercial/Industrial Improvements 570.203(a)		0	0								0	0	###						
18A ED Direct Financial Assistance to For-Profits 570.203(b)	Jobs	0	6	11	6	6	6	6	6	6	30	11	37%	H	\$ 1,050,000.00				
18B ED Technical Assistance 570.203(b)	Jobs	0	2	13	2	2	2	2	2	2	10	13	130%	H	\$ 350,000.00				
18C Micro-Enterprise Assistance	Business	0	2	6	2	2	2	2	2	2	10	6	60%	H	\$ 200,000.00				
19A HOME Admin/Planning Costs of PJ (not part of 5% Ad		0	0								0	0	###						
19B HOME CHDO Operating Costs (not part of 5% Admin ca		0	0								0	0	###						
19C CDBG Non-profit Organization Capacity Building		0	0								0	0	###						
19D CDBG Assistance to Institutes of Higher Education		0	0								0	0	###						
19E CDBG Operation and Repair of Foreclosed Property		0	0								0	0	###						
19F Planned Repayment of Section 108 Loan Principal		0	0								0	0	###						
19G Unplanned Repayment of Section 108 Loan Principal	Business	0	0								0	0	###	H	\$ 2,982,992.25				
19H State CDBG Technical Assistance to Grantees		0	0								0	0	###						
20 Planning 570.205		0	0								0	0	###	H	\$ 1,325,000.00				
21A General Program Administration 570.206		0	0								0	0	###						
21B Indirect Costs 570.206		0	0								0	0	###						
21D Fair Housing Activities (subject to 20% Admin cap) 570.206		0	0								0	0	###						

**CITY OF QUINCY, MA  
FY 05-09 CONSOLIDATED PLAN**

Community Development Needs		Unit of measure	unmet Priority Need	5-Year Quantities												% of Goal	Priority Need: <a href="#">H, M, L</a>	Dollars to Address	
				Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative					
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual				
	21E Submissions or Applications for Federal Programs 570.206	0	0												0	0	####		
	21F HOME Rental Subsidy Payments (subject to 5% cap)	0	0												0	0	####		
	21G HOME Security Deposits (subject to 5% cap)	0	0												0	0	####		
	21H HOME Admin/Planning Costs of PJ (subject to 5% cap)	0	0												0	0	####		
	21I HOME CHDO Operating Expenses (subject to 5% cap)	0	0												0	0	####		
	22 Unprogrammed Funds	0	0												0	0	####		
HOPWA	31J Facility based housing – development	0	0												0	0	####		
	31K Facility based housing - operations	0	0												0	0	####		
	31G Short term rent mortgage utility payments	0	0												0	0	####		
	31F Tenant based rental assistance	0	0												0	0	####		
	31E Supportive service	0	0												0	0	####		
	31I Housing information services	0	0												0	0	####		
	31H Resource identification	0	0												0	0	####		
	31B Administration - grantee	0	0												0	0	####		
	31D Administration - project sponsor	0	0												0	0	####		
<b>Totals</b>		0	22610	15922	12556	15921	0	15922	0	15921	0	15922	0	79608	###	16%			



Household Income > 30 to <=50% MFI																				
		Percentage	Count	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	1410														100%		
		With Any Housing Problems	38.7	546	11	7	11		11		11		12		56	7	13%			0
		Cost Burden > 30%	37.9	534	1	1	1		1		4		4		11	1	9%			
		Cost Burden >50%	17.0	240	1	1	1		1		4		4		11	1	9%			
	Small Related	NUMBER OF HOUSEHOLDS	100%	814																
		With Any Housing Problems	81.0	659	2	1	2		2		2		2		10	1	10%			
		Cost Burden > 30%	79.1	644	1	1	1		1		5		4		12	1	8%			
		Cost Burden >50%	17.7	144	1	0	0		0		5		5		11	0	0%			
	Large Related	NUMBER OF HOUSEHOLDS	100%	129																
		With Any Housing Problems	80.6	104	2	1	2		2		2		2		10	1	10%			
		Cost Burden > 30%	65.1	84	1	1	1		1		2		1		6	1	17%			
		Cost Burden >50%	14.7	19	1	0	0		0		2		2		5	0	0%			
All other hshol	NUMBER OF HOUSEHOLDS	100%	870																	
	With Any Housing Problems	81.6	710	3	2	3		3		3		2		14	2	14%				
	Cost Burden > 30%	80.5	700	1	1	1		1		2		2		7	1	14%				
	Cost Burden >50%	35.1	305	1	1	1		1		2		2		7	1	14%				
Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	1133																
		With Any Housing Problems	39.2	444	2	2	2		2		2		1		9	2	22%			
		Cost Burden > 30%	39.2	444	1	1	1		1		2		1		6	1	17%			
		Cost Burden >50%	16.7	189	1	1	0		0		2		2		5	1	20%			
	Small Related	NUMBER OF HOUSEHOLDS	100%	394																
		With Any Housing Problems	70.8	279	2	1	2		2		2		1		9	1	11%			
		Cost Burden > 30%	64.7	255	2	1	1		0		2		2		7	1	14%			
		Cost Burden >50%	43.1	170	2	1	1		1		2		1		7	1	14%			
	Large Related	NUMBER OF HOUSEHOLDS	100%	165																
		With Any Housing Problems	75.8	125	2	2	2		2		2		3		11	2	18%			
		Cost Burden > 30%	45.5	75	2	1	1		1		2		2		8	1	13%			
		Cost Burden >50%	24.2	40	2	1	1		0		2		2		7	1	14%			
All other hshol	NUMBER OF HOUSEHOLDS	100%	240																	
	With Any Housing Problems	72.9	175	2	1	2		2		2		3		11	1	9%				
	Cost Burden > 30%	72.9	175	2	1	1		1		2		1		7	1	14%				
	Cost Burden >50%	50.0	120	2	0	1		0		2		1		6	0	0%				

		Household Income > 50 to <=80% MFI														Total Disabled		Total Lead Hazard			
		100%	684														0	0			
Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	684																	
		With Any Housing Problems	37.1	254	5	13	5		5	5	5	25	13	52%				0			
		Cost Burden > 30%	36.5	250	1	3	1		1	9	12	24	3	13%							
		Cost Burden >50%	11.0	75	2	2	1		0	9	12	24	2	8%							
	Small Related	NUMBER OF HOUSEHOLDS	100%	873																	
		With Any Housing Problems	43.3	378	1	5	1		1	1	0	4	5	125%							
		Cost Burden > 30%	39.3	343	1	2	1		1	1	1	5	2	40%							
		Cost Burden >50%	0.5	4	1	1	1		0	1	2	5	1	20%							
	Large Related	NUMBER OF HOUSEHOLDS	100%	220																	
		With Any Housing Problems	68.2	150	1	2	1		1	0	0	3	2	67%							
		Cost Burden > 30%	20.5	45	1	2	1		1	1	1	5	2	40%							
		Cost Burden >50%	0.0	0	1	0	1		0	1	1	4	0	0%							
All other hshol	NUMBER OF HOUSEHOLDS	100%	1633																		
	With Any Housing Problems	48.9	799	1	5	1		1	0	0	3	5	167%								
	Cost Burden > 30%	46.2	754	1	1	1		0	1	2	5	1	20%								
	Cost Burden >50%	3.9	64	1	2	1		0	1	2	5	2	40%								
Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	1124																	
		With Any Housing Problems	19.5	219		5						0	5	####							
		Cost Burden > 30%	19.5	219	1	3	1		1			3	3	100%							
		Cost Burden >50%	6.7	75		2						0	2	####							
	Small Related	NUMBER OF HOUSEHOLDS	100%	919																	
		With Any Housing Problems	60.3	554		3						0	3	####							
		Cost Burden > 30%	53.2	489		2						0	2	####							
		Cost Burden >50%	14.1	130		2						0	2	####							
	Large Related	NUMBER OF HOUSEHOLDS	100%	390																	
		With Any Housing Problems	71.8	280		5						0	5	####							
		Cost Burden > 30%	52.6	205		1						0	1	####							
		Cost Burden >50%	11.5	45		2						0	2	####							
All other hshol	NUMBER OF HOUSEHOLDS	100%	340																		
	With Any Housing Problems	50.0	170		3						0	3	####								
	Cost Burden > 30%	50.0	170		2						0	2	####								
	Cost Burden >50%	11.8	40		1						0	1	####								
<b>Total Any Housing Problem</b>			9636	90	67	89	0	90	0	90	0	90	0	449	67						
<b>Total 215 Renter</b>			6183																		
<b>Total 215 Owner</b>			3453																		
<b>Total 215</b>				0	0	0	0	0	0	0	0	0	0								
														Total Disabled		0					
														Tot. Elderly		3258		Total Lead Hazard		0	
														Tot. Sm. Related		6667		Total Renters		14713	
														Tot. Lg. Related		1562		Total Owners		8267	

## Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population		Sheltered		Un-sheltered	Total	Jurisdiction														
		Emergency	Transitional			Data Quality														
1. Homeless Individuals		106	4	35	145	(A) administrative records ▼														
2. Homeless Families with Children		25	20	0	45															
2a. Persons in Homeless with Children Families		61	50	0	111															
Total (lines 1 + 2a)		167	54	35	256															
Part 2: Homeless Subpopulations		Sheltered		Un-sheltered	Total	Data Quality														
						Data Quality														
1. Chronically Homeless		48		30	78	(A) administrative records ▼														
2. Severely Mentally Ill		61		0	61															
3. Chronic Substance Abuse		63		0	63															
4. Veterans		15		0	15															
5. Persons with HIV/AIDS		4		0	4															
6. Victims of Domestic Violence		32		0	32															
7. Youth (Under 18 years of age)		0		0	0															
Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y/N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	252	132	120	0	0	0	0	0	0	0	0	0	0	0	0	####	H	Y	ESG
	Transitional Housing	132	5	127	1	0	1	0	1	0	1	0	1	0	5	0	0%	H	Y	Other
	Permanent Supportive Housing	297	117	180	10	8	10	0	10	0	10	0	10	0	50	8	16%	H	Y	Other
	Total	681	254	427	0	0	0	0	0	0	0	0	0	0	0	0	####	H	Y	
Chronically Homeless		85	57																	

**Financial Summary  
Grantee Performance Report  
Community Development Block Grant**

**U.S. Department of Housing and Urban Development  
Office of Community Planning and Development**

**OMB Approval No. 2506-0006**

1. Name of Grantee City of Quincy, Massachusetts	2. Grant Number B04MC250021	3. Reporting Period 07/01/05 to 06/30/06
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Part 1: Summary of CDBG Resources

1. Unexpended CDBG Funds at the End of Previous Program Year		\$	2,110,018
2. Entitlement Grant		\$	2,381,419
3. Surplus Urban Renewal		\$	-
4. Section 108 Guaranteed Loan Fund		\$	-
5. Current Year Program Income		\$	445,610
Program Income Received by:			
	Grantee (Column A)	Subrecipient (Column B)	
a. Revolving Funds	\$ 287,983		
b. Others (Identify below)		\$ 189,862	
See A-1	(line 5 IDIS Generated PI Plus Adjustments line 7)	\$ 477,844	
Total Program Income (sum of columns a and b)			
6. Returns		\$	-
7. Adjustment to Compute Total Available		\$	(59,244)
8. Total Available (sum, lines 1 through 7)		\$	4,877,802

Part II: Summary of CDBG Expenditures

9) Disbursements Other Than Section 108 Repayments and Planning/Administration	\$	2,205,762
10) Adjustment to Compute Total Amount Subject To Low/Mod Benefit	\$	(47,487)
11) Amount Subject To Low/Mod Benefit (Line 09 + Line 10)	\$	2,158,275
12) Disbursed In IDIS for Planning/Administration	\$	534,571
13) Disbursed In IDIS for Section 108 Repayments	\$	743,088
14) Adjustment to Compute Total Expenditures	\$	-
15) Total Expenditures (Sum, Lines 11-14)	\$	3,435,934
16) Unexpended Balance (Line 08 - Line 15)	\$	1,441,868

Part III: Low/Mod Credit This Reporting Period

17) Expended for Low/Mod Housing in Special Areas	\$	-
18) Expended for Low/Mod Multi-Unit Housing	\$	221,046
19) Disbursed for Other Low/Mod Activities	\$	1,995,288
20) Adjustment to Compute Total Low/Mod Credit	\$	(58,059)
21) Total Low/Mod Credit (Sum, Lines 17-20)	\$	2,158,275
22) Percent Low/Mod Credit (Line 21/Line 11)		100.00%

Low/mod Benefit for Multi-year Certifications  
(Complete only if certification period includes prior years)

23. Program Years Covered in Certification PY 05 PY 06 PY 07		
24. Cumulative Net Expenditures Subject to Program Benefit Calculation	\$	2,158,275
25. Cumulative Expenditures Benefiting Low/Mod Persons	\$	2,158,275
26. Percent Benefit to Low/Mod Persons (line 25 divided by line 24)		100.00%

\* ADJUSTMENTS

Part IV: Public Service (PS) Cap Calculations

27. Disbursed in IDIS for Public Services	\$	421,338
28. PS Unliquidated Obligations at the End of Current Program Year	\$	-
29. PS Unliquidated Obligations at the End of Previous Program Year	\$	-
30. Adjustment to Compute Total PS Obligations	\$	(25,994)
31. Total PS Obligations (line 27 + line 28 - line 29 + line 30)	\$	395,344
32. Entitlement Grant Amount (from line 2)	\$	2,381,419
33. Prior Year Program Income	\$	944,637
34. Adjustment to Compute Total Subject to PS Cap	\$	(465,780)
35. Total Subject to PS Cap (line 32 + line 33 + line 34)	\$	2,860,276
36. Percent Funds Obligated for Public Services Activities (line 31 divided by line 35)		13.82%

Part V. Planning and Administration (PA) Cap Calculation

37. Disbursed in IDIS for Planning and Administration (grant amount from line 2 plus line 5)	\$	524,115
38. PA Unliquidated Obligations at the End of Current Program Year	\$	-
39. PA Unliquidated Obligations at the End of Previous Program Year	\$	-
40. Adjustment to Compute Total PA Obligations	\$	-
41. Total PA Obligations (line 37 + line 38 - line 39 + line 40)	\$	524,115
42. Entitlement Grant	\$	2,381,419
43. Current Year Program Income	\$	445,610
44. Adjustment to Compute Total Subject to PA Cap	\$	32,235
45. Total Subject to PA Cap (sum lines 42 through 44)	\$	2,859,263
46. Percent Funds Obligated for PA Activities (line 41 divided by line 45)		18.33%

UNEXPENDED FUNDS NARRATIVE PROGRAM INCOME

1 Rehabilitation Loan Paid Back to City	\$	87,296
2 Neighborhood Housing Services of the South Shore	\$	2,458
3 Quincy 2000 Economic Development RLF	\$	90,946
	<u>\$</u>	<u>180,700</u>

NOTE A-1: Other Program Income Received in FY04-05

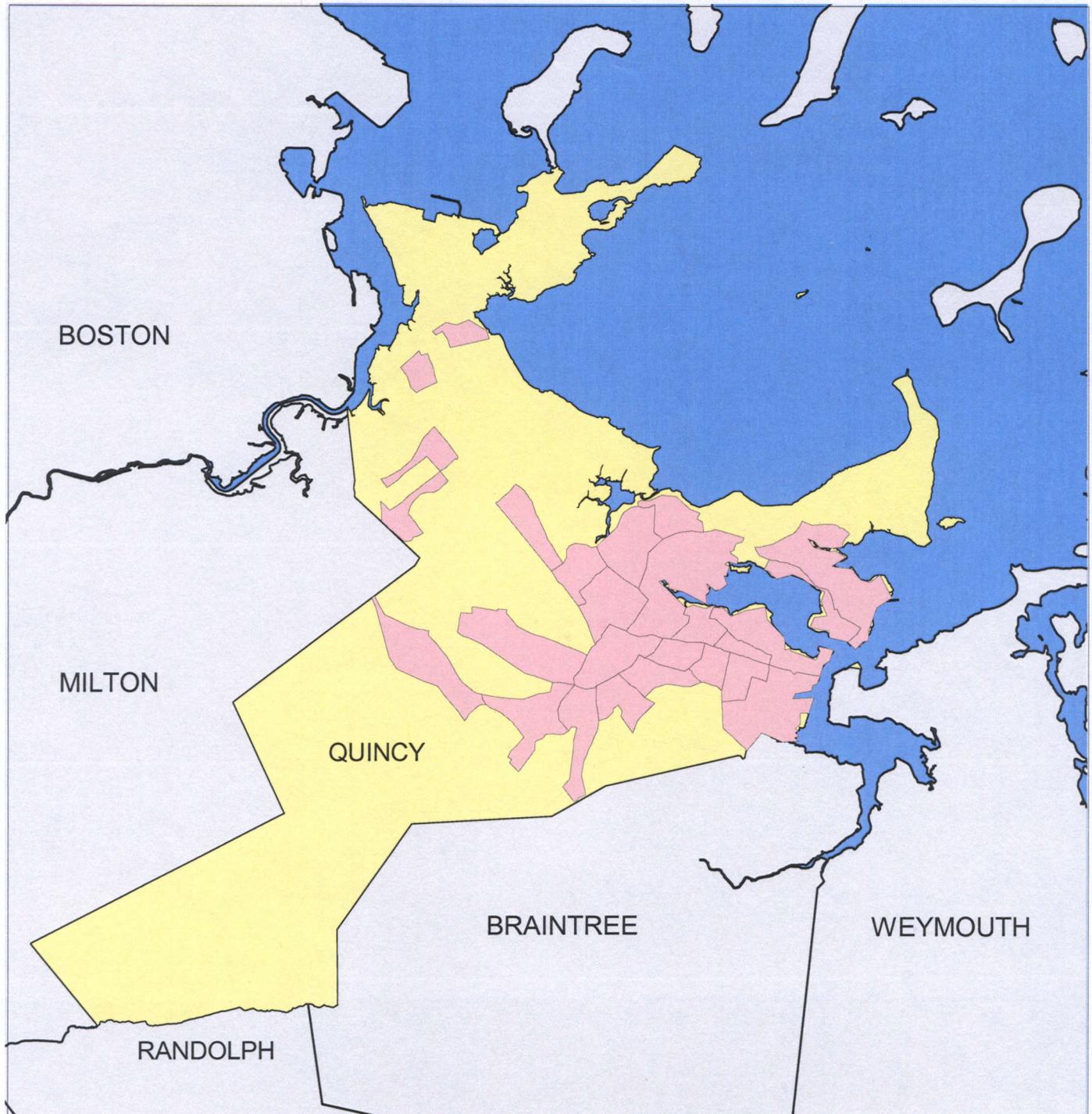
Neighborhood Housing Services	\$	75,608
Quincy 2000 Economic Development RLF	\$	114,254
	<u>\$</u>	<u>189,862</u>

**CITY OF QUINCY, MASSACHUSETTS  
COMMUNITY DEVELOPMENT BLOCK GRANT  
PROGRAM INCOME INCLUDING REVOLVING LOAN FUNDS, FY 05-06 (9-26-06)**

	6/30/05 Projects & Activities	Balance 6/30/2005	Program Income	Total P. I.	Total Expenditures	Ending Balance 6/30/2006	Uncommitted Funds	Unliquidated Obligations
			FY 04					
	B	D	F	H	I	J	K	L
				D+F		H-I		J-K
<b>PROGRAM INCOME:</b>								
A	OHR RLF	246,177.51	287,982.91	534,160.42	446,863.93	87,296.49	86,686.92	609.57
B	NHS RLF	76,779.04	75,607.89	152,386.93	149,928.69	2,458.24	1,979.24	479.00
C	Quincy 2000 RLF	10,052.43	114,253.65	124,306.08	33,360.50	90,945.58	80,995.58	9,950.00
	<b>PROGRAM INCOME:</b>	<b>333,008.98</b>	<b>477,844.45</b>	<b>810,853.43</b>	<b>630,153.12</b>	<b>180,700.31</b>	<b>169,661.74</b>	<b>11,038.57</b>

A= Office of Housing Rehabilitation (Quincy) RLF  
B= Neighborhood Housing Services Housing Rehabilitation RLF  
C= Quincy 2000 Economic Development RLF Programs

# City of Quincy: Low/Moderate-Income Areas



Data Source: Mass GIS

Map produced for the 2005-2006 CAPER by the City of Quincy,  
Department of Planning and Community Development

For planning purposes only



-  Quincy Low/Moderate Income Areas
-  City of Quincy
-  Surrounding Municipalities

1 0 1 Miles





Department of Planning and Community Development

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DENNIS E HARRINGTON  
PLANNING DIRECTOR

WILLIAM J. PHELAN  
MAYOR

**2005-2006 Match Liability Calculation for the Quincy/Weymouth Consortium  
Home Program**

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Quincy Expenditure	\$936,244.27
Weymouth Expenditure	<u>\$457,460.05</u>
<b>TOTAL</b>	<u>\$1,393,704.32</u>

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**No Match required on the Following!**

Quincy Administration	\$ 69,286.27
Weymouth Administration	\$ 12,459.85
Quincy CHDO Operating	\$ 0
Weymouth CHDO Operating	\$ 0
Program Income	\$ 377,304.06
Total for no match required	<u>\$459,050.18</u>
TOTAL REQUIRING MATCH (\$1,393,704.32 - \$459,050.18)	\$934,654.14
	X .25
<b>TOTAL MATCH LIABILITY FOR 2005-06 FOR QUINCY/WEYMOUTH CONSORTIUM</b>	<u>\$233,663.54</u>