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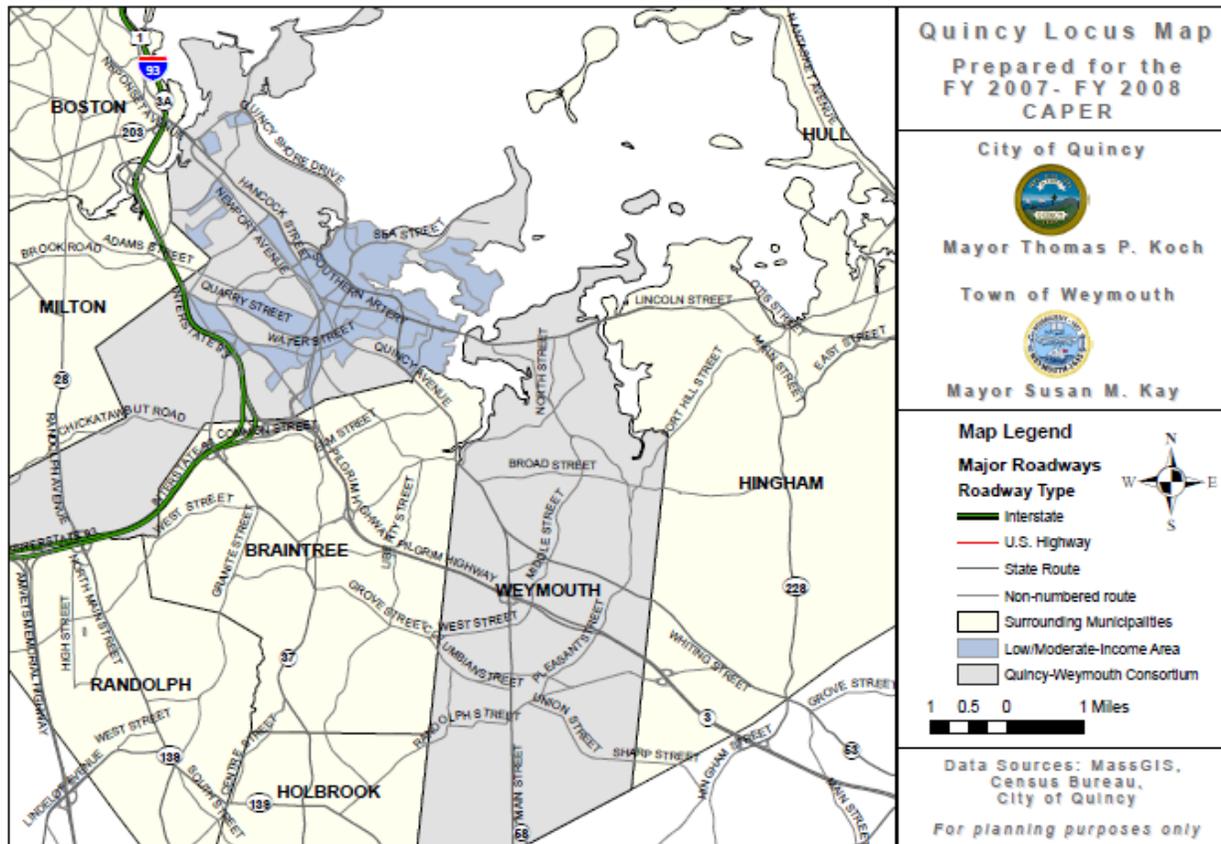
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INTRODUCTION

The City of Quincy and the Town of Weymouth are urban communities located south of Boston in Eastern Massachusetts (see map below). The City of Quincy is approximately seven 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.¹ Quincy has an estimated 92,339 residents, according to the U.S. Census Bureau's 2008 Population Estimate. This is an increase of 4,314 (or 4.9%) residents since 2000.

Weymouth, on the other hand, lost 200 residents during the same five-year period from 2000-2005.² Weymouth has a population of 53,261 residents, according to the U.S. Census Bureau's 2008 Population Estimate. This is a decrease of 727 (or 1.3%) residents since 2000.

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

² *Ibid.*

According to the most recent U.S. Census Bureau information, these two communities have a combined estimated population of 145,600, which is a net increase of 3,587 (or 2.5%) residents since 2000.

This Consolidated Annual Performance and Evaluation Report (CAPER) is the Fiscal Year 2008-2009 (July 1, 2008 to June 30, 2009) performance and accomplishments summary report on the utilization of U.S. Department of Housing and Urban Development (HUD) funds and accomplishments relative to the City of Quincy and the Quincy-Weymouth Consortium's (CONSORTIUM) *Five Year Consolidated Plan* and FY 08-09 Action Plan. Provided through HUD, these federal resources are: the *Community Development Block Grant (CDBG)*³ 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, which 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.

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

³ 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 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:

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

I. ASSESSMENT OF FIVE-YEAR GOALS & OBJECTIVES

During Fiscal Year 2008-2009, 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 2008-2009 were consistent with the *Consolidated Plan's* high-priority community development and housing objectives (*please refer to FY 2008-2009 Action Plan and FY 2005-2009 Five-Year Consolidated Plan*).

In **FY 2008-2009**, the City of Quincy and the Quincy-Weymouth Consortium received the following funds from HUD:

- ***Community Development Block Grant (CDBG)*** **\$2,042,480**
- ***HOME Investment Partnerships Program (HOME)*** **\$ 723,749**
- ***Emergency Shelter Grant (ESG)*** **\$ 91,717**
- ***McKinney Homeless Assistance 2008 Award*** **\$2,827,599**

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 \$91,717 to Father Bills & MainSpring, Inc. to provide accessibility to shelter to the homeless for the purpose of creating a suitable living environment.

With respect to the HOME resources, the Consortium allocated these funds between the two communities as follows:⁴

- **City of Quincy** **\$ 526,166**
- **Town of Weymouth** **\$ 197,583**

These resources were utilized to achieve the overall goals of the City and Consortium's FY 2005-2009 Strategic Plan and FY 2008-2009 Action Plan for *Community Development, Housing, Homeless and Special Needs* to serve principally low, very low and moderate-income persons or

⁴ 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.

Schedule C (attachments) is a summary of the City's progress toward achieving the goals of the *Five-Year Consolidated Plan* and the most recent *One-Year Action Plan*.

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

Table 1.1/Figure 1.1 Community Development Block Grant Amounts FY 1975 to FY 2008

Table 1.2/Figure 1.2 Federal HOME and Emergency Shelter Grant Amounts FY 1987 to FY 2008

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 2008 and 2007, respectively. While preparing the Fair Housing Plan, PCD compiled and analyzed the latest statistical data and used interviews and public hearings to solicit input and feedback for this plan. In addition, the FY05-09 Consolidated Plan initiated a comprehensive needs analysis for public services, public facilities, housing, homelessness, and other community development needs throughout the City from government entities, non-profits, faith-based organizations, the private sector, and the general public.

The Department of Planning and Community Development also completed a comprehensive review of policies, practices, and procedures that affect the location, availability, and accessibility of housing.

The City of Quincy's Fair Housing Committee oversaw the final stages of plan development and reviewed a draft of the plan prior to public comment period and final plan approval.

2.2 Summary of Impediments to Fair Housing Identified in Analysis

The following is a summary of *impediments* to fair housing choice that have been identified in the analysis of impediments of fair housing in the City's most recent plan, and the City's efforts to address them, as well as to generally assure that the environment in Quincy is conducive to fair housing choice for all. With the exception of the monitoring and educational actions, further detail on the initiatives listed below can be found in Quincy's FY05-09 Consolidated Plan.

Impediments: Quincy is built out, with little developable land for affordable housing.

- Zoning and land use policies traditionally do not encourage infill residential redevelopment.
- The housing market demands that entities act quickly in a highly competitive real-estate market.
- Residential uses in business/industrial zones have more restrictive requirements.

Impediments: High cost of housing and lack of available land for new development limits opportunities and choices.

- The high costs of housing in the City of Quincy and the metro Boston area restrict the availability of low and moderate-income housing.

- The shortage of developable land contributes to the high cost of land acquisition and development costs.
- The age of existing housing stock increases the likelihood of substandard conditions (electrical systems, plumbing systems, and structural systems) as well as the presence of lead paint and other environmental hazards.
- The age of the housing stock increases the likelihood that the housing units are not handicapped accessible.
- Due to the high cost of housing, low and moderate income individuals and families are restricted to areas of the City where transportation to employment opportunities may be scarce.

Impediments: Lack of Education and Outreach

- There is need for more awareness by the public, government sector, and housing industry personnel regarding fair housing issues.
- There is a need for more education and outreach to the community -- specifically addressing fair housing rights and responsibilities.
- There is a need for improved outreach to let the general public know where they can file a fair housing complaint and/or seek housing counseling services.
- There is a general lack of understanding by the community and the housing industry on the increasing need for subsidized, special needs, and senior housing.
- There is a growing need to translate fair housing literature into a variety of foreign languages.

Impediments: Monitoring of fair housing practices

- Verify fair housing practices are being adhered to throughout the City.
- Significant monitoring burden on the City to ensure all federally, state, and locally assisted housing units are in compliance with fair housing laws and other applicable regulations.

2.3 Actions Taken to Overcome the Effects of Impediments

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

Actions: Change land use and zoning policies

- Identify "opportunity areas" most appropriate for (and conducive to) residential development.
- Consider appropriate compact development in traditional "village centers" throughout the City (North Quincy, Wollaston, Brewers Corner, Atlantic, Houghs Neck, Germantown, Squantum, and Quincy Center).
- Consider implementing Chapter 40R Smart Growth Zoning Districts.
- Implement Transit Orientated Development (TOD) techniques for new development around each mass transit station and along bus routes.

- Develop a community visioning effort that can lead to the development of design guidelines for the whole City.
- Encourage the creation of mixed-income housing in Quincy Center and other business districts throughout Quincy that are close to public transportation, and other amenities.
- Implement “sustainable development principles” for the City’s urban centers and mass transit stations that encourage both affordable and market rate housing development.
- Review zoning regulations and explore changes that would encourage redevelopment and in-fill as a result of the lack of undeveloped residentially zoned land.
- Explore any new State or Federal housing initiatives or programs.

Actions: Encourage the development and preservation of housing throughout Quincy

- Continue using the City’s U.S. Department of Housing and Urban Development (HUD) grants (CDBG, HOME, ESG, and McKinney Homeless Assistance) to create, develop, and preserve affordable housing units for low and moderate-income individuals and families.
- Continue to use HUD funding to address substandard conditions in the City’s housing units.
- Supplement HUD funding used to address housing issues in the City with other Federal and State grant programs along with private funds.
- Continue to support and fund the housing rehabilitation programs through the Office of Housing Rehabilitation and Neighborhood Housing Services of the South Shore. Current Programs include single-family, multi-family, and non-profit housing rehab, handicapped accessibility, lead paint abatement, and FEMA Flood Mitigation Assistance programs.
- Apply for Federal Brownfield Remediation Grants to address environmental issues throughout the City and pave the way for redevelopment of identified sites.
- Continue to fund and support the First Time Homebuyer Program.
- Continue to provide financial assistance to support Community Housing Development Organizations (CHDO) operating in the City.
- Encourage partnerships between government, non-profit, and for-profit entities that result in the creation of affordable housing.
- Continue to support the Inclusionary Zoning Ordinance (IZO) and the Affordable Housing Trust Fund.
- Leverage money acquired in lieu of unit creation from the IZO with other funding sources for the creation of affordable housing.
- Educate City officials and housing developers on the need for additional housing units with support services made available to physically and mentally disabled individuals.
- Coordinate City housing policies with the housing policies of the Quincy Housing Authority.
- Encourage the development of housing projects with the funds of the Community Preservation Act (2006).
- Provide financial and technical support to nonprofit housing developers and providers.

Actions: Conduct monitoring and investigative activities

- Continue to monitor compliance with fair housing laws of the Commonwealth's Subsidized Housing Inventory, Inclusionary Zoning Ordinance and HUD funded affordable housing units.
- Conduct regular monitoring of affordable units that are part of the Subsidized Housing Inventory, Inclusionary Zoning units, and HUD funded affordable units.
- Continue to monitor fair housing practices throughout the City.

During the FY 08-09 program year, the City and the Quincy/Weymouth HOME 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 (CHDOs) to develop special needs housing to address the need for affordable housing (see Affordable Housing section).
- The City continued to implement handicapped accessibility; lead paint; flood mitigation; 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 Programs, inc. (QCAP) and Neighborhood Housing Services of the South Shore (NHS) to educate low and moderate-income households about tenants' rights and responsibilities and First Time Home Buyer opportunities.
- 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 twenty-one (21) first time home buyers with the Massachusetts Housing Partnership Soft Second Program. The Town of Weymouth assisted twenty (20) First time Homebuyers through the Massachusetts Housing Partnership Soft Second Program.
- The Town of Weymouth expended \$55,567.00 to CHDO operating funds through two non-profit organizations (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. QCAP and NHS each held four classes in Weymouth.
- QCAP Fair Housing Counseling Program (which was partially funded by the City of Quincy) assisted and educated 348 Quincy households, of which 187 were extremely low-income persons, 80 were low-income persons, and 75 were moderate-income persons. Of all households assisted, 186 were female head of household, 236 were White; 42 were Black/African American; 31 were Asian; 1 was Native Hawaiian/Pacific Islander; and the remaining beneficiaries were multi-racial. Of all beneficiaries, 310 were non-Hispanic; 34 were Hispanic; and 4 did not indicate race.

- In 2009, the City of Quincy completed a comprehensive Limited English Proficiency Plan (LEP) that was unveiled during Community Development Week in April. The City of Quincy will provide Federally-mandated program access to LEP individuals by contracting with an over-the-phone language interpretation provider. All City departments will receive a copy of the LEP plan and training on the third party phone system that will provide translation services for over 200 different languages.
- The Quincy Planning & Community Development Department filmed the Limited English Proficiency Plan unveiling, and then produced a show that runs regularly on local access television.
- Weymouth formed a foreclosure study committee to track foreclosure activity in the community and devised a strategy to assist homeowners facing foreclosure.
- 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 08-09, the OHR assisted thirty-four (34) households. Of these households, twenty-seven (27) were white, one (1) housing unit was white/Hispanic black, four (4) were Asian and four (4) were female-headed households.
- Neighborhood Housing Services of the South Shore assisted in the rehabilitation of eighteen (18) housing units occupied by low to moderate income households; (7) were female head of household.
- The Quincy Fair Housing Committee updated its Fair Housing Brochure and it was distributed to community centers, libraries, banks, and real estate offices.
- 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*, *The Quincy Sun* and *The 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 Committee, 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.
- Father Bills & MainSpring, Inc. provided referral and support services to homeless families and individuals.

2.4 Foreclosure

The purpose of this section is to satisfy "Section 91.520 [f] Evaluation" of the Consolidated Annual Performance Report Review Document regarding the issue of foreclosure. The majority of the following information may be found in other sections of this CAPER and/or the 2009-2010 Action Plan. This revised section, however, is an effort to consolidate the City of Quincy's and our Consortium's foreclosure efforts into one section.

Two of the City's leading non-profit agencies that address housing issues (Quincy Community Action Programs, inc. and Neighborhood Housing Services of the South Shore) have been on the front lines with the recent home foreclosure crisis. In 2008, QCAP received a \$40,000 grant from HUD to address foreclosure prevention while NHS received a \$50,000 grant from the state to conduct foreclosure clinics. The City of Quincy will work closely with both agencies in the coming year to coordinate foreclosure prevention actions.

Another initiative the City of Quincy is exploring is to purchase properties that have been foreclosed on, and then rehabilitate the house to bring it up to minimum housing quality standards. After rehabilitation, the property will be sold to individuals below 80% of median income. This will reduce the negative impacts of foreclosures in our neighborhoods by creating safe decent housing for low to moderate-income households.

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

In 2008-2009, there were 106 foreclosure petitions filed in Quincy, and 95 in Weymouth leading to 36 actual foreclosures for each community (72 total).

Subprime lending has been prevalent in this area due to the high cost of real estate. Although home prices have fallen in the past two years, average home prices in Norfolk County still exceed the state average. The current median sales price for a single-family home in the City of Quincy is \$322,700. In Weymouth the median sales price is \$287,750.

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

Housing agencies are also finding problems and issues with servicers. Generally, it is difficult to gain the cooperation from servicers. QCAP's Homeownership Coordinator reports that servicers refuse to work with her if clients' budgets do not break even at the end of the month. In addition, it is taking too long for servicers to review hardship letters, thus cases are being forwarded to attorneys before loan servicers have even reviewed a homeowner's request for hardship. Also, QCAP's Homeownership Coordinator reports that it is very difficult to access the same workout counselor she spoke to in a previous conversation. Workout counselors do not have extensions and cannot transfer calls.

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

Other Specific Foreclosure Actions:

- The Quincy Fair Housing Committee and Town of Weymouth developed an educational flyer on “Mortgage Foreclosure Counseling” for homeowners that could be at risk of losing their home. The flyer provided contact information for local agencies that provide housing counseling services and was distributed throughout the community.
- Weymouth formed a foreclosure study committee to track foreclosure activity in the community and devised a strategy to assist homeowners facing foreclosure.
- QCAP conducted various trainings for different groups and associations on mortgage foreclosure including two forums for Congressman William Delahunt’s Office -- one in Quincy and one in Weymouth.
- QCAP assisted 43 clients in Quincy with mortgage foreclosure assistance (with 14 clients achieving loan modification). QCAP also assisted 29 Weymouth clients with mortgage foreclosure assistance (with 16 modifications).
- Neighborhood Housing Services opened a Homeownership Center in Brockton, MA to handle all calls regarding mortgage defaults in its service area that includes Quincy. Four full time foreclosure counselors assisted 745 clients in the region, 8 from Quincy.

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 2008-2009 Annual Action Plan.

This 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 2008-2009 Action Plan during the fiscal period from July 1, 2008 to June 30, 2009. 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* and *The Weymouth News* on September 2, 2009, and in *The Quincy Sun* on September 3, 2009. It was made available to the public for review and comment for a period of fifteen (15) days, from September 9 to September 24, 2009.

This CAPER was made available to the public during office hours (8:30 A.M. - 4:30 P.M.) 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 12:00 P.M. on September 24, 2009.

The Department of Planning and Community Development did not receive any comments with respect to this FY 2008-2009 CAPER.

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 expended \$468,000 in HOME funding for a Quincy Community Action Programs, Inc. (QCAP) moderate rehabilitation project that created five (5) units of family housing. The units are earmarked as housing for previously homeless families.
- The City of Quincy expended \$84,703 of HOME funding for a moderate rehabilitation project that is an eight (8) unit single room occupancy building located at 191 Burgin Parkway.
- The City of Quincy continued to work with its two CHDOs in identifying and evaluating potential affordable housing developments. CHDO agreements were signed for FY 08-09 with QCAP, Inc. and NHS.
- Weymouth earmarked \$300,000 of HOME funds and expended \$270,000 of these funds this fiscal year as secured mortgage financing for the Fulton School project. Funds were utilized toward the acquisition of the property located at 245 Pond Street and it will be developed as a sixty-three (63) unit affordable housing project. Four (4) units will be managed as HOME age restricted affordable housing units.
- Weymouth provided \$215,768 to Neighborhood Housing Services of the South Shore (NHS) for the 712 Main Street project. This is a new construction project that will create six (6) new units of affordable rental housing for families.
- Deed restrictions ensure the affordability of all the units in perpetuity.

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 contracts are required to contain the following language to be considered in compliance with the Energy Star standard: "All new and gut rehab residential buildings up to three stories shall be designed to meet the standard for Energy Star Qualified New Homes (less than or equal to 80 on the HERS Rating Scale). All procedures used for this rating shall comply with National Home Energy Rating System (HERS) guidelines."

Neither the City of Quincy nor Quincy/Weymouth Consortium brought any Energy Star units online in FY 08-09. Weymouth will promote Energy Star compliance for its new units proposed at 245 Pond-Fulton School and 712 Main Street. Quincy does not have any Energy Star units proposed for the FY 09-10 year.

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

- **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 MLAP, CDBG and HOME Program Income in FY 08-09. During this time the City and NHS assisted in lead abatement and interim control of 1 housing unit.

In FY 08-09, 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 \$418,708 of CDBG, HOME, Miscellaneous income and private funds to undertake the rehabilitation of 23 single family owner-occupied, and 11 renter occupied units.

Neighborhood Housing Services of the South Shore rehabilitated 18 low-moderate income units using \$73,876 in CDBG and HOME funds of which were from the revolving loan account and other miscellaneous funds.

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:

QCAP Fair Housing Counseling Program (which was partially funded by the City of Quincy) assisted and educated 348 Quincy households, of which 187 were extremely low-income persons, 80 were low-income persons, and 75 were moderate-income persons. Of all households assisted, 186 were female head of household; 236 were White; 42 were Black/African American; 31 were Asian; 1 was Native Hawaiian/Pacific Islander; and the remaining beneficiaries were multi-racial. Of all beneficiaries, 310 were non-Hispanic; 34 were Hispanic; and 4 did not indicate race.

The Quincy/Weymouth HOME Consortium supported two CHDOs by earmarking \$36,186 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 and NHS to serve as the 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.

The City of Quincy also used CDBG funding for Code Enforcement activities in low and moderate-income neighborhoods. The Code Enforcement Officer inspected 682 residential properties in low and moderate-income neighborhoods that were reported as having code violations -- 342 of these cases were closed.

4.4 Inclusionary Zoning

In FY 08-09, the City of Quincy continued to implement its Inclusionary Zoning Ordinance (IZO), 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.

Accomplishments for FY 08-09 include:

- Financially, the Affordable Housing Trust Fund received \$29,928.60 from the Adams Landing Condominiums, as they have sold more than 75% of their units. The remaining funds that they owe in lieu of affordable units will be paid as additional units are sold.
- We also received \$10,701.34 from Squantum Gardens, LLC as part of their TIF agreement with the City, for a total of \$65,864.24 received from past agreements.
- The Affordable Housing Trust Fund Committee granted \$100,000 to the Office of Housing Rehabilitation (OHR) to be utilized as 2-1 match for low and moderate income household rehabilitation projects.
- The Affordable Housing Trust Fund Committee expended \$150,000 on QCAP's rehabilitation activities associated with the creation of 5 rental units at 388 Granite Street. \$468,000 in HOME funds were also expended on this project.
- Neponset Landing was successfully marketed and 28 rental units have been occupied by new tenants who are under 80% of median income.
- The Affordable Housing Trust Fund Committee sold two (2) affordable units on Des Moines Road in FY 2008.

By the end of FY 08-09, the Affordable Housing Trust Fund had a balance of \$1,898,277.29 generated by "fee in lieu of unit" payments plus interest earned in this account. The City, through the Affordable Housing Trust Committee, is currently exploring options for using the funds.

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 \$91,717 was awarded to Father Bills & MainSpring, Inc. (FBM) (a.k.a. “Father Bill’s Place”). FBM used these funds to provide emergency shelter and support services for the homeless in the region. A total of 1,321 unduplicated individuals were served under this program during FY 08-09. Of these, 76% were male and 24% were female. 87.6% of the individuals were White Non-Hispanic; 5.4% were Black Non-Hispanic; 4.2% were Hispanic; 0.9% were Asian; 0.7% were American Indian; and 1.2% were another race.

5.1.1. ESG Data in IDIS

The ESG data in IDIS is complete. All ESG completion path screens have been completed for FY 08-09.

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

ESG funds for the FY 08-09 Program Year were spent in accordance with the 2005-2009 Five-Year Strategic Plan and 2008-2009 Action Plan goals and priorities, which were to create a suitable living environment to the homeless.

As stated in the 2005-2009 Strategic Plan and 2008-2009 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; 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 2008-2009 ESG expenditures confirmed that, on average, FBM spent \$7,643 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. FBM did not exceed the maximum allowance of 30% of the grant amount for essential services.

100% of the City of Quincy’s emergency shelter grant administration funds have been contributed to the shelter’s administration budget for the current contract period. Pending financial analysis of the next contract period, the City of Quincy will review the administration-funding situation and budget up to the maximum amount for administration to be used for the City’s costs in administering this program.

5.1.3. Information on the Source and Amount of Match Funds

Match funds for ESG come from a variety of sources. FBM 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. 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	\$91,717	1%
Other Federal Sources	\$2,313,893	25%
Local Government	\$4,522,939	48%
Private	\$1,696,477	18%
Other	\$781,858	8%
Total Revenue FY 08-09	\$9,406,884	100%

Table 5.1 Source and Amount of Match Funds

**Quincy/Weymouth, Massachusetts Continuum of Care
 Emergency Shelter Grant (ESG)
 Fiscal Year 2008-2009**

Funding Sources		Total	
ESG	Total Grant Amount		91,717
Other Federal			
	HUD - Quincy Housing Authority	25,916	
	CDBG- Weymouth	22,457	
	Ryan White	119,729	
	HOPWA - Cambridge Cares	141,917	
	HOPWA - Boston DND	74,915	
	HUD - Quincy-SHIP	67,778	
	HUD- Quincy - Bridge St	82,426	
	HUD- Quincy - Vets	43,385	
	HUD - Quincy-Teresa's	66,465	
	HUD-Quincy-Empowerment	79,243	
	HUD- Quincy - HMIS	66,347	
	HUD - Quincy - Family	178,435	
	HUD- Quincy - SRO's	230,825	
	HUD-Quincy - Miriams	93,827	
	HUD- Transitional Gateway	90,164	
	HUD- Plymouth County Single Homes	69,136	
	HUD- HMIS Brockton	51,268	
	HUD - Secure Homes	104,798	
	HUD - Quincy - Shelter Plus Care	618,397	
	United Way	86,465	
			2,313,893
Local Government			
	Dept of Transitional Assistance	4,173,737	
	Dept of Mental Health	275,849	
	MA Housing Finance Agency	62,500	
	Norfolk District Attorney	8,853	
	Dept of Education	2,000	
			4,522,939
Private			
	Contributions	1,079,366	
	Events Contributions	372,660	
	In-Kind Contributions	244,451	
			1,696,477

Other			
	Foundations	197,500	
	Grants	266,952	
	Rental Income	200,684	
	Work Express	84,666	
	Other Misc.	32,056	

781,858

Total Revenue for period ending 6/30/09

9,406,884

Source: Fr. Bill's & MainSpring, Inc. August 2009

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-six (36) 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 during FY 08-09, which are described in the following table:

PROGRAM	PROJECT SPONSOR	DESCRIPTION	Expended in FY 08-09
Transitional Housing Program	The City of Quincy's Commission on the Family	SHP, which 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.	\$71,926.60 McKinney Homeless Assistance Funds (McKinney)
Empowerment Program	Father Bills & MainSpring, Inc. (FBM)	Supportive Housing Program (SHP), which provided leasing and supportive services for 8 families who are homeless due to domestic violence.	\$171,081.58 McKinney
Teresa's Program	FBM	SHP permanent housing program for thirteen (13) chronically homeless individuals.	\$167,581.01 McKinney
Paula's House	FBM	SHP for four individuals that also received services from Department of Mental Health (DMH).	\$102,856.56 McKinney
South Shore Housing and Employment Initiative	FBM	SHP 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.	\$79,570.12 McKinney
Father McCarthy's Place	FBM	SHP, which has moved twenty-five (25) chronically homeless individuals directly from shelter and/or streets into single-room-occupancy housing. Supportive services include employment services, substance abuse treatment, support groups, mental health case management, and educational services.	\$237,143.11 McKinney
Homeless Families Program	FBM	SHP, which has moved eight (8) homeless families directly from shelter and/or streets into permanent supportive housing. Supportive services ensure stability of housing through connecting families to mainstream resources and community-based services.	\$177,508.60 McKinney

Homeless Management Information System (HMIS)	FBM	This SHP is a data collection program/system of homeless information for the Quincy/Weymouth CoC in an effort to track persons in the system; create required reports; and forecast future trends.	\$81,278.11 McKinney
Sr. Miriam's Program	FBM	SHP permanent supportive housing for 8 chronically homeless individuals.	\$92,922.84 McKinney
Step First Program	FBM	SHP permanent supportive housing for 7 chronically homeless individuals.	\$37,005.08 McKinney
Shelter plus Care Tenant-Based Rental Assistance Program	PCD and FBM	Provided 100 certificates for individuals and families moving from Father Bill's Shelter into permanent housing tied to support services for individuals. *Note: expended amount includes only PCD expenditures	\$1,291,380* McKinney

5.3 2008 McKinney Homeless Assistance Grant

In February 2009, the Consortium was awarded \$2,827,599 under the 2008 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. Specific details of these new grant funds may be found in the City of Quincy and Quincy/Weymouth Consortium Action Plan for FY 2009-2010.

Since 1996, the Consortium through PCD has successfully secured \$17,499,815 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 housing for low-income families, the Consortium earmarked CHDO funds for the development of five (5)-unit of affordable Family housing located at 388 Granite Street, Quincy. Funds also were utilized to rehabilitate an eight (8) unit single room occupancy building on Burgin Parkway, Quincy; this building serves formerly homeless veterans.
- Weymouth earmarked HOME funds as secured mortgage financing for the Fulton School project. Funds were utilized toward the acquisition of the property located at 245 Pond Street and it will be developed as a sixty-three (63) unit affordable housing project. Four (4) units will be managed as HOME age restricted affordable housing units.
- Weymouth provided HOME funds to Neighborhood Housing Services of the South Shore (NHS) for the 712 Main Street project. This is a new construction project that will create six (6) new units of affordable rental housing for families.

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”.

6.3 Overcome Gaps in Local Institutional Structure and Enhance Coordination

Starting in January 2006, the City initiated a “Neighborhood First” initiative. Surveys were sent to every Quincy Household asking for input on a variety of topics relating to their neighborhood. Over 9,000 households responded providing the City with valuable insight to the needs of the neighborhoods. Residents turned out in droves to more than 40 “Neighborhood First” community meetings held throughout the City to share their ideas and concerns about their neighborhoods. A committee of several City departments was established to review community issues and implement actions to address those issues.

Actions resulting from the initiative include:

City-wide

- Creation of the Good Neighbor Guide, a booklet on City ordinances that affect the quality of life;
- Creation of the Illegal Rooming House Task Force to investigate reports and address violations of illegal rooming houses;

- Addition of a new Code Enforcement Officer to investigate code violations in neighborhoods; and
- Creation of the Zoning Task Force

Adams Shore Neighborhood

- Boyson Playground Improvements included new water bubbler, shade shelter installation, and tree plantings.

Quincy Center Downtown

- Decorative barriers installed at the Hancock Parking Lot.

Snug Harbor Neighborhood

- Decorative planters installed along Palmer Street.

South-West Quincy Neighborhood

- Taber Street Park improvements included new flower beds, mulch, and other landscape improvements.
- Brewers Corner commercial district improvements included new lamppost banners and tree plantings.

Squantum Neighborhood

- Wendall Moses Park improvements included stone dust for pathways, sod, and topsoil.

Hospital Hill Neighborhood

- Installation of traffic safety signage at selected locations.
- Tree plantings

Houghs Neck Neighborhood

- Reconstruction of Public Landing.
- Installation of traffic safety signage at selected locations.
- Installation of wireless internet access and cable at the Houghs Neck Community Center.
- Edgewater Drive sewer rehabilitation project.
- Installation of playground equipment at Bayswater Boatyard.
- Planters added at the “Willows” in cooperation with the Houghs Neck Garden Club.

Marina Bay

- Improvements to the recent open space acquisition known as the “Dickinson Property” included debris removal and the installation of planters.

Merrymount Neighborhood

- O’Hara Circle Improvements included the installation of flower beds and mulch.
- Sea Street safety improvements included the installation of pedestrian safety markers.

Beechwood Knoll Neighborhood

- Sailor’s pond improvements included the installation of a new pond fountain aerator, installation of new fencing, and the installation of new “Mutt Mitt” stations.
- Dickens Street Marsh improvements included the clearing of debris from various culverts to improve water flow.
- Meadowbrook Road was re-graded.

Fore River Neighborhood

- Planned installation of lighting at Mound Street Beach.
- Mound Street Beach improvement included the installation of new signage.

Butler Road Neighborhood

- Pedestrian markers and traffic safety signage was installed at various locations
- Butler Pond improvements included the installation of a fountain aerator.

Montclair Neighborhood

- West Squantum Street “Gateway” improvement included the installation of planters.
- Bog restoration included the clearing of debris at various storm drains and catch basins as well as the repairing of the Hobart Street fence.

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 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. The City also reviewed the QHA's Comprehensive Plan for consistency with the City's Five-Year Plan.
- 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. Window replacement was funded through the CDBG program and was used as leveraging to secure funding from DHCD.

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 was offered to income-qualified individuals through July 2008 when it is set to expire. This Grant allowed more people to take advantage of the lead program and will increase abatement of housing units throughout both communities.

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, 2 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 two 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 09 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 Collaborative 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 that was assisted with CDBG funding during FY 08-09. Programs included fuel assistance, emergency food center, and a fair housing counseling program in addition to Asian Liaison translation and interpretation assistance.

7. LEVERAGING

In FY 08-09, 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 section of this Report. The highlights are summarized as follows:

- The City's CDBG and HOME funded Residential Rehabilitation Programs leveraged at least \$202,714 of FEMA, MassHousing, and miscellaneous income and homeowner funds.
- Quincy Consortium CHDO projects leveraged at least \$8,562,000 of additional capital to assist in the development of affordable housing for low and moderate-income households.
- During FY 08-09, Quincy's First Time Homebuyer's Program experienced a decline in the number of applications submitted for approval. Due in large part to housing market forces and the tightening credit standards, only one qualified applicant moved forward with the purchase of a home. Through the Massachusetts Housing Partnership Soft-Second Program, twenty (20) homebuyers were given reduced mortgage rates and favorable terms. The program provided \$3,525,938 in first mortgage financing and \$97,046.39 in Soft Second mortgages.
- Weymouth's First time homebuyers were given reduced mortgage rates and favorable terms. The Soft 2nd program provided approximately \$4,053,197 in mortgage financing and \$111,448 in Soft 2nd subsidies.
- The Quincy 2000 Collaborative Business Loan Pool has available a capitalized funding source of approximately four million dollars. The organization allows many different groups to work through different avenues to economically develop the City.
- Leveraged amounts for public services activities totaled \$1,284,068. 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 Leveraged Amounts by HUD-CPD Resources

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. This matter was also discussed during the various workshops during that 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, 2009
- Outcome Indicator: 13 disabled persons under the age of 60 gained access to hot nutritious meals that they would not receive otherwise. All 13 clients showed improvement on a nutritional status survey.
- Outcome Statement: 13 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, 2009
- Outcome Indicator: 79 percent of the 162 counseled have made gains in their ability to cope with life circumstances.

- **Outcome Statement:** 79 percent of 162 persons have had main gains in their ability to cope with life circumstances 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, 2009
- **Outcome Indicator:** 12 students made significant improvement in social and academic functioning based on consistent attendance and teacher observation.
- **Outcome Statement:** 12 students gained access to programs for developmentally disabled adults for the purpose of creating a suitable living environment.

Interfaith Social Services (105 Adams Street, Quincy, MA 02169)

- **Description:** The Career Closet provides interview appropriate clothing and support services to low-income women seeking employment. The goal of the program is to empower low-income women and enhance their self-image as they journey into the workforce. The Pantry Shelf provides nutritious food and staple items to folks in need.
- **National Objective:** Low Moderate Income – Limited Clientele
- **Matrix Code 05H; Service Area:** City-Wide
- **Completion date:** June 30, 2009
- **Outcome Indicator:** 23 of the 31 clients of the Career Closet found employment or were actively completing job-training programs or interviewing.
- **Outcome Statement:** 1,205 clients improved their access to jobs and nutritious food for the purpose of creating a suitable living environment.

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, 2009
- **Outcome Indicator:** 17 homeless veterans gained case management services for substance abuse and mental health issues among others.
- **Outcome Statement:** 17 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

(68 Saratoga 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 A
- Area: City-wide
- Completion date: June 30, 2009
- Outcome Indicator: 100% of the 142 families served reported an increased knowledge of community outreach services and resources.
- Outcome Statement: 505 persons of the 142 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, 2009
- Outcome Indicator: 8 families in transitional housing had more stable housing and their children remained in Quincy Public Schools.
- Outcome Statement: 30 persons in the 8 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, 2009
- Outcome Indicator: 98% of the 3,309 clients served reported that receiving food helped them to prepare more nutritious meals. 258 households gained access to the Federal Food Stamps Program.

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, 2009
- Outcome Indicator: 1,565 Asians received appropriate services including legal, financial, housing, educational and loan assistance.
- Outcome Statement: 1,565 Asian persons gained access to government and other resources for the purpose of creating a suitable living environment.

Germantown Neighborhood Council/YMCA (*366 Palmer Street, Quincy, MA 02169*)

- Description: Choice food pantry providing nutritious food enabling clients to pay for other necessities such as housing, clothing, transportation, medical and etc.
- National Objective: Low/Moderate- Income Limited Clientele
- Matrix Code 05; Service Area: City-wide
- Completion date: June 30, 2009
- Outcome Indicator: 2,018 food pantry clients were surveyed and the majority reported they could not provide three meals per day without the pantry; that they routinely had to choose between food and paying essential bills, among other items.
- Outcome Statement: 2,018 individuals gained access to food pantry services 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 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, 2009
- Outcome Indicator: 100 percent of the 9 children who received tuition scholarships for after school care had less exposure to negative elements. 88 percent of these children had shown academic improvement.
- Outcome Statement: 9 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)

- This program was disbanded prior to the beginning of the 2008-2009 fiscal year.

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, 2009
- Outcome Indicator: Members of the art class were surveyed and all reported less isolation and better quality of life from the socialization.
- Outcome Statement: 105 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, 2009
- Outcome Indicator: 120 participating seniors have reported an improvement in mental and physical health.
- Outcome Statement 120 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, 2009
- Outcome Indicator: 1,144 low/moderate-income seniors were able to attend medical appointments.
- Outcome Statement: 1,144 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 (366 Palmer Street, Quincy, MA 02169)

- Description: Various youth 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
- National Objective: Low/Moderate- Income Limited Clientele
- Matrix Code 05D; Service Area: City-wide
- Completion date: June 30, 2009
- Outcome Indicator: Many of the youth continue on through peer leading and develop leadership skills.
- Outcome Statement: 429 individuals had access to various public service activities for the purpose of creating a suitable living environment.

- Description: Various community services, including mom & tot playgroups, parenting workshops, people of color focus groups, family literacy program, holiday assistance, field trips, college financial assistance, cultural events/education and intergenerational activities.
- National Objective: Low/Moderate- Income Limited Clientele
- Matrix Code 05; Service Area: City-wide
- Completion date: June 30, 2009
- Outcome Indicator: 1,114 residents, all of whom were low or moderate income, benefitted from programs that increased knowledge of and access to service.
- Outcome Statement: 1,114 individuals had access to various public service activities for the purpose of creating a suitable living environment.

- Description: Women in recovery program that provides a broad range of services to women including support, fitness, nutrition, education, parenting and other associated skill areas with childcare included.
- National Objective: Low/Moderate- Income Limited Clientele
- Matrix Code 05; Service Area: City-wide
- Completion date: June 30, 2009
- Outcome Indicator: All clients in the "Women's Skills for Success" program demonstrated increased functioning and improvement in life and coping skills.
- Outcome Statement: 29 women had access to services 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.

North Quincy Community Center (381 Hancock Street, Quincy, MA 02171)

- Description: Senior and community programs, that provide various activities, including, holiday activities and assistance, Asian drop-in and translation, ESOL, senior luncheon, quilting, bingo, mom and tot literacy, arts and crafts, scholarships for musical instruments, taekwon do, homework help, computer center and school vacation workshops.
- Completion date: June 30, 2009
- National Objective: Low/Moderate- Income Limited Clientele
- Matrix Code 05A; Service Area: Census tract 4175.01 and 4175.02
- Outcome Indicator: Seniors who use the lunch program were surveyed and all reported that the quality of the program was excellent and they benefited from socialization and friendships.
- Outcome Statement: 109 seniors gained access to senior programs for the purpose of creating a suitable living environment.
- Outcome Indicator: Community members who attended the Quilting program were surveyed and reported that program quality was excellent and that the majority benefited from connections to others and regular socialization.
- Outcome Statement: 109 community members gained access to public service programs for the purpose of creating a suitable living environment.
- Outcome Indicator: Youth and parents that attended the cartooning programs reported a high degree of satisfaction while 95% of the students continued onto the second phase of the class.
- Outcome Statement: 42 youth gained access to public service 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, 2009
- National Objective: Low/Moderate -Income Limited Clientele
- Matrix Code – 05D; Service Area Census tract 4172.00 and 4176.02
- Outcome Indicator: 12 low income students were able to begin and continue with musical instruction given a donated instrument which led to improved work ethic and grades.
- Outcome Statement: 12 students gained access to music lessons for the purpose of creating a suitable living environment.
- Matrix Code – 05A; Census tract 4172.00 and 4176.02
- Outcome Indicator: Of the 65 residents that attended neighborhood meetings, many gained important community referrals and information and some became more involved in local issues after hearing speakers.

- Outcome Statement: 65 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, Community and /Senior programs that provide various activities, including; dance classes, Fair Foods, 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, 2009
- National Objective: Low/Moderate- Income Limited Clientele.
- Matrix Code 05: Service Area: Census tract 4178.01
- Outcome Indicator: 15 women, 9 of whom were a female head of household, benefited from supportive programs.
- Outcome Statement: 15 women had access to programs for the purpose of creating a suitable living environment
- Matrix Code 05: Service Area: Census tract 4178.01
- Outcome Indicator: 394 participants, over 90% of whom were from low and moderate income households, benefited from programs that increase knowledge of and access to services.
- Outcome Statement: 394 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: Of 194 participants, 55% reported benefit from participation. Parents interviewed reported benefit from skill building activities, both practical - sewing and cooking and academic- math.
- Outcome Statement: 194 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: 90% of the participants surveyed reported an increase in social stimulation and connection to the community.
- Outcome Statement: 202 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 activities including summer lunch program, community gatherings, kids cooking, family literacy, school vacation programs, mom and tot playgroups, senior recreation and socials, and blood pressure clinics.
- Completion date: June 30, 2009
- National Objective: Low/Moderate- Income – Limited Clientele
- Matrix Code 05; Service Area: Census tracts 4179.01 and 4179.02
- Outcome Indicator: Youth clients and parents of Kids Cooking were surveyed and reported increased self-help skills, math skills, confidence and friendships.
- Outcome Statement: 75 kids gained access to services for the purpose of creating a suitable living environment.
- Outcome Indicator: Senior clients demonstrate better health and fitness based on participation in blood pressure clinics and exercise programs.

- Outcome Statement: 74 persons gained access to services and information for the purpose of creating a suitable living environment.
- Outcome Indicator: Clients benefitted from holiday assistance and increased connection to the community.
- Outcome Statement: 137 persons gained access to services and information 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 youth enrichment programs, senior activities, community events, calendar and bulletin.
- National Objective: Low/Moderate -Income Limited Clientele Benefit
- Completion date: June 30, 2009
- Matrix Code 05A; Service Area: Census tract 4180.01, etc.
- Outcome Indicator: The majority of seniors participating in the weekly social group reported increased socialization and better access to community information and resources.
- Outcome Statement: 61 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: The majority of children and parents participating reported benefits of attending programs like feeling safe and learning new skills.
- Outcome Statement: The 70 children gained access to youth programs for the purpose of creating a suitable living environment.
- Matrix Code 05; Service Area: Census tract 4180.01, etc.
- Outcome Indicator: Participants in the playgroups and family game nights were surveyed and reported benefits such as decreased isolation, parenting skills, “unplugged” wholesome family time and related benefits.
- Outcome Statement: 155 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, 2009
- 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: 682 home inspections took place in low/mod areas.
- Outcome Statement: 682 homes had access to code enforcement activities for the purpose of providing decent housing. 342 of these cases (or approximately 54%) were closed.

PROJECT 4 - PUBLIC FACILITIES LOW AND MODERATE INCOME

Manet Community Health Center (*110 West Squantum Street, Quincy, MA 02171*)

- Description: Renovations to the main office of the Manet Community Health Center
- Completion date: June 30, 2009
- Matrix Code 03P; Service Area: Census Tracts 4175.02
- 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 consolidate and new services offered.
- Outcome Statement: Renovation of one community center.

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, 2009
- Matrix Code 03; Service Area: City wide
- Outcome Indicator: Preparation of one public facility for handicapped accessibility;
- Outcome Statement: Preliminary design completed with respect to creating Handicap accessibility to one public facility 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 Area Benefit
- Completion date: June 30, 2009
- Matrix Code 03; 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: low-moderate income people in the Germantown neighborhood will have enhanced access to the beach for the purpose of creating suitable living environments.

Bicycle Rack Program – (City-wide)

- Description: purchase and installation of bicycle racks at low/moderate-income public facilities.
- National Objective: Low/Moderate- Income Area Benefit
- Completion date: June 30, 2009
- Matrix Code 03F; Service Area: City-wide
- Outcome Indicator: Installation of bicycle racks at low/moderate-income public facilities to provide safe multi modal access.
- Outcome Statement: low/moderate-income public facilities will have enhanced multi-modal access 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, 2009
- Matrix Code 03K; Service Area: Low-mod areas
- Not applicable for FY 08-09

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, 2009
- 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, 2009
- Matrix Code 18A; Service Area: City-wide Commercial Districts
- Outcome Indicator: 8 business loan applications were examined for creating economic opportunities. Non of these applications were approved at this time.
- Outcome statement: 0 businesses had access to commercial loans at this time and 0 FTE were created.

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, 2009
- Matrix Code 18C; Service Area: City-wide Commercial Districts
- Outcome Indicator: 3 financing packages were developed for funding assistance creating economic opportunities by allowing 3 business to be created or expanded
- Outcome Statement: 3 businesses will be access to technical assistance and/ or commercial loans for the purpose of creating economic opportunities. This resulted in the creation of 10 FTE positions.

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, 2009
- Matrix Code 18D; Service Area: City-wide Commercial Districts
- Outcome Indicator: 6 financing packages were developed for funding assistance, with the result of 5 being rejected and 1 pending as of June 30, 2009. No business were created or expanded and 0 full time equivalency (FTE) jobs were created.
- Outcome statement: 0 businesses had access to commercial loans and 0 FTE jobs were 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, 2009
- 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 73% 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, 2009
- Geographic Area: City-wide
- Output: 85 Quincy households will complete a First Time Homebuyer; Tenant; Landlord; At-risk Housing Counseling; Mortgage Foreclosure; or Reverse Mortgage workshop/counseling session.
- Outcome Indicator: Increased number of low and moderate-income households receiving FTHB and other housing counseling.
- Outcome Statement: 348 low and moderate-income persons received FTHB and other housing counseling, for the purpose of creating decent affordable housing.

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 \$103,851. In June of 2008, HUD allowed the City to refinance the remaining debt reducing the yearly payments.
- 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, 2009
- Matrix Code: 14B; Geographic Area: Winter St.; Greenleaf St.
- Outcome Statement: Rehabilitation of 0 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, 2009
- Matrix Code: 14A; Service Area: City-wide
- Outcome Statement: Rehabilitation of 23 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, 2009
- 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, 2009
- Matrix Code 14A; Service Area: City-wide
- Outcome Statement: Rehabilitation of 0 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, 2009
- Matrix Code: 14A; Service Area: Wards 1, 2, 3, and 4
- Outcome Statement: Rehabilitation of 8 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, 2009
- Matrix Code: 14A; Service Area: Wards 1, 2, 3, and 4
- Outcome Statement: Rehabilitation of 10 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, 2009
- Matrix Code 13; Service Area (location of property to be acquired): City-wide
- Outcome Statement: Provided assistance to 1 households received downpayment and closing cost financial assistance 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, 2009
- Matrix Code 14G; Geographic Area: Quincy
- Outcome Statement: Created 9 new SRO Affordable Housing Units and 5 new Family 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, 2009
- 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, 2009
- 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, 2009
- Service Area: Townwide
- Outcome Indicator: 0 FTHB program participants assisted with down payment/closing costs, 20 received Soft 2nd mortgage financing .
- Outcome Statement: 20 first time homebuyer s received assistance.

PROJECT 31 – WEYMOUTH REHABILITATION

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

- Not applicable for 2008.

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)

- Weymouth provided \$215,769 in HOME funding towards new construction financing of two buildings, each consisting of 3 3BR affordable rental units.

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, 2009
- Service Area: Town-wide
- Outcome Statement: Affordability for the purpose of providing decent affordable housing.

PROJECT 35 – WEYMOUTH TENANT BASED ASSISTANCE

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

- Not applicable for 2008.

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, 2009
- Service Area: Weymouth
- Outcome Statement: Affordability for the purpose of providing decent affordable housing.

PROJECT 23– QUINCY RENTAL PRODUCTION

- Not applicable during FY 08-09

PROJECT 33– WEYMOUTH RENTAL PRODUCTION

Fulton School Residences

- Description: \$300,000 in HOME funds for development of 4 units in a 63 unit affordable rental project.
- National Objective: Low/Moderate Housing
- Completion Date: June 30, 2009
- Matrix Code 12; Geographic Area: Weymouth CT 4221
- Outcome Indicator: Create 4 affordable rental housing units for the purpose of providing decent affordable housing.

HOMELESS/SPECIAL NEEDS

PROJECT 20 - ESG GRANT, HOMELESS SHELTER AND SERVICES

Father Bills & MainSpring, Inc. (Formerly, “Quincy Interfaith Sheltering Coalition”)
(38 Broad Street, Quincy, MA 02169)

- Description: Provided 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, 2009
- Service area: Quincy/Weymouth
- Outcome Statement: Provided accessibility to shelter to 1,321 homeless persons over the course of the year for the purpose of providing decent affordable housing.

PROJECT M-1 - TRANSITIONAL HOUSING FOR FAMILIES

City of Quincy Commission on the Family

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

- Description: Provided 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, 2009
- Service Area: Quincy
- Outcome Statement: Provided 9 Transitional Housing Units for the purpose of sustaining decent affordable housing for homeless families.

PROJECT M-2 PERMANENT HOUSING FOR VICTIMS OF DOMESTIC VIOLENCE

Father Bills & MainSpring, Inc. (422 Washington St., Quincy MA 02169)

- Description: *Empowerment Program.* Provided permanent 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: June 30, 2009
- Service Area: Quincy/Weymouth
- Outcome Statement: Provided 8 Permanent Housing Units for the purpose of decent affordable housing for homeless families.

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

Father Bills & MainSpring, Inc. (536 Bridge Street Weymouth MA 02190)

- Description: DMH Paula’s House. Provided wide range of comprehensive services, which enabled homeless adults to live independently in permanent supportive housing. This program fills 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, 2009
- 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 – PERMANENT HOUSING FOR HOMELESS FAMILIES

Father Bills & MainSpring, Inc.

(422 Washington St., Quincy, MA 02169)

- Description: Provided permanent supportive housing and supportive services for homeless parents and their children who are in recovery from substance abuse. Eight total units of housing were created for families in recovery from substance abuse.
- Completion Date: June, 2009
- Service Area: Quincy/Weymouth
- Outcome Statement: Provided 8 Permanent Housing Units for homeless families for the purpose providing decent affordable housing.

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

Father Bills & MainSpring, Inc.

(422 Washington St., 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: June 30, 2009
- Service Area: Quincy/Weymouth
- Outcome Statement: Provided accessibility to support services to 80 persons and 13 families for the purpose of creating economic opportunity.

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

Father Bills & MainSpring, Inc., in partnership with the **City of Quincy Department of Planning & Community Development**

- Description: Provides 100 Shelter + Care TRA subsidies through seven grant awards spanning the fiscal years 1994-2007.
- Completion Date: June 30, 2009
- Service Area: City-wide
- Outcome Statement: Provided 100 Affordable Permanent Housing Units for homeless individuals and families for the purpose providing decent affordable housing.

PROJECT M-7 - SHP – PERMANENT SUPPORTIVE HOUSING FOR HOMELESS INDIVIDUALS

Father Bills & MainSpring, Inc.

(422 Washington Street, Quincy, MA 02169)

- Description: *Fr. McCarthy's Program; Sr. Miriam's Program; Teresa's Program; Step First Program.* Provided Single Room Occupancy (SRO) housing for 53 homeless individuals by leasing scattered site housing units. At least 70% of program participants were considered chronically homeless as defined by HUD.
- Completion Date: June 30, 2009
- Service Area: Quincy/Weymouth
- Outcome Statement: Provided accessibility to support services to 53 persons for the purpose of creating economic opportunity.

9. SELF-EVALUATION

9.1 Overall Goal Of Community Planning And Development Programs

In FY 2008-2009, 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 \$418,708 (including \$171,842 from CDBG, \$151,634 from HOME, and the rest from other sources) on 23 owner-occupied units and 11 rental housing units, all of which are occupied or will be occupied by low and moderate income households. NHS, one of the City's subrecipient's, also assisted in the rehabilitation of 18 housing units (10 owner-occupied, 8 multi-family) expending \$98,376.

Despite the high costs of homes in Quincy and Weymouth and the serious constraints imposed by the Home Acquisition limits, the Consortium assisted two (1) first time homebuyers with \$14,300 in HOME funds for downpayment assistance while forty (40) homebuyers received \$208,495.18 in subsidy assistance under the Massachusetts Housing partnership (MHP) Soft-Second Loan program.

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 33 single family units and 19 rental units in Quincy.
- First time homebuyers: successfully assisted 41 new homeowners.
- Fair Housing Counseling: assisted and educated 348 households, of which 342 were extremely low-moderate income and 186 had a female head of household.
- Affordable housing units created: CHDO projects included the rehabilitation of an 8-unit SRO (Burgin Parkway) project. 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, and the Consortium earmarked CHDO funds for the rehabilitation of a five (5)-unit structure of affordable family housing located at 388 Granite Street in Quincy.
- Code Enforcement: inspected 682 residential properties in low and moderate-income neighborhoods that were reported as having code violations. Approximately 50% of these code violations were resolved, as 342 of these cases were closed.

Homeless Indicators:

- Emergency Shelter: provided emergency shelter and support services to 1,321 homeless individuals;
- Transitional Housing: provided Supportive Housing Funds for nine (9) transitional housing units for homeless families with children.
- Permanent Housing: created permanent supportive housing for 128 homeless individuals and 29 families; and provided 100 certificates for individuals moving from Father Bill's Shelter into permanent housing.

Community Development Indicators:

- Public Services – The City expended \$348,421 towards public services programs such as mental health counseling, jobs search assistance, emergency food, and other services, that benefited 13,065 persons including seniors, children and youth, of which 4,751 reported to be from a minority race or ethnicity.
- Public Facilities – the City expended \$68,655 on various public facilities projects. These projects include the renovation of the Hough’s Neck Community Center, Renovation of the new Kennedy Senior Center, and the installation of bicycle racks.
- Public Works – There were no street resurfacing projects completed during FY 2008-2009.
- Economic Development – Assisted in the development of 14 businesses with Technical Assistance and/or funds in exchange for creating jobs for low-income individuals. Also assisted 22 low-income individuals with expansion or startup business plans and advice where to find funding. These actions resulted in the creation of 10 Full Time Equivalent jobs for low and moderate-income individuals and the creation of 3 new businesses.

9.4 Status Of The Grant Programs

As of June 30, 2009, 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.

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.

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.
- To add three new communities (Braintree, Holbrook, and Milton) to the existing Consortium in FY 2009-2010.

10. CDBG ENTITLEMENT FUNDS

10.1 Relationship to Consolidated Plan

In FY 08-09, 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 \$ 3,379,890 of CDBG funds available for use. Of this amount, \$ 2,042,480 was from the FY 2008-2009 grant, \$ 1,056,097 from prior year grant allocations and unexpended program income and \$ 281,312 from program income generated during the year. During the year, the City of Quincy expended \$ 1,518,631 of CDBG funds (see Table 10.1 and Figure 10.1). Of that amount, \$ 998,516 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 year of the three-year certification period from FY 2008-2009 to FY 2010-11. The budgets and expenditures for the different housing and community development projects 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). During FY 2008-2009, the City utilized flood mitigation grants 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 \$ 517,084 towards the rehabilitation of owner-occupied and rental units. Of that amount, Quincy's Office of Housing Rehabilitation (OHR) accounted for \$ 418,708 that assisted in the rehabilitation of 23 single-family units, 11 rental units and zero non-profit residential units. The OHR also utilized HOME, miscellaneous funds, and private funds to supplement CDBG funding. Meanwhile, NHS expended \$ 98,376 of CDBG and Revolving Loan Funds to rehabilitate 10 single-family units and 8 rental units. NHS also utilized miscellaneous funds, and private funds to supplement CDBG funding.

10.1.2. OTHER HOUSING

- a) **Code Enforcement** — In FY 2008-2009, an expenditure of **\$53,816** was made to pay the salary and benefits of a Code Enforcement Officer. The Code Enforcement Officer completed 682 inspections in low and moderate-income neighborhoods during the year in response to complaints received, and was able to close approximately 50% of these cases.
- 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 \$9,500 towards the implementation of a Fair Housing Counseling Program. During the program year, QCAP assisted and educated 348 Quincy households, of which 187 were extremely low-income persons, 80 were low-income persons, and 75 were moderate-income persons. Of all households assisted, 186 were female head of household, 236 were White; 42 were Black/African American; 31 were Asian; 1 was Native Hawaiian/Pacific Islander; and the remaining beneficiaries were multi-racial. Of all beneficiaries, 310 were non-Hispanic; 34 were Hispanic; and 4 did not indicate race.
- d) **Affordable Housing Development** – Quincy's Planning and Community Development 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.

To meet the priority need for affordable housing for low-income families, the Consortium expended \$468,000 in CHDO funds for the development of five (5)-unit of affordable Family housing located at 388 Granite Street, Quincy. \$84,703 of HOME Funds also were utilized to rehabilitate an eight (8) unit single room occupancy building on Burgin Parkway, Quincy; this building serves formerly homeless veterans. The City also expended the final \$61,873.42 of the committed \$228,670 in HOME funding for moderate rehabilitation activities for an eight (8) unit single room occupancy building located at 17 Elm Street.

Weymouth expended \$270,000 in HOME funds of an earmarked \$300,000 for the project to secure mortgage financing for the Fulton School project. Funds were utilized toward the acquisition of the property located at 245 Pond Street, which will be developed as a sixty-three (63) unit affordable housing project. Four (4) units will be managed as HOME age restricted affordable housing units.

Weymouth expended \$194,192 of a committed \$215,768 in HOME funds to Neighborhood Housing Services of the South Shore (NHS) for the 712 Main Street project. This is a new construction project that will create six (6) new units of affordable rental housing for families.

10.1.3. COMMUNITY DEVELOPMENT

In FY 08-09, 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.

Community Development Week 2009

The City of Quincy, through PCD, was pleased to once again participate in National Community Development (CD) Week, which was recognized from April 13-17, 2009.

Highlights of the weeklong celebration included the grand opening of an affordable housing project sponsored by Quincy Community Action Programs, and the unveiling of the City's Language Assistance Plan, sponsored by the Quincy Fair Housing Committee.

The affordable housing project, called "Housing First for Families", has created five new units of housing for very low-income homeless and "at-risk" families. Section 8 vouchers were awarded by the Mass. Department of Housing and Community Development and will allow tenants to pay just thirty percent of their gross monthly income toward rent. Tenants will receive case management services designed to connect them to resources that will foster successful tenancies, and help them achieve self-sufficiency. The grand opening was celebrated on Tuesday, April 14, on-site at 388 Granite Street. The speaking portion of the program was held inside the Granite Street Café, located adjacent to the project. In attendance at the event was Kristine G. Foye, New England Deputy Regional Director of the United States Department of Housing and Urban Development (HUD),

The other main event during the weeklong celebration was the public unveiling of the City's Language Assistance Plan for individuals with "limited English proficiency" or "LEP". The City of Quincy will provide Federally-mandated program access to LEP individuals by contracting with an over-the-phone language interpretation provider.

Other Community Development Week events included a knitting and crocheting demonstration at the Ward Two Community Center; a "Kid's Cartooning" program at the North Quincy Community Center; a "Little Cooking Cuties" program at the Houghs Neck Community Center; "Healthy Cooking on a Low Budget" at the Germantown Neighborhood Center; social activities for seniors at the Squantum Community Center and Ward Four Community Center; and a senior luncheon program at the North Quincy Community Center.

The City of Quincy received national recognition for its participation in CD Week. The recognition came in the form of the *John A. Sasso National Community Development Week Award*, which was presented to members of PCD at an awards ceremony in San Antonio, Texas on June 19, 2009, hosted by the National Community Development Association. The award recognized the City for exemplifying the "true spirit" of the Community Development Block Grant program by showcasing the City's "good works" during the events of CD Week 2009. The award was presented to the City of Quincy by John A. Sasso himself.

Table/Figure 10.1 Community Development Block Grant Program By Categories

Table 10.2 Total Expenditures Subject to Low-Moderate Income Calculation

10.1.3.1. Public Services Programs

In FY 2008-2009, the City of Quincy continued to implement critical public service programs to benefit low and moderate-income persons, 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 \$348,421 to undertake public services programs. During the year, a total of 13,065 persons were reported as having benefited from these programs.⁵ Of this number, 4,830 persons or 37% reported a minority race or ethnicity.

Specific programs are listed below and in the attached “City of Quincy, Massachusetts, 2008-2009 Public Services” brochure. Accomplishments of FY 2008-2009 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.

⁵These 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

Table 10.4 CDBG-Funded Public Services Program Beneficiaries, By Race/Ethnicity

Table 10.5 CDBG-Funded Public Services Program Description

Table 10.6 Summary of Accomplishments

Table 10.7 Household Type Assisted by Rehab Program

Table 10.8 Rehab Program Racial Breakdown

10.1.3.2. Public Works and Neighborhood Improvements

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 2009-2010.

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

May 2008: The Massachusetts Historical Commission awarded the City a Historic Survey and Planning grant. Last performed in 1986, the updated survey of Quincy Center properties will provide invaluable information to city planners and officials as major redevelopment activities commence. The firm of Gray & Pape, Inc., of Providence, Rhode Island, specialists in History and Historic Preservation, began the survey work in September 2008. Their report will consider cultural resources from the initial European presence up to about 1960 for about 80 buildings in the Quincy Center Zoning District. The survey is expected to be completed by the end of 2009.

May 11, 2009: The Executive Office of Energy and Environmental Affairs issues an *Advisory Opinion* concurring with the City's belief that the proposed utility upgrades constitute a stand-alone project that does not appear to exceed any MEPA review thresholds.

May 13, 2009: The amendment to the Quincy Center District Design Guidelines was adopted by the Planning Board. An additional chapter titled "Urban Revitalization District" as well as a new section covering the Public Art and Place Making Program will provide additional guidance to the Planning Board as it undertakes site plan review responsibilities in the downtown.

June 1, 2009: The City of Quincy becomes the first municipality in Massachusetts to adopt a Public Art Ordinance that requires private contributions by developers (1% of development costs). This important new tools aim is to lessen the visual impact of new development and further the commitment of the City towards the aesthetic enrichment of the community through the creation, preservation and protection of works of art.

June 17, 2009: The City Council approved the amendment to the Quincy Center Zoning Districts (QCZD) Ordinance. The QCZD was originally adopted by the City in 2005 a full two years before the Quincy Center URDP. The original QCZD did not envision a redevelopment scenario carried out by a designated developer, in phases, over an extended period of time. The QCZD amendment adds a new use called *Urban Renewal Use* for projects that are located in the URD. At the option of the property owner, the project can follow the normal site plan review process set forth in the QCZD or they can

opt into URDP Land Disposition Agreement and URD master plan and seek a “Certificate of Consistency” approval from the Planning Board.

June 17, 2009: Since the enactment of the Quincy Center Urban Revitalization District Plan (URDP) in 2007, the City has undertaken several initiatives and activities to advance the goal of revitalizing Quincy Center. The City now recognizes that to best facilitate redevelopment in the Project Area, it is advantageous to adopt more appropriate and comprehensive design guidelines, flexible parking standards, provide for redevelopment phasing, and a more efficient review process to assure the implementation of the goals outlined in the URDP.

To that end the First Amendment of the Quincy Center Urban Revitalization District Plan (URDP A-1) was developed. Reviewed by the Citizens Advisory Committee, commented on by the public, and affirmatively recommended by the Planning Board, the URDP A-1 was approved by the City Council on June 15, 2009. The City will work with DHCD throughout the summer of 2009 to receive approval of the amendment.

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

During FY 2008-2009, the City did not expend any CBDG funds to complete street improvement in low/moderate-income areas. The City is in the process of identifying and prioritizing potential resurfacing and street improvement projects for FY 2009-2010.

10.1.3.3. Public Facilities Improvements

Public facilities that serve primarily low to moderate-income persons received rehabilitation funds in FY 2008-2009, as specified by high priority needs in the FY 2004-2009 Consolidated Plan assessment. The total expenditure, including program delivery amounted to \$104,758 Public Facilities assisted included:

- Germantown Boardwalk- (140 Doane Street)- The City Expended \$14, 270 to assist with the purchase of appropriate supplies and materials to be used for the construction of the boardwalk structure. This project was completed and dedicated on October 10, 2008. See pictures below.



- Quincy Bicycle Rack Program (various low/moderate-income locations in Quincy). – The City expended \$3,638.25 to cover the up-front costs of purchasing bicycle racks through the Metropolitan Area Planning Council's regional bicycle parking program. The Regional Bike Parking Program is a collaborative effort between the Federal Highway Administration, the Executive Office of Transportation, and the Metropolitan Area Planning Council. The regional bike parking program is funded through the Federal Highway Administration/EOT and administered by MAPC for full 100% reimbursement to all communities in the MAPC regions for the purchase of bicycle racks. Installation of bicycle racks will commence by late summer/early fall 2009. Racks will be installed at the following low-moderate-income locations: Houghs Neck Community Center; North Quincy Community Center; the Germantown Neighborhood Center; the Ward II Community Center; City Hall; the Ross Garage and Hancock Lot; and the Thomas Crane Library Adams Shore Branch.

10.1.3.4. Code Enforcement

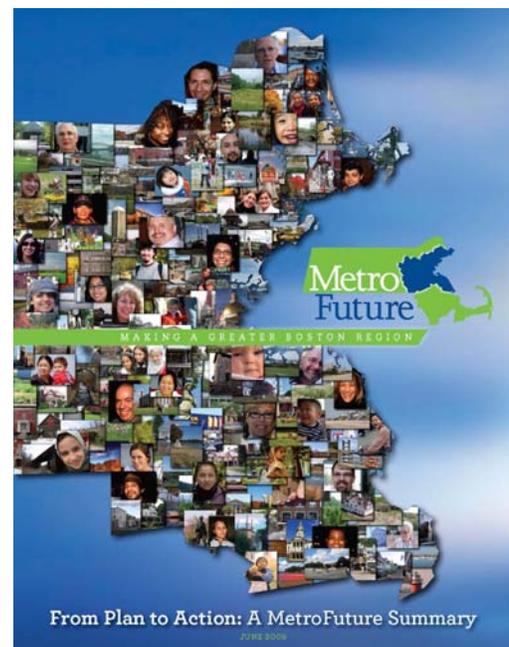
In FY 08-09, an expenditure of \$53,816 was made to pay the salary and benefits of a Code Enforcement Officer. The Code Enforcement Officer inspected 682 residential properties in low and moderate-income neighborhoods that were reported as having code violations; 342 of these cases were closed.

10.1.3.5. Planning And Administration

During FY 2008-2009, the City of Quincy expended \$416,263 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.

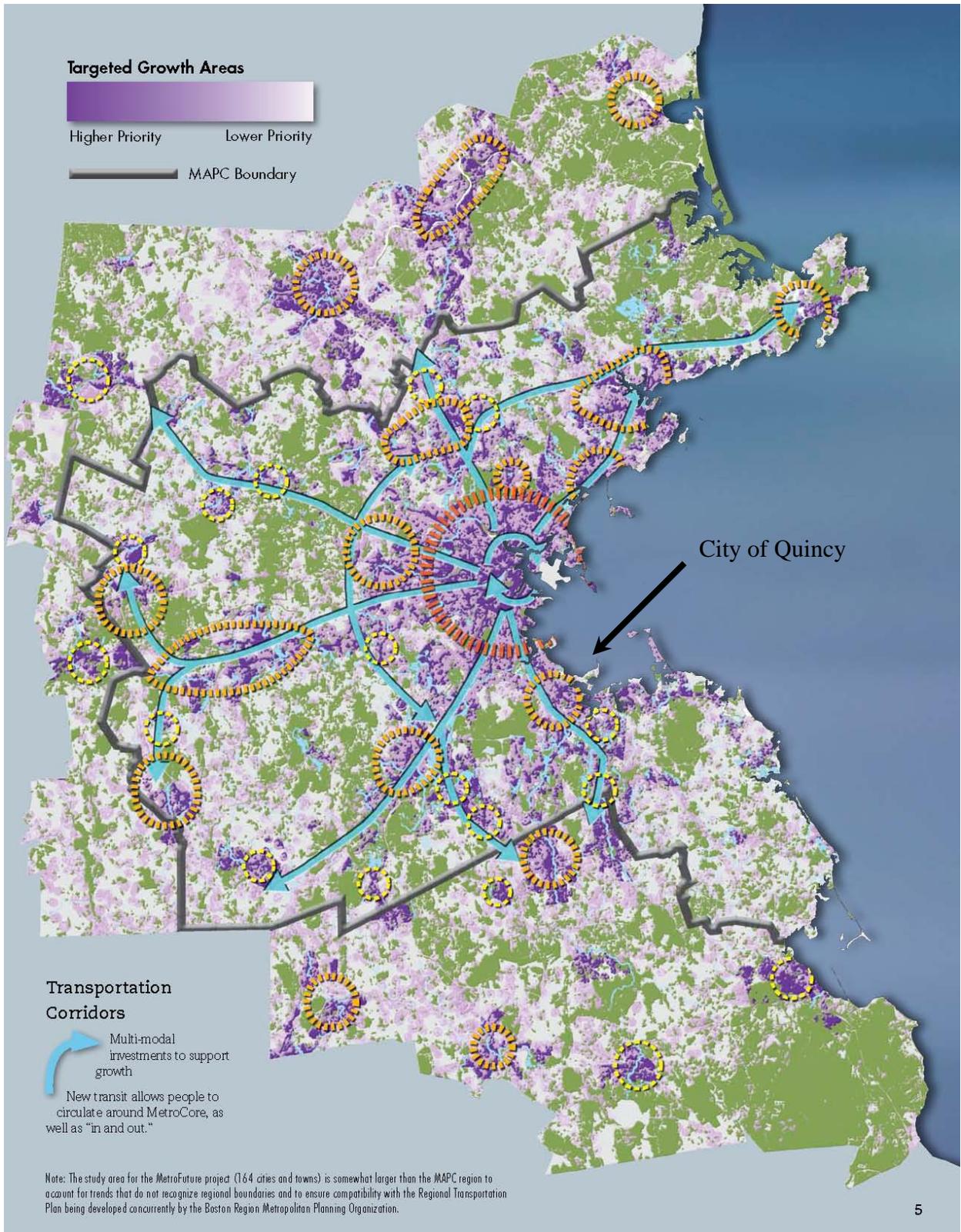
- **Consistency with Regional Plans:**

MetroFuture represents a new way of planning for the future. It is based in an understanding that Metro Boston is an interconnected system: regional trends shape local conditions, and every local decision has a broader impact on our regional well-being. MetroFuture distinguishes itself by the fact that it is comprehensive, regional, and long-range. It embodies a forward-thinking, unified understanding of how different issues relate to each other, and how each municipality has a role to play in building a brighter future. The scale and complexity of the region's challenges make it clear: making a Greater Boston Region requires a transformative plan, a sustainable plan that will improve equity among our residents, strengthen the economy, protect the environment, and improve our quality of life. MetroFuture is that plan. At its heart are new patterns of growth and development that help to create choices and conserve resources. People would have more housing options and different ways to get around. The region would use less energy and water; and would spend less money extending infrastructure to new developments. The region's communities would be more sustainable as well, with stronger municipal finances and high quality education in every city and town. The changes necessary to achieve this plan will not come easily—or cheaply—but the costs of inaction are too high to let current trends continue.



The City of Quincy continues to participate in the MetroFuture Regional Plan. The detailed goals for development and preservation, and specific strategies to equitably distribute the benefits and burdens of growth assist City planners in their efforts. Perhaps the most important “product”

MetroFuture is the constituency of over 5,000 “plan builders” who helped to design MetroFuture and who are committed to its implementation.



- **Fair Housing Counseling**

QCAP, a subrecipient, expended \$9,500 towards the implementation of a Fair Housing Counseling Program. During the program year, QCAP assisted and educated 348 Quincy households, of which 187 were extremely low-income persons, 80 were low-income persons, and 75 were moderate-income persons. Of all households assisted, 186 were female head of household, 236 were White; 42 were Black/African American; 31 were Asian; 1 was Native Hawaiian/Pacific Islander; and the remaining beneficiaries were multi-racial. Of all beneficiaries, 310 were non-Hispanic; 34 were Hispanic; and 4 did not indicate race.

10.1.3.6. Economic Development

Non-housing community development initiatives during FY 2008-09 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 \$66,739 in CDBG revolving loan funds for economic development activities, leaving an unexpended cash balance of \$97,521 in FY 2008-09. 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 \$103,851 of CDBG funds during the program year to repay a Section 108 loan made to Massachusetts Heavy Industries, which went bankrupt. The property was sold in early spring 2004 to a private business. The City continued to work toward the redevelopment of this site. In June of 2008, HUD allowed the City to refinance the remaining debt reducing the yearly payments an average of \$26,000-\$26,500 a year.

- **Commercial Loan Pool**

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. The Collaborative assisted 8 individuals with business plans and applications for funding through the Commercial Loan Pool or other funding sources. During the FY 2008-2009 funding year the Collaborative expended \$16,000 of funds for program delivery costs.



- **Technical Assistance for Job Creation**

In FY 2008-2009, the Quincy 2000 Collaborative expended \$12,000 for its Technical Assistance for Job Creation program. 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. This is done in exchange for Technical Assistance with a business plan or a Commercial Loan application, which creates the new jobs. Technical Assistance to 6 businesses this year resulted in one application approved, but not as submitted for financing during the fiscal year. The Quincy 2000 Collaborative is an important resource that allows people the tools and information they need to economically develop the City.

- **Technical Assistance for Microenterprises**



In FY 2008-2009, 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 cost of \$11,000 of CDBG revolving loan funds, twelve workshops were offered during the year. This is further supplemented by tailored one-on-one assistance sessions, which discuss everything from funding to developing business plans 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 guide these startups with

their experience. 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 22 new low and moderate-income persons participated in these classes or made an appointment for additional one-on-one assistance. As a result, three (3) new businesses were created during the year creating ten (10) FTE (Full Time Equivalent) jobs. In accordance with HUD's performance evaluation goals, the Quincy 2000 Collaborative will continue to monitor the outcomes of past participants.

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, nor were any changes made, 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 plan for FY 2008-2009, 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 2008-2009, the *Commercial Loan Program* offered various types of financial and business assistance for job creation to eligible commercial enterprises throughout the City. In FY 2008-09, Quincy 2000 Collaborative created 10 FTE (Full Time Equivalent) jobs.

10.6.2. LOW-MODERATE INCOME - LIMITED CLIENTELE ACTIVITIES

10.6.2.1. Economic Development: QUINCY 2000

During FY 2008-2009, the Quincy 2000's *Commercial Loan, Technical Assistance for Job Creation, and Technical Assistance for Micro enterprises Programs* offered various types of financial and business assistance for job creation to eligible commercial enterprises or to low - income micro enterprises throughout the City of Quincy. 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 or be low income themselves with a desire to start a business. Each business that creates jobs 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 received a loan was tracked for receipts of payment of the loan during the year. In 08-09, the Quincy 2000 Collaborative assisted twenty-eight (28) individuals and eight (8) businesses Technical Assistance and Commercial Loan activities. During the year ten (10) FTE Full Time Equivalent jobs were created or retained through these activities

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.

Neighborhood Housing Services of the South Shore (the NHS) generated \$ 58,355 of program income from revolving funds, in addition to \$ 62,053 of revolving loan funds that was unexpended at the end of FY 2007-2008.

Quincy 2000 Collaborative, generated \$ 15,159 of program income in FY 2008-2009, in addition to \$146,101 that was available at the beginning of the year.

In addition to \$112,163 of revolving loan funds that was unexpended at the beginning of the fiscal year, the City's rehabilitation program generated a total of \$ 207,266.

In total, the City received \$280,781 of new program income during FY08-09. Quincy had a total balance of \$244,696 of program income as of June 30, 2009. All of the above figures are program income figures.

11. HOME PROGRAM

11.1 RELATIONSHIP TO CONSOLIDATED PLAN

The Consortium expended \$1,295,160 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 2008-2009 housing rehabilitation accomplishments under HOME included:

- 10 owner-occupied housing units were rehabilitated by the City of Quincy Office of Housing Rehabilitation (OHR) utilizing \$151,634 in HOME Program funding.

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 08-09, the Consortium received \$104,666 of additional HOME PI from both Weymouth and Quincy from loan payments and loan payoffs. In FY 08-09, the Consortium expended a total of \$108,077 of program income on moderate rehabilitation and CHDO development activities.

11.1.3. HOME CHDO Operating

The Consortium committed \$55,567 in CHDO Operating funds to NHS and QCAP to support their CHDO housing development administrative activities.

11.1.4. Community Housing Development Organizations (CHDO) Rental Development

The City of Quincy expended \$468,000 of HOME funds for acquisition/rehabilitation activities for a five-unit rental property located on Granite Street. The units were funded with HOME funds and will be target to client at or below 30% median income. These units are owned and managed as affordable housing by Quincy Community Action Program Inc., who will also provided referral and support services.

The City of Quincy expended the final \$61,873.42 of the committed \$228,670 in HOME funding for moderate rehabilitation activities for an eight (8) unit single room occupancy building located at 17 Elm Street. Rehabilitation activities will modify the floor plan that will create an additional unit to the project.

The City of Quincy expended \$84,703 in HOME funding for moderate rehabilitation activities of an eight (8) unit single room occupancy building located at 191 Burgin Parkway.

Weymouth expended \$194,192 of the committed \$215,768 in HOME funding for the development of 6 units of affordable rental housing on Main St. in Weymouth.

Weymouth expended \$270,000 of the committed \$300,000 in HOME funding towards the development of the Fulton School Residences, which will create 63 units of affordable age restricted housing. 4 units will be HOME assisted.

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. 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 engages in minority outreach for consulting, goods and services, and other appropriate contracts. The Town also promotes 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 uses HOME Program 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.

- During FY 08-09, Quincy's First Time Homebuyer's Program experienced a decline in the number of applications submitted for approval. Due in large part to housing market forces and the tightening credit standards, only one qualified applicant moved forward with the

purchase of a home. Through the Massachusetts Housing Partnership Soft-Second Program, twenty (20) homebuyers were given reduced mortgage rates and favorable terms. The program provided \$3,525,938 in first mortgage financing and \$97,046 in total public expenditure.

- Quincy Community Action Program (QCAP) held eight (8) 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, a subrecipient, expended \$9,500 towards the implementation of a Fair Housing Counseling Program. During the program year, QCAP assisted and educated 348 Quincy households, of which 187 were extremely low-income persons, 80 were low-income persons, and 75 were moderate-income persons. Of all households assisted, 186 were female head of household, 236 were White; 42 were Black/African American; 31 were Asian; 1 was Native Hawaiian/Pacific Islander; and the remaining beneficiaries were multi-racial. Of all beneficiaries, 310 were non-Hispanic; 34 were Hispanic; and 4 did not indicate race.
- The Town of Weymouth expended \$55,567 of a committed \$73,660 to CHDO operating funds through two non-profit organizations (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.
- Weymouth's First Time Homebuyer program assisted 20 first time homebuyers with the purchase of their first homes. First time homebuyers were given reduced mortgage rates and favorable terms through the Massachusetts Housing Partnership Soft-Second Program. The program provided \$4,053,197 in mortgage financing and \$111,448 in Soft Second subsidy.

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 \$637,727.50 in eligible match for the Quincy/Weymouth Consortium. (Please refer to the HOME Match Liability Calculation; HOME Annual Performance Report; and HOME Match Report, located under “Other Attachments” for a financial breakdown).

Table 11.1 HOME Budgets and Expenditures

Figure 11.1

Table 11.2

HOME MATCH REPORT

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

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.

HOME Assisted Project	Units
Caritas Communities (50-56 Spear Street)	11
NHS (154 Quincy Street)	3
NHS (351 Water Street)	6
NHS (26 Morton Street)	5
NHS (605 South Street)	2
NHS (38 Prout Street)	4
NHS (58 Winter Street)	7
NHS (28 Hayden Street)	1
NHS (18 Grossman Street)	2
NHS (24-26 Claremont Street)	11
NHS (256 Washington Street)	11
NHS/QISC (31-33 Winter Street)	11
Peabody Properties (Moorings At Squantum Gardens)	11
QCAP (76 Broadway)	4
QISC (152 Quincy Street)	3
QISC (191 Burgin Parkway)	8
Wollaston Manor (91 Clay Street)	6
Work Inc (200 Cove Way)	2
Work Inc (87 Viden Road)	5
TOTAL	113

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

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
712 Main St.

11.5 Projects in Various Stages of Review

Weymouth

Tammybrook Affordable Housing – Weymouth has initiated discussions with Beacon Communities regarding the acquisition of the Tammybrook housing development. The project would continue to provide affordable housing for existing lower income residents. The project will be funded through multiple sources. Weymouth has made a preliminary commitment of \$100,000 in HOME funds to the project.

Quincy

388 Granite Street

The City of Quincy expended \$468,000 in HOME funds for Quincy Community Action Program (QCAP), a certified CHDO, to fund a development at 388 Granite Street that created five (5) units of affordable family housing for very low income families with incomes at or below 30% of AMI.

ATTACHMENTS

SCHEDULES 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 2008-2009**
- Table 2C – Summary of Housing and Community Development Objectives FY 2008-2009**

CHAS TABLES:

- **Housing Needs Table**
- **Community Development Needs**
- **Housing Market Analysis**
- **Continuum of Care Homeless Population and Subpopulations Chart**

OTHER ATTACHMENTS:

- **City of Quincy Locus Map**
- **CDBG Financial Summary**
- **Program Income Including Revolving Loan Funds, FY 08-09**
- **HOME Match Liability Calculation**
- **HOME Annual Performance Report**
- **HOME Match Report**
- **Technical Assistance Workshop Flyers/Brochures**
- **CAPER FY 2008-2009 Newspaper Ads (Public Notices)**
- **HUD Form 2516: Minority and Women Owned Businesses**
- **PR03; PR22; PR23; and PR26 Report**
- **Public Service /Housing Rehabilitation Brochures FY 08-09**
- **Distribution of FY 08-09 CDBG Resources Map with Low/Mod Areas**

