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INTRODUCTION

This Consolidated Annual Performance and Evaluation Report (CAPER) is the Fiscal Year 2010 (July 1, 2009 to June 30, 2010) 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 HOME Consortium's (Consortium) 2005-2009 Five Year Consolidated Plan and FY 09-10 Action Plan. Provided through HUD, these federal resources are: the Community Development Block Grant (CDBG)¹ 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 Consortium. This Consortium was created in 1992, in partnership with the Town of Weymouth, and was expanded in 2009 to include the communities of Braintree, Holbrook, and Milton. The City of Quincy is the lead community, serving 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-Vento Homeless Assistance grants, which were utilized or leveraged by Quincy in the areas of housing, homelessness and community development.

Jurisdictions

The City of Quincy

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

¹ 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.

strong commercial and shopping areas. (Information provided by the Massachusetts Historical Commission).

The Town of Weymouth

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

The Town of Braintree

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

The Town of Milton

The Town of Milton has a land area of 13.28 square miles and is a contemporary suburban community that prides itself on a rich historical heritage, tree-lined streets, and acres of protected open space. Settled in 1640, Milton was once part of Dorchester, MA and was referred to as

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

The Town of Holbrook

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

Populations for each City or Town in Consortium

Quincy: 88,025 (2000 census); 92,339 (2008 population estimate, census.gov)

Weymouth: 53,988 (2000 census); 53,261 (2008 population estimate, census.gov)

Braintree: 33,828 (2000 census); 35,294 (2008 population estimate, census.gov)

Milton: 26,062 (2000 census); 26,187 (2008 population estimate, census.gov)

Holbrook: 10,785 (2000 census); 10,644 (2008 population estimate, census.gov)

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

1. ASSESSMENT OF FIVE-YEAR GOALS & OBJECTIVES

During Fiscal Year 2009-2010, 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 in the Consortium.

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 2009-2010 were consistent with the *Consolidated Plan's* high-priority community development and housing objectives (*please refer to FY 2009-2010 Action Plan and 2005-2009 Five-Year Consolidated Plan*).

In **FY 2009-2010**, the City of Quincy and the Quincy-Weymouth Consortium received the following funds from HUD:

• <i>Community Development Block Grant (CDBG)</i>	\$ 2,070,201
• <i>HOME Investment Partnerships Program (HOME)</i>	\$ 993,555
• <i>Emergency Shelter Grant (ESG)</i>	\$ 90,938
• <i>McKinney Homeless Assistance 2009 Award</i>	\$3,515,145

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 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 communities as follows:²

• City of Quincy	\$ 569,604
• Town of Weymouth	\$ 226,531
• Town of Braintree	\$ 101,144
• Town of Milton	\$ 57,229
• Town of Holbrook	\$ 39,047

⁴ The Town of Weymouth contributes to the City of Quincy 2% of their share of their HOME funds to cover part of the HOME coordination expenses, while the Towns of Braintree, Milton, and Holbrook each contribute 3%.

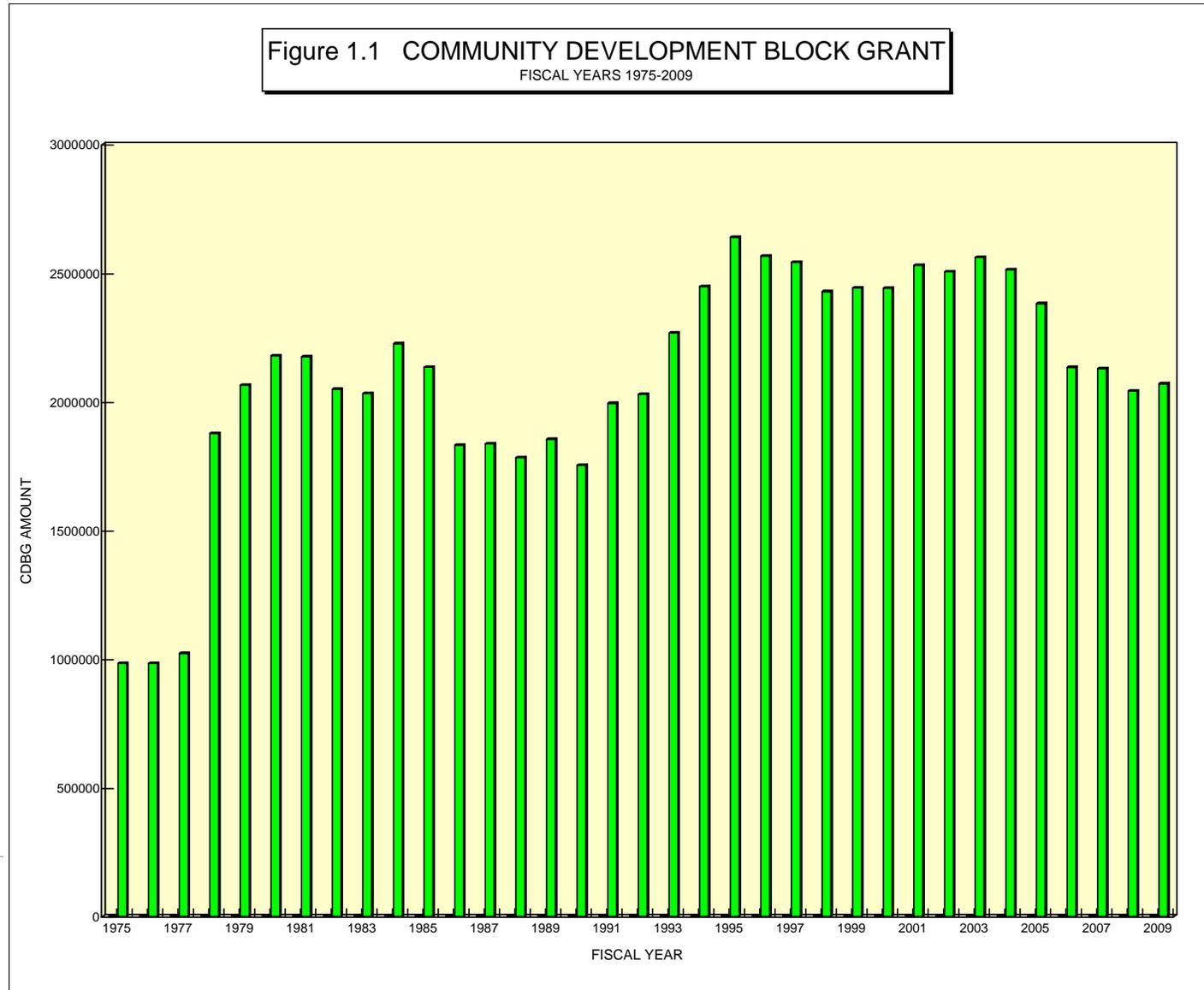
These resources were utilized to achieve the overall goals of the City and Consortium's 2005-2009 Strategic Plan and FY 2009-2010 Action Plan for *Community Development, Housing, Homeless and Special Needs* to serve principally low, very low and moderate-income persons or households.

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 COMMUNITY DEVELOPMENT BLOCK GRANT AMOUNTS, FY 1975 TO FY 2009
CITY OF QUINCY, MASSACHUSETTS**

FY	GRANT
1975	\$983,000
1976	\$983,000
1977	\$1,022,000
1978	\$1,877,000
1979	\$2,064,000
1980	\$2,179,000
1981	\$2,175,000
1982	\$2,049,000
1983	\$2,032,000
1984	\$2,225,803
1985	\$2,134,000
1986	\$1,831,433
1987	\$1,837,000
1988	\$1,783,000
1989	\$1,854,186
1990	\$1,753,000
1991	\$1,994,000
1992	\$2,029,000
1993	\$2,267,000
1994	\$2,448,000
1995	\$2,639,000
1996	\$2,566,000
1997	\$2,542,000
1998	\$2,428,000
1999	\$2,442,000
2000	\$2,441,000
2001	\$2,530,000
2002	\$2,505,000
2003	\$2,561,000
2004	\$2,513,000
2005	\$2,381,419
2006	\$2,133,737
2007	\$2,128,679
2008	\$2,042,480
2009	\$2,070,201
TOTAL	\$73,443,938

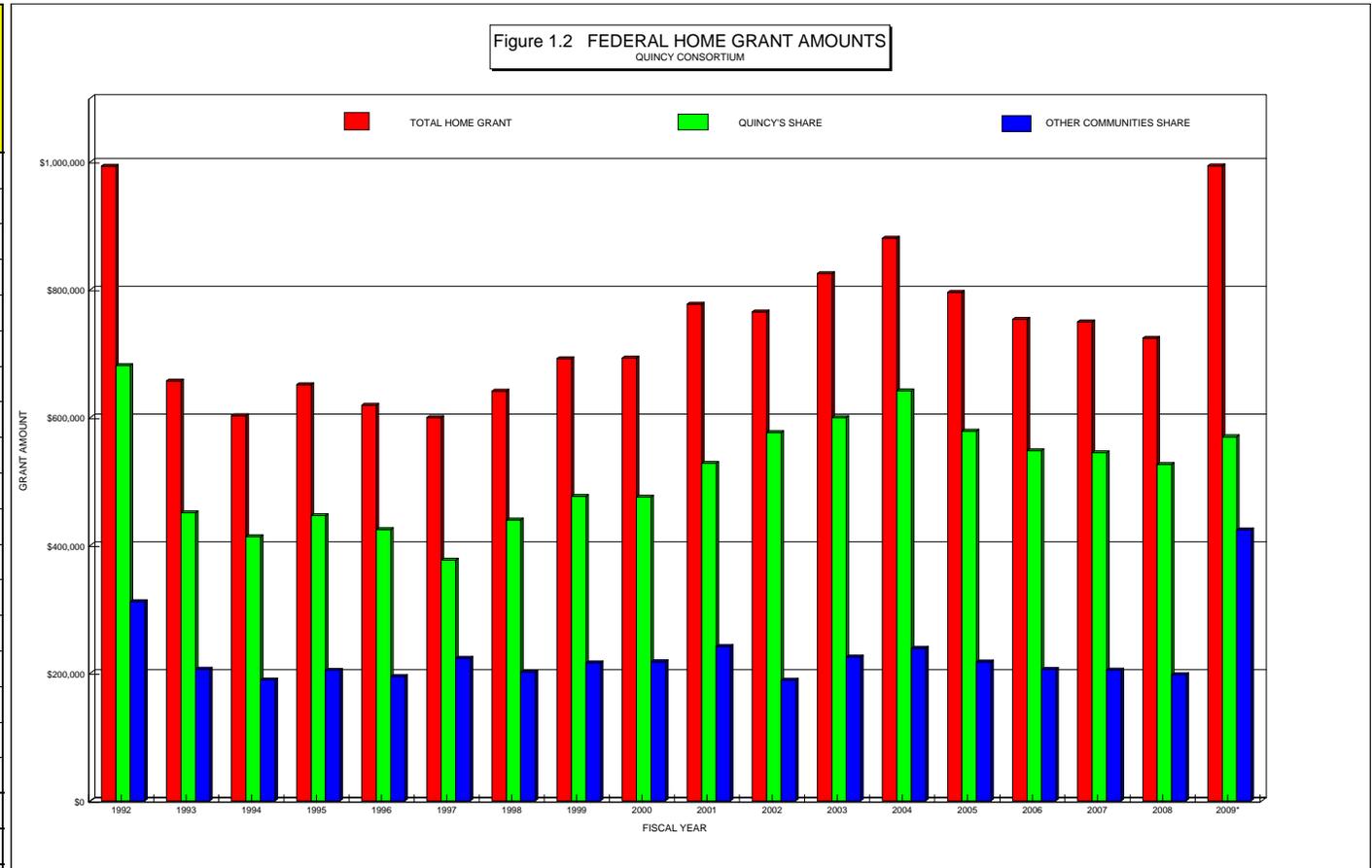


NOTE: The CDBG Program is a federal housing and community development program administered by the US Department of Housing and Urban Development (HUD). The City of Quincy is a CDBG entitlement community, i.e., the City receives CDBG funds directly from HUD through formula allocation.

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

**Table 1.2 FEDERAL HOME AND EMERGENCY SHELTER GRANT AMOUNTS, FY 1987 TO FY 2009
QUINCY-WEYMOUTH CONSORTIUM, MASSACHUSETTS**

FISCAL YEAR	HOME PROGRAM GRANT			EMERGENCY SHELTER GRANT QUINCY
	QUINCY-WEYMOUTH CONSORTIUM	SHARE		
		QUINCY	WEYMOUTH/Other Communities	
1987				\$31,000
1988				\$5,000
1989				\$29,000
1990				\$46,000
1991				\$45,000
1992	\$993,000	\$681,198	\$311,802	\$45,000
1993	\$657,000	\$450,702	\$206,298	\$30,000
1994	\$603,000	\$413,658	\$189,342	\$66,000
1995	\$651,000	\$446,586	\$204,414	\$90,000
1996	\$619,000	\$424,534	\$194,466	\$67,000
1997	\$600,000	\$376,600	\$223,400	\$67,000
1998	\$641,000	\$439,726	\$201,274	\$97,000
1999	\$692,000	\$476,196	\$215,804	\$87,000
2000	\$693,000	\$475,398	\$217,602	\$86,000
2001	\$777,000	\$528,220	\$241,780	\$86,000
2002	\$765,000	\$576,045	\$188,955	\$86,000
2003	\$825,122	\$599,864	\$225,258	\$86,000
2004	\$880,058	\$641,465	\$238,593	\$93,680
2005	\$795,634	\$578,426	\$217,208	\$91,921
2006	\$753,544	\$547,826	\$205,718	\$91,593
2007	\$749,483	\$544,874	\$204,609	\$92,024
2008	\$723,749	\$526,166	\$197,583	\$91,717
2009*	\$993,555	\$569,604	\$423,951	\$90,938
TOTAL	\$13,412,145	\$9,297,088	\$3,684,106	\$1,600,873



NOTE 1: The HOME Program is a federal housing and homeless program administered by the US Department of Housing and Urban Development (HUD).
 NOTE 2: The EMERGENCY SHELTER GRANT Program is a federal housing and homeless program administered by the US Department of Housing and Urban Development (HUD).
 The City of Quincy receives ESG funds directly from HUD through formula allocation.
 *NOTE 3: The Quincy HOME Consortium was expanded in 2009 to include the Towns of Braintree, Milton, and Holbrook.
 SOURCE: Department of Planning and Community Development, City of Quincy

2. AFFIRMATIVELY FURTHERING FAIR HOUSING

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

2.1 Consortium Impediments to Fair-Housing

The City of Quincy and the Town of Weymouth updated and completed its Fair Housing Plans in 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 09-10 program year, the City and the Quincy 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 provided direct assistance to three (3) new homeowners in the City.
- City of Quincy First Time Home Buyer's, thirty-one (31) received assistance through the Massachusetts Housing Partnership Soft Second Program. The Town of Weymouth assisted fourteen (14) First time Homebuyers through the Massachusetts Housing Partnership Soft Second Program. The Town of Braintree assisted seven (7) First time Homebuyers through the Massachusetts Housing Partnership Soft Second Program. The Town of Holbrook assisted five (5) First time Homebuyers through the Massachusetts Housing Partnership Soft Second Program. The Town of Milton assisted three (3) First time Homebuyers through the Massachusetts Housing Partnership Soft Second Program.
- The Town of Weymouth expended \$18,093.00 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 09-10, the OHR assisted nine (9) households. Of these households, eight (8) were white, one (1) was Asian and four (4) were female-headed households.
- Neighborhood Housing Services of the South Shore assisted in the rehabilitation of thirty-four (34) housing units occupied by low to moderate income households; (9) 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 Quincy Fair Housing Committee produced a 15 minute local access television show that has run throughout the year on QATV. The show provided information on fair housing issues and affordable housing opportunities and profiled several housing programs operating in Quincy.
- 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.

NHS, in cooperation with the Office of Consumer Affairs, sponsored a regional Foreclosure Workshop where 485 households from Quincy and the surrounding area were able to meet face to face with their lenders to explore loan modification opportunities.

During 2009-2010 NHS received \$100,000 from the Massachusetts Attorney General’s Office, a \$49,500 NeighborWorks National foreclosure Mitigation Grant, and \$32,500 from the Division of Banks to support its foreclosure efforts in Quincy and surrounding area.

One initiative the City of Quincy has implemented 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.

City of Quincy, Massachusetts Foreclosure Snapshot

The typical foreclosure client, it appears, in the latest wave of foreclosures are job related and *not* exotic loan products created. The current economic environment, declining home values and lack of refinancing options seem to be the main driving forces behind the resurgence of foreclosure filings in Quincy. These homeowners tend to be families that have purchased within the last 5-8 years with 5% down. They now find themselves upside down in equity and may have lost a job.



The typical client affected by foreclosure in Quincy would be a family with 1-2 kids, between the ages of 25-40. Both parents work and one has recently lost their job. They have spent all of their savings over the last 18 months to keep things going but they have run out of time and money. They are unable to refinance their mortgage and take advantage of the incredibly low rates to

lower payments (even with equity) because of the lack of a job to qualify for a new loan. So they are stuck between jobs and the bridge to the future has run short.

The goal for any foreclosure assistance programs would be to help them extend the bridge a little further so that they can survive long enough to get back on their feet. Keeping families in their homes is not only good for them personally but good for the neighborhood, the overall community, the real estate market, and the city tax base.

	2007	2008	2009	Jan to May 2010	Total
Petitions to Foreclose	46	22	72	78	218
Foreclosure Auctions	8	24	43	86	161
Total Foreclosure Filings	54	46	117	164	379

Source: Neighborhood Housing Services of the South Shore: Mass. Foreclosed Properties Database-CHAPA

2009 and 2010 foreclosure filing statistics:

- In the first six months of 2009 there were 41 foreclosure filings. In the first six of 2010 there have been 164 foreclosure filings, a 300% increase in one year.
- Foreclosure filings have increased 203% from 2007 to 2010.
- Foreclosure auctions have increased 975% from 8 in 2007 to 86 so far in 2010.
- 279 foreclosure filings over the last 17 months.
- In 2009 the average was about 10 a month. In 2010, so far, the average is 33 a month.
- MLS listings on 5/26/10 for bank owned properties in Quincy totaled 28 (SF-11, Condo-8, MF-9).
- 54% of all foreclosure actions are single family homes, 25% are condominiums, and 15% are 2-family homes.
- 77% of foreclosure filings were properties purchased since 2000; 18% from 1990 to 2000; 5% prior to 1990.
- 89% of properties are owner occupied.
- 44% of property owners owe more on their property than the original sale price.
- From 2007 through June 1, 2010 there are a total of 54 Real Estate Owned (REO) properties in Quincy. 26 properties went into REO status in the last 6 months.
- 117 lending institutions are listed as mortgage holders (2009-10). The most include Washington Mutual-20, Countrywide Home Loan-17, Indymac Bank-9, Wells Fargo-9, Taylor Bean & Whitaker-7, World Savings Bank-5, Mortgage Lender Net-5, Freemont Inv & Loan-5, Bank of America-5, Amer Wholesale Lndrs-5.
- 19 law offices are handling the foreclosure cases. Harmon Law Offices is working on 53 cases, Orleans Moran PLLC 12 cases, Ablitt Law Offices 10 cases, and Korde & Assoc 7 cases.

Other Specific Foreclosure Actions:

- The Quincy Fair Housing Committee produced a local access television public service announcement titled "Welcome Home". The 10 minute program describes housing programs and services available to Quincy residents. Welcome Home airs regularly on

Quincy Access Television (QATV).

- QCAP assisted 32 clients in Quincy with mortgage foreclosure counseling with 4 clients achieving loan modification. QCAP also assisted 14 Weymouth clients with mortgage foreclosure counseling. No loan modifications were accomplished.
- Through its various foreclosure prevention activities, Neighborhood Housing Services reports assisting 77 Quincy households.

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 2005-2009 Consolidated Strategic Plan and FY 2009-2010 Annual Action Plan.

This CAPER has identified all federal funds that were made available and expended for furthering the objectives of the 2005-2009 Consolidated Strategic Plan and FY 2009-2010 Action Plan during the fiscal period from July 1, 2009 to June 30, 2010. This material also provides a summary of community accomplishments related to the priority needs identified by the public and others through the consolidated planning, citizen participation and strategic planning processes.

The public review and comment period for this CAPER was advertised in *The Patriot Ledger* on August 24, 2010. It was made available to the public for review and comment for a period of fifteen (15) days, from August 25, 2010 to September 10, 2010.

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.

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 10, 2010.

The Department of Planning and Community Development did not receive any comments with respect to this FY 2009-2010 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 \$475,000 in HOME funds to be used toward acquisition of land for a Neighborhood Housing Services, Inc. (NHS) development project. This project will create twenty-four (24) affordable units of family housing.
- The City of Quincy earmarked \$250,000 of HOME funds for a Purchase, Rehabilitation, Resale project with NHS that would turn foreclosed housing units into affordable housing opportunities. \$144,986 of HOME funds was expended on this project thus far.
- \$143,455.00 of HOME funds were earmarked for two moderate rehabilitation projects that would bring six (6) units of family housing up to housing quality standards.
- 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 09-10 with QCAP, Inc. and NHS.
- The City of Quincy earmarked \$200,000
- The Consortium utilized \$18,093 of HOME funds for CHDO operation of QCAP.
- Weymouth expended \$30,000 of HOME funds this fiscal year 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 expended \$21,576 on the 712 Main Street project. This was a new construction project that created six (6) units of affordable rental housing for families.
- Deed restrictions ensure the affordability of all the units for thirty (30) years.

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 09-10.

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 09-10. During this time the City and NHS assisted in lead abatement and interim control of 5 housing units.

In FY 09-10, 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 **\$156,446** of CDBG, HOME, Miscellaneous income and private funds to undertake the rehabilitation of **7** single family owner-occupied, and **2** renter occupied units.

Neighborhood Housing Services of the South Shore rehabilitated **32** single family owner-occupied units, and **2** renter occupied units **using \$84,912** in CDBG, HOME, and other miscellaneous funds from their revolving loan account.

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 312 unduplicated beneficiaries, of which 151 were extremely low-income persons, 41 were low-income persons, and 73 were moderate-income persons. Of all households assisted, 175 had a female head of household; 174 were White; 48 were Black/African American; 34 were Asian; and the remaining beneficiaries were multi-racial. Of all beneficiaries, 250 were non-Hispanic; 28 were Hispanic. Those remaining did not indicate race.

The Quincy HOME Consortium supported two CHDOs by expending \$18,093 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 CDBG-funded Code Enforcement officer works within the Housing division of the Quincy Health Department, which is responsible for enforcing the State Sanitary Code, Chapter II, Minimum Standards of Fitness for Human Habitation. This division also responds to nuisance complaints involving residential properties. Typical nuisance complaints may range from trash and rubbish, to dumpster complaints (larger apartment complexes), to overgrown grass and shrubs, to junk and debris, to abandoned property (and everything in between).

Annual inspections of rooming houses and hotel/motels are also the responsibility of this Division. During FY 2009-2010, the Code Enforcement Officer inspected 27 rooming houses.

During FY 2009-2010, the code enforcement officer responded to 360 cases that were directed to the Quincy Health Department. These mostly entailed property nuisance calls (overgrown vegetation, abundance of trash, too many animals, etc.) from neighbors, and housing complaints from tenants in rental apartments. Some of these 360 cases were resolved, while others remained open. The Code Enforcement Officer resolved 94 nuisance and/or housing cases during FY 2009-2010.

4.4 Inclusionary Zoning

In FY 09-10, 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 09-10 include:

- Financially, the Affordable Housing Trust Fund received \$44,892.90 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.
- The City received \$0.00 from Squantum Gardens, LLC as part of their TIF agreement with the City, for a total of \$76,565.58 received from past agreements.
- The Affordable Housing Trust Fund Committee expended \$39,916 of the \$100,000 grant that was issued 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 Committee committed \$250,000 to the 6 Fort Street Project for expenses associated with the creation of 34 rental units. \$100,000 in HOME funds, and \$100,000 in CDBG funds were also committed to this project.
- The Affordable Housing Trust Committee committed \$100,000 to a emergency fund for households that experienced housing loss during the March, 2010 flood in certain sections of Quincy.
- The Affordable Housing Trust Committee committed \$250,000 to Neighborhood Housing Services for their Foreclosure/Rehabilitation/Resale program.
- Neponset Landing was successfully marketed and 28 rental units have been occupied by new tenants who are under 80% of median income.
- The two (2) affordable units on Des Moines Road that were sold by the Affordable Housing Trust Fund Committee in FY 2008 are still occupied by the same homeowners.
- Quarry Street, LLC made its first cash in lieu of affordable housing unit payment to the City in the amount of \$17,000.00 for its 24-unit development.

By the end of FY 09-10, 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 \$90,938 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 996 unduplicated individuals were served under this program during FY 09-10. Of these, 75% were male and 25% were female. 85% of the individuals were White; 10% were Black/African American; 1% were Asian; and the remaining 4% were another race; multiracial; or did not indicate race.

The accomplishment narrative for this activity, as reported in IDIS, is as follows:

"Father Bills & MainSpring helped 996 people within the Father Bill's Place facility to find safe shelter, remain in their homes, and/or or move beyond homelessness. Program constituents are individuals with diverse backgrounds and needs including those with severe mental illness, chronic substance abuse, head injured and physically disabled individuals, and persons with HIV/AIDS. Of the individuals and families served, over 65% have some type of disability. Those able to work are referred to Employment Specialists who assisted over 60 participants find employment over this past year."

5.1.1. ESG Data in IDIS

The ESG data in IDIS is complete. All ESG completion path screens have been completed for FY 09-10.

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

ESG funds for the FY 09-10 Program Year were spent in accordance with the 2005-2009 Five-Year Strategic Plan and 2009-2010 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 2009-2010 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 2009-2010 ESG expenditures confirmed that, on average, FBM spent \$7,578 monthly in ESG funds to operate *Father Bill's Place*. Recurring expenditures each month

included communications service; commercial heating service; electricity; general pest management; food purchases; 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 State Governments and Private Contributions.

A general breakdown of these sources and their amounts is summarized as follows:

Funding Sources	Amount	Percent of Total Revenue
Emergency Shelter Grant	\$90,938	.10%
State Government	\$725,000	70.70%
Private	\$300,000	29.20%
Total Revenue FY 09-10	\$1,025,000	100%

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

- The Quincy/Weymouth Continuum of Care (CoC) acting through its Board on Homelessness continued to be an active organization consisting of over thirty (30) members, representing local and state government, social service providers, and private investment entities including banks.
- The CoC continued to meet monthly to discuss homelessness issues, needs and challenges; identify and solicit proposals for programs and projects; evaluate proposals; prepare and submit the annual McKinney-Vento Homeless Assistance grant application; 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 (by way of increasing availability of transitional & permanent housing), and to seek and administer McKinney-Vento funding.

The CoC addressed homeless needs through the following services during FY 09-10, which are described in the following table:

PROGRAM	PROJECT SPONSOR	DESCRIPTION	Expended in FY 09-10
Transitional Housing Program	The City of Quincy's Commission on the Family	Supportive Housing Program (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.	\$24,724.37 McKinney Homeless Assistance Funds (McKinney)
Empowerment Program	Father Bills & MainSpring, Inc. (FBM)	SHP which provided leasing and supportive services for 8 families who are homeless due to domestic violence.	\$1194,624.11 McKinney
Teresa's Program	FBM	SHP permanent housing program for thirteen (13) chronically homeless individuals.	\$167,854.92 McKinney
Paula's House	FBM	SHP for four individuals that also received services from Department of Mental Health (DMH).	\$124,788.41 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.	\$93,447.83 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.	\$257,684.90 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.	\$188,267.11 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.	\$76,153.28 McKinney
Sr. Miriam's Program	FBM	SHP permanent supportive housing for 8 chronically homeless individuals.	\$116,959.80 McKinney
Step First Program	FBM	SHP permanent supportive housing for 7 chronically homeless individuals.	\$93,153.92 McKinney
Louis' Project	FBM	SHP permanent supportive housing for 5 chronically homeless individuals.	\$10,024.52 McKinney
Shelter plus Care Tenant-Based Rental Assistance Program	PCD and FBM	Provided 105 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	\$1,544,890* McKinney

5.3 2009 McKinney Homeless Assistance Grant

In December 2009, the Consortium was awarded \$2,943,174 under the regular 2009 McKinney-Vento Homeless Assistance Grant Program administered by HUD, and was awarded an additional \$116,524 in July 2010 to administer a new SHP project that was submitted as a "bonus" project under the 2009 application. 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 2010-2011, and program accomplishments will be reported in the 2010-2011 CAPER.

Since 1996, the Consortium through PCD has successfully secured \$20,559,513 in 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:
 - \$475,000 in HOME CHDO funds to NHS for the development of twenty-four (24)-unit of affordable family housing located at 45 Winter Street, Quincy.
 - **\$60,000** funds were committed to rehabilitate a three (3) unit single room occupancy (SRO) building on Quincy Street; this building serves formerly homeless women.
 - **\$83,455** in HOME funds were committed to rehabilitate a three family house.
 - \$200,000 (\$100,000 in HOME funds and \$100,000 in CDBG funds were earmarked for the 6 Fort Street, Quincy project that will create thirty-four (34) units of family housing.
 - Weymouth expended the remaining \$30,000 of the \$300,000 earmarked in 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 \$21,576 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.
 - Tammybrook Apartments – Weymouth provided \$100,000 in HOME Program loan funding to housing developer Beacon Communities towards the 17.5 million dollar cost of acquisition and renovation of the Tammybrook Apartments. The acquisition guaranteed the preservation of affordability of 65 of the units. 24 of the units will be reserved for families under 50% of area median income (AMI); 40 units will be restricted to families under 80% of AMI. Four (4) units are designated as HOME assisted affordable housing. The property is currently occupied.

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. In 2009 the Quincy HOME Consortium also received \$70,000 in Gap Filler VI Lead funds. Projects which meet the Gap Filler program requirements are being sought.

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, 5 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 10 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 09-10. Programs included fuel assistance, emergency food center, and a fair housing counseling program in addition to Asian Liaison translation and interpretation assistance.

7. LEVERAGING

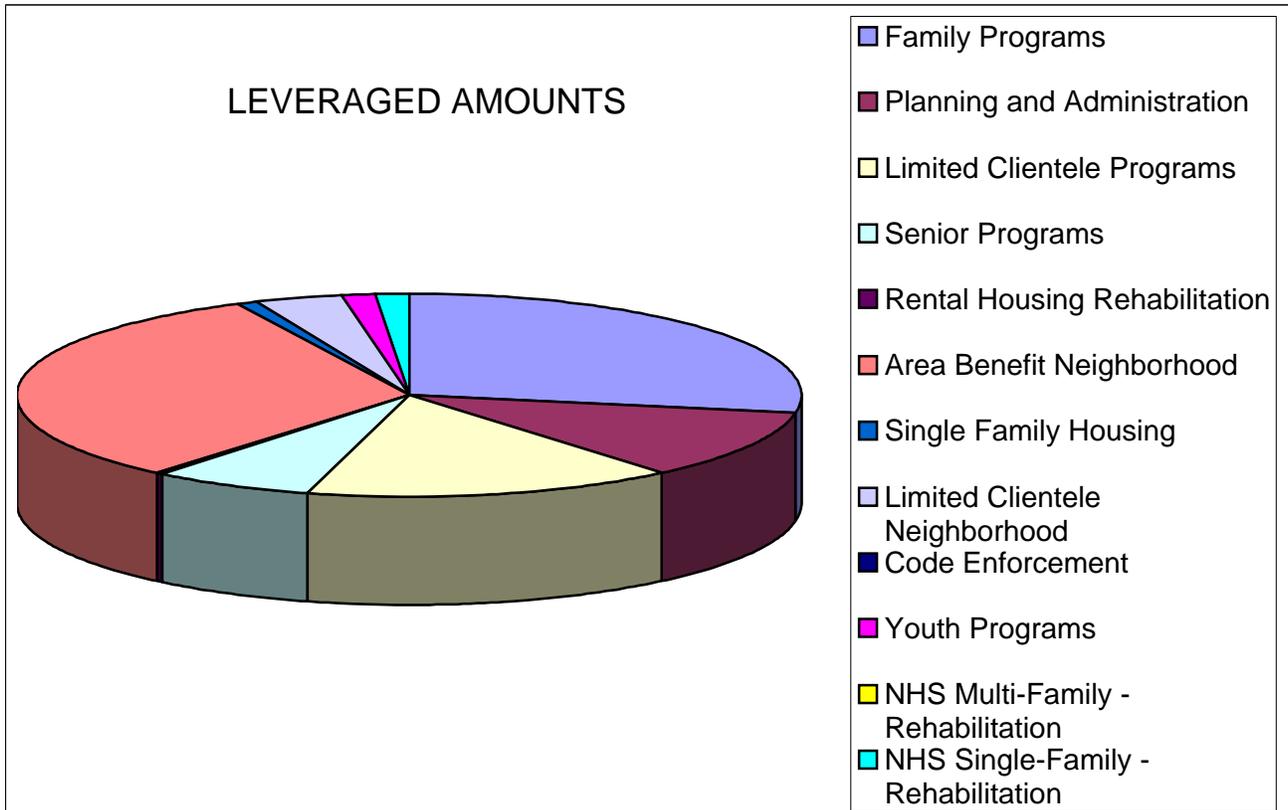
In FY 09-10, the Consortium and City of Quincy used HUD funds to successfully leverage substantial federal, state, local and private funds in developing critical economic development, housing, homeless and community development programs, projects and activities. A summary of the leveraged amounts is 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 \$19,886 of FEMA, MassHousing, and miscellaneous income and homeowner funds.
- Quincy Consortium CHDO projects leveraged at least \$7,853,791 of additional capital to assist in the development of affordable housing for low and moderate-income households.
- During FY 09-10, Quincy's First Time Homebuyer's Program provided first time home buyer assistance to three households totaling \$52,200. Through the Massachusetts Housing Partnership Soft-Second Program, thirty-one (31) homebuyers were given reduced mortgage rates and favorable terms. The program provided \$6,955,365 in first mortgage financing and \$123,598.31 in Soft Second mortgages.
- Weymouth's First time homebuyers were given reduced mortgage rates and favorable terms. The Soft 2nd program provided assistance to four-teen (14) homebuyers with \$2,776,143 in mortgage financing and \$67,901.65 in Soft 2nd subsidies.
- Weymouth provided \$.275,000 in Community Preservation funds towards two HOME affordable housing developments
- 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 \$1,656,320. 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 (2009-10)

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

PROJ #	PROJECT NAME	LEVERAGED AMOUNTS
2	Family Programs	\$ 533,108
8	Planning and Administration	\$ 212,503
1	Limited Clientele Programs	\$ 291,727
27	Senior Programs	\$ 126,796
14	Rental Housing Rehabilitation	\$ 5,595
9	Area Benefit Neighborhood	\$ 609,195
13	Single Family Housing	\$ 14,292
11	Limited Clientele Neighborhood	\$ 69,613
3	Code Enforcement	\$ 1,500
18	Youth Programs	\$ 25,881
16	NHS Multi-Family - Rehabilitation	\$ 1,493
17	NHS Single-Family - Rehabilitation	\$ 24,381
TOTAL		\$ 1,916,083



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, 2010
- Outcome Indicator: 9 permanently disabled persons under the age of 60 gained access to hot nutritious meals that they would not receive otherwise.
 - Outcome Statement: 9 permanently 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, 2010
 - Outcome Indicator: 96 percent of the 78 counseled have made gains in their ability to cope with life circumstances.

- **Outcome Statement:** 96 percent of 78 persons have had main gains in their ability to cope with life circumstances for the purpose of creating a suitable living environment.

Quincy Adult Education (159 Burgin Parkway, Quincy, MA 02169)

- **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, 2010
- **Outcome Indicator:** 26 students made significant improvement in social and academic functioning based on consistent attendance and teacher observation.
- **Outcome Statement:** 26 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.
- **National Objective:** Low Moderate Income – Limited Clientele
- **Matrix Code 05H; Service Area:** City-Wide
- **Completion date:** June 30, 2010
- **Outcome Indicator:** 31 of the 33 clients of the Career Closet obtained job interviews; 11 gained employment.
 - **Outcome Statement:** 33 clients improved their access to employment for the purpose of creating a suitable living environment.

Veterans Homeless Program (Father Bills Mainspring 422 Washington Street, 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, 2010
- **Outcome Indicator:** 25 homeless veterans gained case management services for substance abuse and mental health issues among others.
 - **Outcome Statement:** 25 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, 2010
 - Outcome Indicator: 100% of the 100 families served reported an increased knowledge of community outreach services and resources.
- Outcome Statement: 262 persons of the 100 families have had the opportunity to have access to new knowledge for the purpose of creating a suitable living environment.

Commission of 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, 2010
- Outcome Indicator: 9 families in transitional housing had more stable housing and their children remained in Quincy Public Schools.
 - Outcome Statement: 20 persons in the 9 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, 2010
- Outcome Indicator: 3,291 clients served reported that received access to nutritious food: 205 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, 2010
- Outcome Indicator: 1,508 Asians received appropriate services including legal, financial, housing, educational and loan assistance.
 - Outcome Statement: 1,508 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, 2010
- Outcome Indicator: The Germantown Neighborhood Center served 2,860 clients with nutritious food and, according to program reports, enabled clients to focus on paying other essential bills such as rent, heat and clothing.
- Outcome Statement: 2,860 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, 2010
 - Outcome Indicator: 100 percent of the 9 children who received tuition scholarships for after school care had less exposure to negative elements.
 - Outcome Statement: 9 children had access to after school services for the purpose of creating a suitable living environment.

Finding Hope for Children (*114 Whitwell Street, Quincy, MA 02169*)

- Description: Professional counseling services for children who witness domestic violence and other traumatic events.
- National Objective: Low/Moderate- Income Limited Clientele
- Matrix Code -05D; Service Area: City-Wide

- Completion date: June 30, 2010
 - Outcome Indicator: Twenty children, 19 of whom were low and moderate income, received over 300 hours of counseling service under this innovative and collaborative program.
 - Outcome Statement: 20 children had access to professional counseling for the purpose of creating a suitable living environment.

South Shore YMCA/Social Group for Autistic Teens (79 Coddington Street, Quincy, MA 02169)

- Description: Social Group for youth with autism to improve their quality of life.
- National Objective: Low/Moderate- Income Limited Clientele
- Matrix Code -05D; Service Area: City-Wide
- Completion date: June 30, 2010
- Outcome Indicator: 18 autistic youth had access to a social group to improve their quality of life.
- Outcome Statement: 18 autistic youth and access to a social group for the purpose of creating a suitable living environment.

PROJECT 27 - SENIOR PROGRAMS/SERVICES:

General: Public Services programs that benefit the senior population.

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, 2010
- Outcome Indicator: Senior group members benefitted from programs that reduced isolation and provided socialization.
- Outcome Statement: 86 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, 2010
 - Outcome Indicator: 75 participating seniors have reported an improvement in mental and physical health.
 - Outcome Statement 75 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, 2010
- Outcome Indicator: 963 low/moderate-income seniors were able to attend medical appointments.
 - Outcome Statement: 963 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, 2010
 - Outcome Indicator: The Girl Power group was evaluated and found to produce very positive results including exposure to community service, healthy nutrition/lifestyle and career-oriented programming.
 - Outcome Statement: 383 youth had access to programming 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, 2010
 - Outcome Indicator: 1,454 residents, all of whom were low or moderate income, benefitted from programs that increased knowledge of and access to service.
 - Outcome Statement: 1,454 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, 2010
- Outcome Indicator: At least 75% of clients in the “Women’s Skills for Success” program reported learning “A Great Deal” about decision making, maintaining positive relationships and handling life challenges.
- Outcome Statement: 76 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, 2010
- 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: 88 seniors gained access to senior programs for the purpose of creating a suitable living environment.
- Outcome Indicator: Community members who attended the Parent/Tot Early Literacy program were surveyed and expressed high satisfaction with programming with requests for more.
- Outcome Statement: 173 community members gained access to public service programs for the purpose of creating a suitable living environment.
- Outcome Indicator: Many youth were served with high quality after-school enrichments and school vacation camp programming.
- Outcome Statement: 69 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, 2010
- National Objective: Low/Moderate -Income Limited Clientele
- Matrix Code – 05D; Service Area Census tract 4172.00 and 4176.02

- Outcome Indicator: 11 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: 11 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 73 seniors that attended neighborhood meetings, at least 20% requested additional information about community programs and services and some became more involved in local issues after hearing speakers.
- Outcome Statement: 73 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, 2010
- National Objective: Low/Moderate- Income Limited Clientele.
- Matrix Code 05: Service Area: Census tract 4178.01
- Outcome Indicator: 23 women, 14 of whom were a female head of household, benefited from supportive programs including art and cooking classes.
- Outcome Statement: 23 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: The majority of participants surveyed expressed satisfaction with programming and improvements to the Community Room.
- Outcome Statement: 63 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 112 youth clients, 18 movie night participants were surveyed and noted the safe and affordable qualities of the program. Parents report being receive a “time-out” to regroup at the end of a busy week.
- Outcome Statement: 112 youth 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: All participants surveyed reported an increase in social stimulation, better nutrition and connection to the community.
- Outcome Statement: 212 seniors gained 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, 2010

- 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 Summer Lunch and Literacy were surveyed and reported increased self-confidence, friendships and appreciation for an affordable and accessible (local) program.
- Outcome Statement: 101 youth gained access to services for the purpose of creating a suitable living environment.
- Outcome Indicator: Senior surveyed indicated better health and fitness based on participation in blood pressure clinics and exercise programs.
- Outcome Statement: 72 persons gained access to services and information for the purpose of creating a suitable living environment.
- Outcome Indicator: Families participating in a Drug and Alcohol Awareness Night reported that they thought 40-70% of kids were involved in underage drinking/drug use and that community center programs can kids busy and/or help parents stay “plugged-in.”
- Outcome Statement: 159 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, 2010
- Matrix Code 05A; Service Area: Census tract 4180.01, etc.
- Outcome Indicator: Participating seniors benefitted from a weekly social group that increased socialization and provided access to community information and resources.
- Outcome Statement: 35 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: Children benefitted from attending programs designed to teach new skills and provide a safe environment.
- Outcome Statement: The 24 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 benefitted from programs designed to create community connections and decrease isolation.
 - Outcome Statement: 302 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, 2010
- 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: 360 cases were directed to code enforcement officer
- Outcome Statement: 360 properties had access to code enforcement activities for the purpose of providing decent housing. The code enforcement officer resolved 94 total cases during FY 2009-2010.

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, 2010
- 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.
- Not applicable for 2009-2010

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, 2010
- 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.

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, 2010
- Matrix Code 03F; Service Area: City-wide
- Outcome Indicator: Installation of 34 bicycle racks at 8 low/moderate-income public facilities

and/or public buildings that serve low/moderate-income individuals, 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, 2010
- Matrix Code 03K; Service Area: Low-mod areas
- Outcome Indicator: 20 street segments (26 Fifth Avenue; 79, 85 and 159-161 Main Street; 18, 22, 35, 41, 44, 45, 52 Forum Road; 11, 38 41, 42 Hyde Street; 53 Ellerton Road; 11 Clarendon Street; 61 Edison Park; 48, 56, 69, 72, 73 Farnum Street; 32 Graham Street; 22, 26, 34, 46,50 Stewart Street; 38/40, 23 Payne Street; 2, 10 15-21 Keyes Street; 24, 70, 90, 94-96 Edinboro Road; 12, 24, 25, 37 Winthrop Park; 7 Ring Avenue; 29, 35, 39, 43, 77, 79, 85, 93, 98 Baxter Avenue; 44-46, 58 Shea Street) have had their sidewalks replace to allow for a safer, more pedestrian-friendly environment.
- Outcome Statement: renovation of the above-listed streets/sidewalks for the purpose of creating s sustainable neighborhood environment.

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, 2010
- 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 (1400 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, 2010
- Matrix Code 18A; Service Area: City-wide Commercial Districts
- Outcome Indicator: 9 business loan applications were examined for creating economic opportunities. Two of these applications were approved at this time.
- Outcome statement: 2 businesses had access to commercial loans at this time and 7.5 FTE were created.

PROJECT 34 – QUINCY 2000 COLLABORATIVE TECHNICAL ASSISTANCE TO MICROENTERPRISES

Quincy 2000 Collaborative (1400 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, 2010
- Matrix Code 18C; Service Area: City-wide Commercial Districts
- Outcome Indicator: 17 microenterprises were assisted. Financing packages were developed for funding assistance creating economic opportunities by allowing 3 business to be created or expanded
- Outcome Statement: 3 businesses will have access to technical assistance and/ or commercial loans for the purpose of creating economic opportunities. This resulted in the creation of 4.5 FTE positions.

PROJECT 36 – QUINCY 2000 COLLABORATIVE TECHNICAL ASSISTANCE FOR JOBS CREATION

Quincy 2000 Collaborative (1400 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, 2010
- Matrix Code 18D; Service Area: City-wide Commercial Districts
- Outcome Indicator: 8 businesses received assistance, resulting in 3 financing packages submitted for funding assistance. The results of those applications resulted in one application approved, but pending as of June 30, 2010. No business were created or expanded and 0 full time equivalency (FTE) jobs were created.
- Outcome statement: 1 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

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, 2010
- 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 54% 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, 2010
- Geographic Area: City-wide
- Outcome Indicator: 60 Quincy households completing the first time homebuyer workshop series will improve their access to low cost mortgage products and down payment assistance programs.
- Outcome Statement: 64 Quincy households completed a first time homebuyer workshop for the purpose of providing decent affordable housing.
- Outcome Indicator: 25 Quincy households completing the Mortgage Foreclosure counseling and Predatory Lending education seminars will improve their access to affordable housing and direct financial assistance.
- Outcome Statement: 64 Quincy households completed the Mortgage Foreclosure counseling and Predatory Lending education seminars for the purpose of providing 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 \$181,489. 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

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, 2010
- 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, 2010
- Matrix Code: 14A; Service Area: City-wide
- Outcome Statement: Rehabilitation of 7 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, 2010
- Matrix Code 14B; Service Area: City-wide
- Outcome Statement: Rehabilitation of 2 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, 2010
- 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, 2010
- Matrix Code: 14A; Service Area: Wards 1, 2, 3, and 4
- Outcome Statement: Rehabilitation of 2 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, 2010
- Matrix Code: 14A; Service Area: Wards 1, 2, 3, and 4
- Outcome Statement: Rehabilitation of 32 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, 2010
- Matrix Code 13; Service Area (location of property to be acquired): City-wide
- Outcome Statement: Provided assistance to 3 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, 2010
- Matrix Code 14G; Geographic Area: Quincy
- Outcome Statement: Created 24 new SRO Affordable Housing Units and 1 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, 2010
- Service Area: City-wide
- Outcome Statement: Rehabilitate 5 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, 2010
- 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, 14 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 completion of new construction of two buildings, each consisting of 3 3BR affordable rental units.

PROJECT 28 – WEYMOUTH CHDO OPERATING

n/a

PROJECT 35 – WEYMOUTH TENANT BASED ASSISTANCE

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

- Not applicable for 2009-10.

PROJECT 26 – 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

6 Fort Street

- Description: \$200,000 in HOME and CDBG funds committed for development of 11 units in a 34 unit affordable rental project.
- National Objective: Low/Moderate Housing
- Completion Date: June 30, 2011
- Matrix Code 12; Geographic Area: Weymouth CT 4221
- Outcome Indicator: Create 11 affordable rental housing units for the purpose of providing decent affordable housing

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

TammyBrook Apartments

- Description - \$100,000 in HOME funds for the acquisition of 90 units of expiring use housing; 4 units HOME assisted.
- National Objective – Low/Mod Housing
- Completion Date : June 30, 2010
- Matrix Code 12; Geo. Area Weymouth CT 4224
- Outcome Indicator: Create 4 affordable rental units for the purpose of providing decent affordable housing

PROJECT 37 – BRAINTREE FIRST TIME HOMEBUYER PROGRAM

Braintree Dept. of Planning & Com. Dev. (One JFK Memorial Drive Braintree, MA 02184)

- Description: Down payment and closing cost assistance loans to first time homebuyers
Completion date: June 30, 2010
- Service Area: Town-wide
- Outcome Statement: Provided 0 households with down payment assistance for the purpose of creating decent, affordable housing.

PROJECT 38 – BRAINTREEHOMEADMINISTRATION

Braintree Dept. of Planning & Com. Dev. (One JFK Memorial Drive, Braintree, MA 02184)

- Description: General administrative costs for the HOME Program including program implementation and management
- Completion Date: June 30, 2010
- Service Area: Braintree
- Not applicable for 2009-2010

PROJECT 39 – BRAINTREE REHAB PROGRAM

**Braintree Dept. of Planning & Com. Dev. (One JFK Memorial Drive Braintree, MA 02184)
RESERVED**

PROJECT 40 – BRAINTREE CHDO AFFORDABLE HOUSING

**Braintree Dept. of Planning & Com. Dev. (One JFK Memorial Drive Braintree, MA 02184)
RESERVED**

PROJECT 41 – BRAINTREE RENTAL PRODUCTION (NON CHDO)
RESERVED

PROJECT 47 – HOLBROOK FIRST TIME HOMEBUYER PROGRAM

Holbrook Dept. of Planning & Community Development (50 North Street, Holbrook, MA 02343)

- Description: Down payment and closing cost assistance loans to first time homebuyers
Completion date: June 30, 2010
- Service Area: Town-wide
- Outcome Statement: Provided 0 households with downpayment assistance for the purpose of providing decent affordable housing.

PROJECT 48 – HOLBROOK HOMEADMINISTRATION

Holbrook Dept. of Planning & Community Development (50 North Street, Holbrook, MA 02343)

- Description: General administrative costs for the HOME Program including program implementation and management
- Completion Date: June 30, 2010
- Service Area: Holbrook
- Outcome Statement: Affordability for the purpose of providing decent affordable housing.

PROJECT 49 – HOLRBOOK REHAB PROGRAM

Holbrook Dept. of Planning & Community Development (50 North Street, Holbrook, MA 02343)
Not applicable for 2009-10

PROJECT 50 – HOLBROOK CHDO AFFORDABLE HOUSING

Holbrook Dept. of Planning & Community Development (50 North Street, Holbrook, MA 02343)
Not applicable for 2009-10

PROJECT 51 – HOLBROOK RENTAL PRODUCTION (NON CHDO)
RESERVED

PROJECT 42 – MILTON FIRST TIME HOMEHOMEBUYER PROGRAM

Milton Department of Planning (525 Canton Avenue, Milton, MA 02186)

- Description: Down payment and closing cost assistance loans to first time homebuyers
Completion date: June 30, 2010
- Service Area: Town-wide
- Outcome Statement: Provided 0 households with down payment assistance for the purpose of creating decent, affordable housing.

PROJECT 43- MILTON HOME ADMINISTRATION

Milton Department of Planning (525 Canton Avenue, Milton, MA 02186)

- Description: General administrative costs for the HOME Program including program implementation and management

- Completion Date: June 30, 2010
- Service Area: Milton
- Not applicable for 2009-10.

PROJECT 44 – MILTON FIRST REHAB PROGRAM

Milton Department of Planning (525 Canton Avenue, Milton, MA 02186)

Not applicable for 2009-10

PROJECT 45 – MILTON CHDOAFFORDABLE HOUSING

Milton Department of Planning (525 Canton Avenue, Milton, MA 02186)

Not applicable for 2009-10

PROJECT 45 – MILTON RENTAL PRODUCTION (NON CHDO)

RESERVED

PROJECT 20 - ESG GRANT, HOMELESS SHELTER AND SERVICES

Father Bills & MainSpring, Inc.

(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, 2010
- 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, 2010
- 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, 2010
- 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 a 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, 2010
- 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: “Family Housing Project” - 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, 2010
- 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, 2010
- Service Area: Quincy/Weymouth
- Outcome Statement: Provided accessibility to support services to 129 individuals and children 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, 2010
- Service Area: City-wide
- Outcome Statement: Provided 105 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, Louis' Program.* Provided Single Room Occupancy (SRO) housing for 58 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, 2010
- Service Area: Quincy/Weymouth
- Outcome Statement: Provided accessibility to support services to 58 persons for the purpose of creating economic opportunity.

9. SELF-EVALUATION

9.1 Overall Goal Of Community Planning And Development Programs

In FY 2009-2010, 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 supportive housing for homeless persons and families.

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 \$156,446 (including \$136,559 from CDBG, and the rest from other sources) on 7 owner-occupied units and 2 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 34 housing units (32 owner-occupied, 2 multi-family) expending \$84,912.

Despite the high costs of homes in the City of Quincy and the towns of Braintree, Holbrook, Milton, and Weymouth and the serious constraints imposed by the Home Acquisition limits, the Consortium assisted three (3) first time homebuyers with \$52,200 in HOME funds for downpayment assistance while sixty (60) homebuyers received \$244,951.19 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 supportive 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 improvements, 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 39 single family units and 4 rental units in Quincy.
- First time homebuyers: successfully assisted 63 new homeowners.
- Fair Housing Counseling: 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.
- Affordable housing units: CHDO projects included the rehabilitation of a 3 unit SRO (Quincy Avenue) project, the rehabilitation of a three (3) unit family housing project. The Consortium earmarked \$475,000 of CHDO funds for development of twenty-four (24) new affordable family housing units located at 45 Winter Street and \$200,000 (\$100,000 HOME and \$100,000 of CDBG funds) for a thirty-four (34) unit development of family housing. Through the Quincy Inclusionary Zoning Ordinance, a 196-unit apartment building maintains 20 rental units to affordable housing, a 21-unit town house project maintains 1 affordable unit, and Neponset Landing has full occupancy of its 20 affordable housing units.
- Code Enforcement: responded to 360 cases in low and moderate-income neighborhoods that were reported as having code violations. During FY 2009-2010, the Code Enforcement Officer resolved 94 cases

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 133 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 \$ 339,144 towards public services programs such as mental health counseling, jobs search assistance, emergency food, and other services, that benefited 12,712 persons including seniors, children and youth, of which 5,522 reported to be from a minority race or ethnicity.
- Public Facilities – the City expended \$59,843 on various public facilities projects. These projects include the renovation of the Hough’s Neck Community Center, Renovation of the new Kennedy Senior Center, North Quincy Community Center, and the installation of bicycle racks.
- Public Works – Streets and sidewalks were improved within low/moderate income areas of Ward 2.
- Economic Development – Assisted in the development of 17 businesses with Technical Assistance and/or funds in exchange for creating jobs for low-income individuals. Also assisted 17 low-income individuals with expansion or startup business plans and advice where to find funding. The Commercial Loan program also assisted 2 people with business loans. These actions resulted in the creation of 12 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, 2010, the CDBG, HOME, ESG, and McKinney Homeless Assistance Programs were 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?

Programs, projects and activities identified in the plan were generally on schedule during FY 09-10.

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 continue to work with the three new communities (Braintree, Holbrook, and Milton) to assist them in the development of affordable housing in their respective communities.

10. CDBG ENTITLEMENT FUNDS

10.1 Relationship to Consolidated Plan

In FY 09-10, the City of Quincy utilized its CDBG funds to address the priorities, needs, goals, and specific objectives identified in the City's Consolidated Plan. CDBG funds were distributed among different categories of housing, homeless and community development needs identified in the Consolidated Plan, focusing on activities that benefited low- and moderate-income persons by:

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

During this reporting period, the City had a total of \$4,351,980 of CDBG funds available for use. Of this amount, \$2,070,201 was from the FY 2009-2010 grant, \$1,852,259 from prior year grant allocations and unexpended program income and \$429,520 from program income generated during the year. During the year, the City of Quincy expended \$2,122,067 of CDBG funds (see Table 10.1 and Figure 10.1). Of that amount, \$1,515,572 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 second 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 2009-2010, the City made available 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 \$271,058 towards the rehabilitation of owner-occupied and rental units. Of that amount, Quincy's Office of Housing Rehabilitation (OHR) accounted for \$156,446 that assisted in the rehabilitation of 7 single-family units, 2 rental units and zero non-profit residential units. The OHR also utilized HOME, miscellaneous funds, and private funds to supplement CDBG funding. NHS expended \$114,612 of CDBG and Revolving Loan Funds to rehabilitate 32 single-family units and 2 rental units. NHS also utilized miscellaneous funds, and private funds to supplement CDBG funding.

10.1.2. OTHER HOUSING

a) Code Enforcement — In FY 2009-2010, an expenditure of **\$53,816** was made to pay the salary and benefits of a Code Enforcement Officer.. The CDBG-funded Code Enforcement officer works within the Housing division of the Quincy Health Department, which is responsible for enforcing the State Sanitary Code, Chapter II, Minimum Standards of Fitness for Human Habitation. This division also responds to nuisance complaints involving residential properties. Typical nuisance complaints may range from trash and rubbish, to dumpster complaints (larger apartment complexes), to overgrown grass and shrubs, to junk and debris, to abandoned property (and everything in between).

Annual inspections of rooming houses and hotel/motels are also the responsibility of this Division. During FY 2009-2010, the Code Enforcement Officer inspected 27 rooming houses.

During FY 2009-2010, the code enforcement officer responded to 360 cases that were directed to the Quincy Health Department. These mostly entailed property nuisance calls (overgrown vegetation, abundance of trash, too many animals, etc.) from neighbors, and housing complaints from tenants in rental apartments. Some of these 360 cases were resolved, while others remained open. The Code Enforcement Officer resolved 94 nuisance and/or housing cases during FY 2009-2010.

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., Asian Community Development Corporation (ACDC), 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:
- \$475,000 of HOME CHDO funds on an NHS development of twenty-four (24)-unit of affordable family housing located at 45 Winter Street, Quincy.
- \$144,986 of HOME funding for acquisition and resale of one property located at Hodkinson Street. This was completed under the housing stabilization program.

- \$60,000 funds were committed to rehabilitate a three (3) unit single room occupancy (SRO) building on Quincy Street; this building serves formerly homeless women.
- \$83,455 in HOME funds were committed to rehabilitate a three family house.
- \$200,000 (\$100,000 in HOME funds and \$100,000 in CDBG funds) were earmarked for the 6 Fort Street, Quincy project.

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

Weymouth expended the balance 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 created six (6) new units of affordable rental housing for families.

Weymouth expended \$100,000 in HOME funds towards the acquisition of 90 housing units in the TammyBrook "expiring use" housing development. 65 units are "affordable"; 4 units are HOME assisted.

10.1.3. COMMUNITY DEVELOPMENT

In FY 09-10, 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 and Annual Action Plan.

Community Development Week 2010

The City of Quincy, through PCD, was pleased to once again participate in National Community Development (CD) Week, which was recognized from April 5-10, 2010.

Eleven events were held during Community Development Week to celebrate the positive impacts CDBG and other HUD resources have had in Quincy.

Highlights of the weeklong celebration included the ribbon cutting of the "Emerge Boutique" at the Germantown Neighborhood Center and an open house at the newly renovated Houghs Neck Community Center.

The "Emerge Boutique" is part of a new women's program at the Germantown Neighborhood Center. The boutique offers free clothing to local women who are in need of appropriate attire for job training and job placement activities. The clothing has been donated by J. Jill, and women will access the boutique by making an appointment to meet with a fashion consultant on site. The boutique is the newest feature of the center's women's initiative programs, which seeks to help local women gain better skills, assist them in becoming more self-sufficient, and increase self-esteem.

“Today is a day for celebration,” said Congressman Delahunt. “What you are witnessing here today is evidence that government can work when it works with community groups. Invariably, these kinds of programs really can deliver. This is a day where we can embrace the fact that here in Germantown, there is a community that comes together, that works together -- especially when it comes to the issue of empowerment of women.”

Also in attendance was Paula Newcomb, Senior Community Planning and Development Representative from HUD.

This event was also used as an opportunity for the city’s Department of Planning and Community Development to present outstanding achievement awards to some local individuals, including Congressman Delahunt, who was presented with a lifetime achievement award for his commitment to community and his drive to serve low and moderate income individuals.

Others in attendance at the Germantown event included Norfolk County District Attorney William Keating, State Senator Michael W. Morrissey, State Representative A. Stephen Tobin, current Ward One City Councillor Margaret Laforest, former Ward One City Councillor Leo J. Kelly, and an estimated 100 individuals, including local community and business leaders.

The other main event of Community Development Week was an open house at the Houghs Neck Community Center, to celebrate the recent and substantial renovation of the center, made possible, in part, through the CDBG program.

“Our Planning Department does a phenomenal job overseeing the various programs which are funded by the federal government, including the Community Development Block Grant program,” said Mayor Koch at the Houghs Neck event. “Our Planning Department has received several national awards for their work in the city, so I’m grateful to them.”

Other events during Community Development Week included the ribbon cutting of a new affordable housing project called “Safe Homes”; the premier of “Welcome Home”, which is an infomercial produced by the City of Quincy Fair Housing Committee; senior line dancing at the Ward Two Community Center; a senior luncheon at the North Quincy Community Center; a playgroup at the Ward Four Neighborhood Center; a Chi Gong class hosted by the Asian American Service Association; Bingo at the Squantum Community Center; and Yoga at the Kennedy Center.

Community Development Week ended with the city’s participation at the “Opportunity Knocks Homebuyer Fair” at the South Shore Plaza on Saturday, April 10. Quincy’s Affordable Housing Trust Fund sponsored an information booth regarding the “At Home in Quincy” program, which may provide homebuyers living or working in Quincy with help to make the purchase of their first home more affordable with up to 2% down-payment assistance and Private Mortgage Insurance (PMI) paid for through the Trust.

Once again, 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 Seattle, Washington on June 25, 2010, 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 2010. In attendance (and speaking) at the awards luncheon was Deputy Secretary Ron Sims, from HUD.

**Table 10.1: Community Development Block Grant Program, FY 2009-2010
Budgets and Expenditures by Categories, City of Quincy, Massachusetts**

Projects	09-10 Grant Budget	Total Budgets	09-10 Grant Expenditures	Total Expenditures	09-10 Grant Balance	Total Balance
LIMITED CLIENTELE PUBLIC SERVICES	\$ 83,818	\$ 83,818	\$ 83,307	\$ 83,818	\$ 511	\$ -
FAMILY PROGRAMS PUBLIC SERVICES	\$ 39,708	\$ 39,708	\$ 39,706	\$ 39,706	\$ 2	\$ 2
CODE ENFORCEMENT	\$ 54,479	\$ 54,479	\$ 53,906	\$ 54,479	\$ 573	\$ 0
RENOVATION OF PUBLIC FACILITIES	\$ 160,467	\$ 420,006	\$ 16,619	\$ 59,843	\$ 143,847	\$ 360,163
BUSINESS DISTRICT REVITALIZATION	\$ -	\$ 530,371	\$ -	\$ -	\$ -	\$ 530,371
NEIGHBORHOOD PUBLIC IMPROVEMENT	\$ 100,000	\$ 667,675	\$ -	\$ 450,762	\$ 100,000	\$ 216,912
PLANNING AND ADMINISTRATION	\$ 446,480	\$ 455,856	\$ 407,341	\$ 425,005	\$ 39,139	\$ 30,851
AREA BENEFIT NEIGHBORHOOD CENTER	\$ 28,777	\$ 28,777	\$ 28,777	\$ 28,777	\$ -	\$ -
QUINCY 2000 COMMERCIAL LOAN/GRANT PROGRAM	\$ 131,000	\$ 225,402	\$ 85,000	\$ 120,240	\$ 46,000	\$ 105,162
LIMITED CLIENTELE NEIGHBORHOOD CENTERS	\$ 54,587	\$ 54,790	\$ 45,622	\$ 45,825	\$ 8,965	\$ 8,965
SINGLE FAMILY HOUSING REHABILITATION	\$ 446,639	\$ 959,473	\$ 166,229	\$ 298,738	\$ 280,410	\$ 660,736
MULTIFAMILY HOUSING REHABILITATION	\$ 20,806	\$ 61,480	\$ 20,806	\$ 52,754	\$ -	\$ 8,726
NHS MULTI FAMILY REHABILITATION	\$ 155,296	\$ 170,231	\$ 5,296	\$ 20,231	\$ 150,000	\$ 150,000
NHS SINGLE FAMILY REHAB	\$ 24,704	\$ 160,736	\$ 24,704	\$ 94,381	\$ -	\$ 66,355
YOUTH PROGRAMS - PUBLIC SERVICES	\$ 11,425	\$ 11,425	\$ 11,425	\$ 11,425	\$ 0	\$ 0
FIRST TIME HOMEBUYERS PROGRAM	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SENIOR PROGRAMS PUBLIC SERVICES	\$ 130,525	\$ 130,517	\$ 127,715	\$ 129,593	\$ 2,810	\$ 924
QUINCY 2000 TECH ASST FOR JOB CREATION	\$ -	\$ 16,000	\$ -	\$ 16,000	\$ -	\$ -
QUINCY 2000 TECH ASST TO MICROENTERPRISES	\$ -	\$ 9,000	\$ -	\$ 9,000	\$ -	\$ -
CDBG Total Excluding Sec. 108	\$ 1,888,711	\$ 4,079,745	\$ 1,116,454	\$ 1,940,578	\$ 772,257	\$ 2,139,167
SECTION 108 REPAYMENT	\$ 181,490	\$ 272,235	\$ 90,745	\$ 181,490	\$ 90,745	\$ 90,745
CDBG TOTAL	\$ 2,070,201	\$ 4,351,980	\$ 1,207,199	\$ 2,122,067	\$ 863,002	\$ 2,229,913

**Figure 10.1 CDBG Expenditures, FY 09-10
City of Quincy, MA**

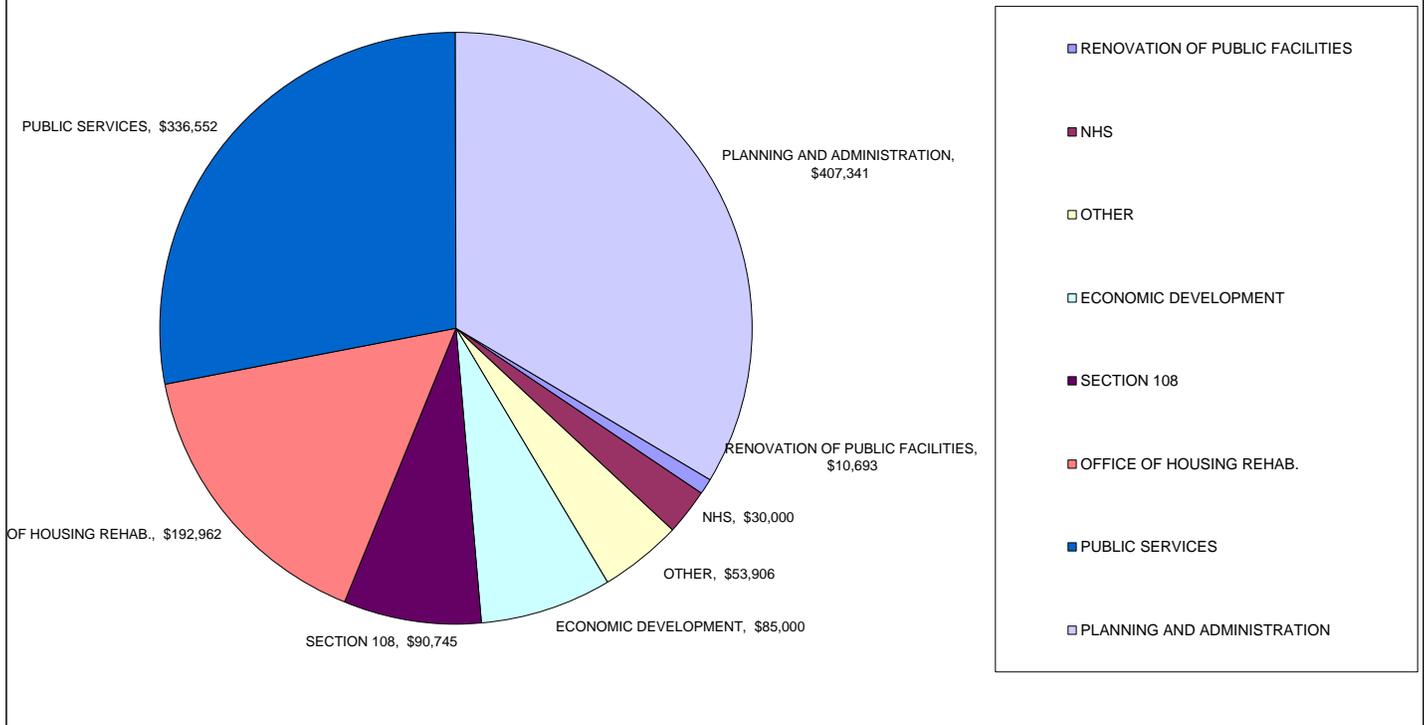


Table 10.2: Total Expenditures Subject to Low-Moderate Income Calculation and Low-Moderate Income Expenditures, Community Development Block Grant (CDBG) Program, FY 2009-2010 and Three-Year Certification Period, City of Quincy, Massachusetts

Categories	Expenditures	
	TOTAL	LOW-MOD
Housing Rehab. Grants/Loans- CITY	\$ 351,492	\$ 351,492
Housing Rehabilitation - NHS	\$ 114,612	\$ 114,612
Economic Development*	\$ 145,240	\$ 145,240
Public Facilities Renovation	\$ 59,843	\$ 59,843
Neighborhood Public Works	\$ 450,762	\$ 450,762
Public Services	\$ 339,144	\$ 339,144
Other Non-Planning **	\$ 54,479	\$ 54,479
CDBG Total	\$ 1,515,572	\$ 1,515,572
LOW-MODERATE INCOME EXPENDITURES AS % OF TOTAL		100.00%
THREE YEAR CERTIFICATION PERIOD:		
CDBG EXPENDITURES SUBJ TO LM: FY 2008-09	\$ 998,516	\$ 998,516
CDBG EXPENDITURES SUBJ TO LM: FY 2009-10	\$ 1,515,572	\$ 1,515,572
CDBG EXPENDITURES SUBJ TO LM: FY 2010-11	-	-
CDBG EXPENDITURES SUBJ TO LM: 3 YR CERTIFICATION	\$ 2,514,089	\$ 2,514,089
LOW-MODERATE INCOME EXPENDITURES AS % OF TOTAL		100.00%

* Includes Quincy 2000 economic development activities

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

10.1.3.1. Public Services Programs

In FY 2009-2010, 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 \$339,144 to undertake public services programs. During the year, a total of 12,713 persons were reported as having benefited from these programs.³ Of this number, 5,522 persons or 43% reported a minority race or ethnicity.

Specific programs are illustrated and in the attached “City of Quincy, Massachusetts, 2009-2010 Public Services” brochure. Accomplishments of FY 2009-2010 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.

³These figures represent the aggregation of all beneficiaries reported for all CDBG public service clients. It is therefore likely that persons are counted more than once if they participated in more than one activity.

Table 10.3 CDBG Funded Public Services Programs, Expenditures and Beneficiaries by Project Categories, FY 2009-10 City of Quincy, Massachusetts

IDIS	PUBLIC SERVICE ACTIVITIES	CDBG Budget	Expenditures	Leveraged Amounts	Clients Served	National Objective	Low/Mod Clients	Low/Mod %	Census Tract	Female Head-Household	
										Number	%
	Limited Clientele Programs Project #1										
2296	Good Shepard: Mental Health Services	\$ 8,775	\$ 8,775	\$ 84,512.00	78	LMC	69	88%		26	33%
2301	Quincy Adult Education (formerly QUILL Foundation)*	\$ 2,250	\$ 2,250	\$ -	26	LMC	PB	PB		0	0%
2302	Father Bills Mainspring- Veterans' Care Program	\$ 15,750	\$ 15,750	\$ 180,000	25	LMC	25	100%		0	0%
2305	Interfaith Social Services-Career Closet	\$ 2,925	\$ 2,925	\$ 13,315	33	LMC	33	100%		24	73%
2295	South Shore Elder Services: Meals on Wheels	\$ 3,780	\$ 5,280	\$ 13,900.00	9	LMC	PB	PB		0	0%
		\$ 33,480	\$ 34,980	\$ 291,727	171					50	29%
	Family Programs Project #2										
2303	Asian Liaison*	\$ 44,325	\$ 45,137.86	\$ -	1,508	LMC	1508	100%		207	14%
2299	Commission on the Family: Transitional Housing*	\$ 8,037	\$ 10,716.00	\$ 188,493	20	LMC	17	85%		10	50%
2298	Commission on the Family: Parent to Parent*	\$ 5,420	\$ 5,040.00	\$ 49,160	262	LMC	218	83%		40	15%
2315	Germantown Neighborhood Center Food Pantry	\$ 10,000	\$ 10,000.00	\$ 135,000	2,860	LMC	2860	100%		626	22%
2294	QCAP: Emergency Food Center*	\$ 13,950	\$ 13,950.00	\$ 160,455	3,291	LMC	3277	100%		413	13%
		\$ 81,732	\$ 84,844	\$ 533,108	7,941		7,880			1,296	16%
	Youth Programs Project #18										
2300	Quincy After School Child Care	\$ 7,425	\$ 7,425.00	\$ -	9	LMC	9	100%		0	0%
2407	Finding Hope for Children	\$ 4,000	\$ 3,999.99	\$ 25,881	20	LMC	19	95%		n/a	n/a
2380	South Shore YMCA/Social Group for Autistic Teens	\$ 3,700	\$ 3,700.00		18	LMC	12	67%		2	11%
		\$ 15,125	\$ 15,124.99	\$ 25,881	47	LMC	9	100%		6	0
	Senior Programs Project #27										
2297	Asian American Service Assoc. Senior Prog*	\$ 8,235	\$ 8,235	\$ 11,000	75	LMC	PB	n/a		41	55%
2293	Council on Aging: Transportation Services	\$ 123,741	\$ 110,790.30	\$ 105,296	963	LMC	PB	n/a		395	41%
2328	Squantum Community Center: Senior Services*	\$ 10,755	\$ 10,568	\$ 10,500	86	LMC	PB	n/a	4174	39	45%
		\$ 142,731	\$ 129,593	\$ 126,796	1,124					475	42%
	Area Benefit Neighborhood Centers Project#9										
2313	Germantown Neighborhood Center Community Services	\$ 11,000	\$ 8,895	\$ 317,740	1,454	LMC	1452	100%		1227	84%
2314	Germantown Neighborhood Center Youth Services	\$ 10,100	\$ 15,637	\$ 140,275	383	LMC	382	100%		n/a	n/a
2316	Germantown Neighborhood Center Women's Services	\$ 5,000	\$ 4,245	\$ 151,180	76	LMC	76	100%	4178.02	73	96%
		\$ 26,100	\$ 28,777	\$ 609,195	1,913					73	4%
	Limited Clientele Neighborhood Center Project#11										
2318	North Quincy Community Center Senior Services*	\$ 4,920	\$ 5,893.95	\$ 8,460	88	LMC	PB	n/a		20	23%
2319	North Quincy Community Center Community Services	\$ 7,325	\$ 5,306.85	\$ 2,650	173	LMC	171	99%		21	12%
2317	North Quincy Community Center Youth Services	\$ 8,000	\$ 3,785.98	\$ 2,100	69	LMC	62	90%		n/a	n/a
2310	Houghs Neck Community Services*	\$ 5,115	\$ 2,205.00	\$ 11,675	63	LMC	32	51%		5	8%
2311	Houghs Neck Women's Services*	\$ 735	\$ 45.00	\$ 5,300	23	LMC	23	100%		14	61%
2309	Houghs Neck Senior Services*	\$ 4,380	\$ 6,750.00	\$ 10,350	212	LMC	PB	n/a		67	32%
2312	Houghs Neck Youth Services*	\$ 4,395	\$ 4,305.00	\$ 10,900	112	LMC	108	96%		n/a	n/a
2325	Ward II Family	\$ 2,000	\$ 2,390.20	\$ 2,145	159	LMC	116	73%		14	9%
2326	Ward II Senior	\$ 4,500	\$ 1,089.77	\$ 3,200	72	LMC	PB	n/a		22	31%
2233	Ward II Youth	\$ 4,732	\$ 2,807.02	\$ 5,878	101	LMC	60	59%		n/a	n/a
2320	Ward 4 Community Program	\$ 2,925	\$ 2,230.56	\$ 2,000	302	LMC	234	77%		38	13%
2321	Ward 4 Youth Program	\$ 5,050	\$ 5,819.68	\$ 2,000	24	LMC	15	63%		n/a	n/a
2322	Ward 4 Senior Program	\$ 2,200	\$ 1,981.40	\$ 2,000	35	LMC	PB	n/a		0	0%
2323	Montclair/Wollaston Youth Services	\$ 600	\$ 526.63	\$ 478	11	LMC	9	82%		n/a	n/a
2324	Montclair/Wollaston Senior Services	\$ 705	\$ 688.11	\$ 478	73	LMC	PB	n/a		0	0%
		\$ 57,582	\$ 45,825	\$ 69,613	1,517					201	13%
	TOTAL	\$ 356,750	\$ 339,144	\$ 1,656,320	12,713					2,713	21%

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

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

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

**Table 10.4 CDBG Funded Public Services Program Beneficiaries by Race/Ethnicity
FY 2009-10 City of Quincy, Massachusetts**

PUBLIC SERVICE ACTIVITIES	Total	ETHNICITY							
		HISP	NON-H	White	Black	Asian	Multi-Racial	Amer Indian	Other Pacific
LIMITED CLIENTELE PROGRAMS									
Good Shepard: Mental Health Services	78	0	76	76	2	0	0	0	0
Quincy Adult Education (Former QUILL Foundation)	26	2	23	25	0	1	0	0	0
Quincy Interfaith Shelter (Father Bill's) Veteran's	25	0	25	25	0	0	0	0	0
Interfaith Social Services	33	6	27	23	8	0	0	0	2
South Shore Elder Services: Meals on Wheels	9	0	9	9	0	0	0	0	0
	171	8	160	158	10	1	0	0	2
FAMILY PROGRAMS									
The Office of Asian Affairs	1,508	0	1,508	0	0	1,508	0	0	0
Commission on the Family: Transitional Housing	20	0	20	18	1	1	0	0	0
Commission on the Family: Parent to Parent	262	31	231	148	33	73	8	0	0
Germantown Neighborhood Center Food Pantry	2,860	73	2,787	1,413	186	1,090	160	10	1
QCAP: Emergency Food Center	3,291	251	3,040	2,224	616	256	187	8	3
	7,941	355	7,586	3,803	836	2,928	355	18	4
YOUTH PROGRAMS									
Quincy After School Child Care	9	0	9	9	0	0	0	0	0
Finding Hope for Children	20	2	18	9	6	1	4	0	0
South Shore YMCA/Social Group for Autistic Teens	18	0	18	18	0	0	0	0	0
	47	2	45	36	6	1	4	0	0
SENIOR PROGRAMS									
Asian American Service Association	75	0	75	0	0	75	0	0	0
Beechwood on the Bay: Elder Services (Note)									
Council on Aging: Transportation Services	963		963	913	6	40	4	0	0
Squantum Community Center: Senior Services	86	0	86	86	0	0	0	0	0
	1,124	0	1,124	999	6	115	4	0	0
AREA BENEFIT NEIGHBORHOOD CENTERS									
Germantown Neighborhood Center Community Services	1,454	101	1,353	836	161	329	126	0	2
Germantown Neighborhood Center Youth Services	383	26	357	196	73	74	37	3	0
Germantown Neighborhood Center Women's Services	76	8	68	46	16	8	6	0	0
	1,913	135	1,778	1,078	250	411	169	3	2
LIMITED CLIENTELE NEIGHBORHOOD CENTERS									
North Quincy Community Center Senior Services	88	0	88	18	0	70	0	0	0
North Quincy Community Center Community Services	173	2	171	96	5	64	1	2	5
North Quincy Community Center Youth Program	69	1	68	48	0	18	3	0	0
Houghs Neck Community Services	63	1	62	55	2	0	3	2	1
Houghs Neck Women's Services	23	0	23	23	0	0	0	0	0
Houghs Neck Senior Services	212	0	212	212	0	0	0	0	0
Houghs Neck Youth Services	112	5	107	106	5	1	0	0	0
Ward II Family	159	11	148	103	6	39	11	0	0
Ward II Senior	72	0	72	71	0	1	0	0	0
Ward II Youth	101	7	94	85	0	8	6	0	2
Ward 4 Community Program	302	19	283	188	26	56	15	0	17
Ward 4 Youth Program	24	1	23	16	0	3	5	0	0
Ward 4 Senior Program	35	0	35	35	0	0	0	0	0
Montclair/Wollaston Youth Services	11	1	10	4	1	6	0	0	0
Montclair/Wollaston Senior Services	73	0	73	60	2	11	0	0	0
	1,517	48	1,469	1,120	47	277	44	4	25
TOTAL	12,713	548	12,162	7,194	1,155	3,733	576	25	33
Minority					5,522				

Table 10.5

**CDBG-FUNDED PUBLIC SERVICES, FY 2009-2010
CITY OF QUINCY, MASSACHUSETTS**

ACTIVITY/LOCATION	DESCRIPTION
<i>LIMITED CLIENTELE PROGRAMS (PROJECT 1)</i>	
Good Shepherd Counseling Services 1354 Hancock Street	Provided subsidized mental health and substance abuse counseling to Quincy residents with mental or behavioral issues who lack inadequate insurance or no insurance at all.
Interfaith Social Services Successful Transitions 101 Adams Street	Provided interview and appropriate clothing and support services to low-income women seeking employment; the goal was to empower welfare to work women by improving their self-image and confidence.
South Shore Elder Services: Meals on Wheels 159 Bay State Drive, Braintree	Delivered hot, nutritious meals to six disabled adults on a daily basis.
Veterans Homeless Program- Father Bills Mainspring. 422 Washington Street.	Provided case management and stabilization services to homeless or at-risk veterans.
Quincy Adult Education (formerly QUILL Foundation) 159 Burgin Parkway	Provided programs for adults with developmental delays residing in Quincy and Weymouth that foster social skills and educational development.
<i>FAMILY PROGRAMS (PROJECT 2)</i>	
Office of Asian Affairs Programs 1305 Hancock St	Provided translation and counseling services to non-English speaking Asian residents of Quincy so they can access public services
Commission on the Family: Transitional Housing Program 83 Saratoga Street	Provided transitional housing support services to homeless families in nine housing units leased from the Elder Housing Corporation and the Quincy Housing Authority in combination with McKinney Funds.
Commission on the Family: Parent to Parent Program 83 Saratoga Street	Provided various services and support to families of newborns, including home visits, baby supplies/necessities baskets, parenting informational bag, playgroups, and various activities for new mothers and their babies.
Germantown Neighborhood Center Food Pantry	Provided every participant in Ward I with a week's worth of nutritious food each month; Reached out to over 600 seniors in need.
QCAP: Emergency Food Pantry Southwest Community Center 388 Granite St.	Provided emergency food to very low households in crisis to alleviate hunger, improve nutrition, and helped households save money for other necessities such as housing and utilities; provide 100 Quincy households with extreme emergencies multiple food orders each month; and provide 60 Quincy households with assistance for the Federal Food Stamp program.

AREA BENEFIT NEIGHBORHOOD CENTERS (PROJECT 9)	
Germantown Neighborhood Center (GNC) 366 Palmer Street	Programs included Girl's Power Camp, Asian outreach, summer youth program, school vacation camp, peer leader program, focus groups, Holiday Assistance, food stamp outreach, parent support group, women's violence prevention, intergenerational events, cultural celebrations, homework help, swim/gym, and others. Serviced an area that included the City's largest concentration of public housing and a significant minority population.

ACTIVITY/LOCATION	DESCRIPTION
YOUTH PROGRAMS (PROJECT 18)	
Quincy After School Child Care 44 Billings Road	Provided tuition scholarships to income-eligible students to attend after school educational enrichment programs.
South Shore YMCA- Teen Social Center	Provided a weekly structured group to help teens with Asperger's disease practice basic social skills with other peers.
Finding Hope for Children - Quincy Medical Center and South Shore Mental Health	Outreach, education, and case management for families affected by domestic violence for 80 youth and 300 families.
SENIOR PROGRAMS (PROJECT 27)	
Asian American Service Association: Asian Services Wollaston Senior Center 550 Hancock Street	Provided programming targeted to the Asian population, including tai chi, cultural celebrations, workshop seminars, tutoring program, arts and crafts, movies, cooking class, and an outdoor program.
Council on Aging: Transportation and other Senior Services 440 East Squantum Street	Provided transportation services for Quincy seniors so they can attend medical and non-medical appointments. Transportation services to medical appointments and non-medical appointments.
Squantum Community Center: Senior Services 136 Standish Road	Provided programming targeted to seniors in the Squantum section of Quincy. These programs include art classes, crafts, special trips, bingo, holiday parties, health clinics, community meetings and garden club.
LIMITED CLIENTELE NEIGHBORHOOD CENTERS (PROJECT 11)	
North Quincy Community Center Programs Youth; Seniors; Community Services 381 Hancock Street	Provided programming in the North Quincy neighborhood for seniors, families, youth and the Asian population. Programs included meals on wheels, celebrations, bingo, quilting, ESL services, Asian Drop-In and ID program, and holiday assistance.
Houghs Neck Community Programs 1193 Sea Street	Provided programming in the Houghs Neck section of Quincy for children, seniors, women and families including summer camps, crafts, dance and movement classes, aerobics, computer training, homework help, stress management, family outing, fair foods program, and senior trips and socials.
Ward 2 Community Center 16 Nevada Road	Provided senior and community programs that included exercise, blood pressure clinics, line dancing, youth dance,

	mom and tot playgroups and summer program kick-off special event.
Montclair/Wollaston Association 139 Highland Ave	Provided used musical instruments to low/moderate-income youth. Also, disseminated an informational newsletter and hold senior meetings and seminars.
Ward 4 Neighborhood Association Della Chiesa Early Childhood Center 100 Brooks Avenue	Provided programming for youths, women, and seniors including parenting and stress management classes for adults, after school activities, reading enrichment classes, cooking classes, sports and recreation activities.

Table 10.6

Summary of Accomplishments 2009

Category	Number of Activities	Type	Extremely Low Income	Low Income	Low Mod Income	Total
LMA	1	01 - PEOPLE (GENERAL)	0	0	0	0
	1	10 - HOUSING UNITS	0	0	0	0
	0	11 - PUBLIC FACILITIES	0	0	0	0
LMC	37	01 - PEOPLE (GENERAL)	7,363	4,688	781	12,832
	0	08 - BUSINESSES	0	0	0	0
	2	11 - PUBLIC FACILITIES	0	0	0	0
LMH	0	04 - HOUSEHOLDS (GENERAL)	0	0	0	0
	43	10 - HOUSING UNITS	19	14	10	43
LMJ	4	13 - JOBS	0	12	0	12
TOTAL	88		7,382	4,714		12,887

Category	Type	Extremely Low Income	Low Income	Moderate Income	Total LMI	Total
Housing- Owner Occupied	Households	0	0	0	0	0
	Person	18	15	12	45	45
	Not Specified	0	0	0	0	0
Housing- Rental Occupied	Households	0	0	0	0	0
	Person	1	3	0	4	4
	Not Specified	0	0	0	0	0
Housing Total	Households	0	0	0	0	0
	Person	19	18	12	49	49
	Not Specified	0	0	0	0	0
Non- Housing	Households	7,363	4,688	781	12,832	12,832
	Person	0	0	0	0	0
	Not Specified	0	0	0	0	0
TOTAL	Households	7,363	4,688	781	12,832	12,832
	Person	19	18	12	49	49
	Not Specified	0	0	0	0	0

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

Table 10.7

Household Type Assisted by Rehab Program 2009

		CDBG	Home	NHS	LBPA	FEMA	RRP	Home Owner	Totals
Extremely Low Income (0-30%)	Owner			18					18
	Renter			1					1
Low Income (31%-50%)	Owner	4		7	3			1	15
	Renter	1		1				1	3
Moderate Income (51%-80%)	Owner	3		7	2				12
	Renter								0
Grand Total									49

Note: On this Table rehab jobs involving multiple programs will appear in each category that the household received funds from as opposed to Table 10.8, which lists households only one

Table 10.8**Rehab Program Racial Breakdown 2009**

	Total #	# of Hispanics of Total
WHITE:	42	0
BLACK/AFRICAN AMERICAN:	0	0
ASIAN:	1	0
AMERICAN INDIAN/ALASKAN NATIVE:	0	0
NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER:	0	0
AMERICAN INDIAN/ALASKAN NATIVE & WHITE:	0	0
ASIAN & WHITE:	0	0
BLACK/AFRICAN AMERICAN & WHITE:	0	0
AM. INDIAN/ALASKAN NATIVE & BLACK/AFRICAN AM.:	0	0
OTHER MULTI-RACIAL:	0	0

10.1.3.2. Public Works and Neighborhood Improvements

The 2009-2010 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 2010-2011.

- Urban District Revitalization planning efforts:

January 8, 2010: The Department of Housing and Community Development approved the first amendment to the Quincy Center Urban Revitalization District Plan (URDP A-1). 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.

February 8, 2010: With the help of a Transit Oriented Development grant from the state, the City of Quincy retained the services of the landscape architectural firm of Halvorson Design Partnership to develop a preferred concept for a new world class public space in the heart of downtown. Halvorson Design Partnership and the City held several stakeholder meetings and conducted two public presentations that covered existing conditions, opportunities and constraints leading to the development of design sketches. This activity is expected to be completed during the summer of 2010. With a preferred concept in hand, the City will seek funding for full design and construction.

March 2010: The Massachusetts Department of Transportation (MASSDOT) selected a contractor to build the final phase of the Quincy Center Concourse Roadway. Construction began in the spring of 2010 and is expected to last 24 months. The long planned roadway will provide much needed capacity and unlock several development parcels within the downtown spurring new economic investment.

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

During FY 2009-2010, the City expended \$450,762.43 of CDBG funds to complete street improvements and sidewalk replacements in the low/moderate-income neighborhoods within Ward 2.

10.1.3.3. Public Facilities Improvements

Public facilities that serve primarily low to moderate-income persons received rehabilitation funds in FY 2009-2010 as specified by high priority needs in the FY 2004-2009 Consolidated Plan assessment. The total expenditure, including program delivery amounted to \$59,843 Public Facilities assisted included:



New Bike Racks at Adams Shore Library



New Bike Racks at Germantown Neighborhood Center

- 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 were 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; two Housing Authority buildings; and the Thomas Crane Library Adams Shore Branch.

10.1.3.4. Code Enforcement

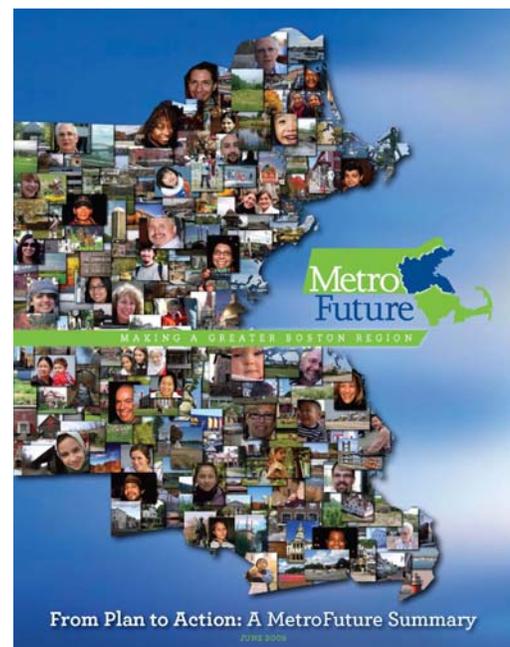
In FY 2009-2010, an expenditure of \$54,479 was made to pay the salary and benefits of a Code Enforcement Officer. The code enforcement officer responded to 360 cases that were directed to the Quincy Health Department. These mostly entailed property nuisance calls (overgrown vegetation, abundance of trash, too many animals, etc.) from neighbors, and housing complaints from tenants in rental apartments. Some of these 360 cases were resolved, while others remained open. The Code Enforcement Officer resolved 94 nuisance and/or housing cases during FY 2009-2010.

10.1.3.5. Planning And Administration

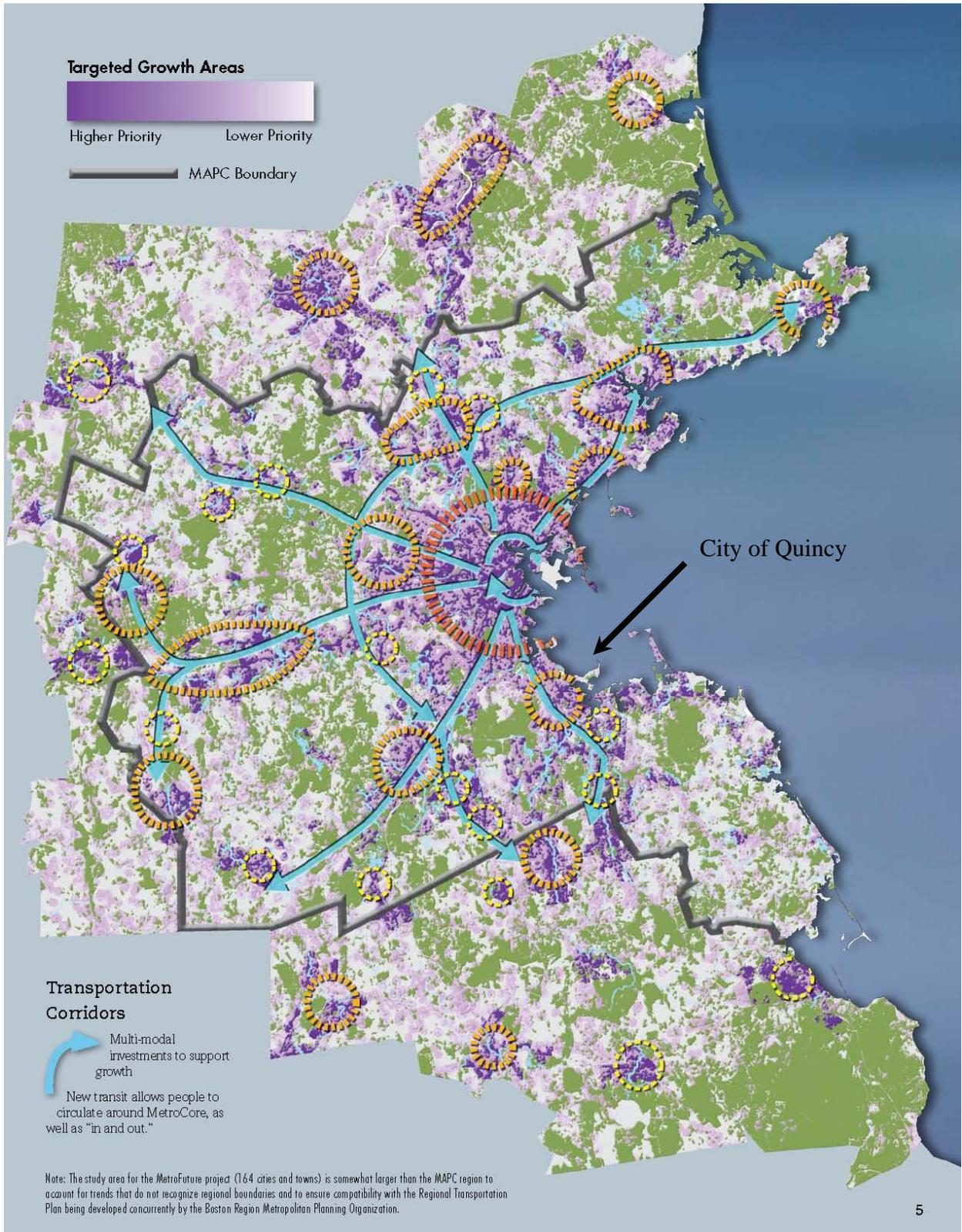
During FY 2009-2010, the City of Quincy expended \$425,005 for planning and administration costs associated with managing the City's CDBG, HOME, ESG and McKinney grants. The total amount was expended for overall grant oversight, various research activities and the monitoring of sub-recipients.

- **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 2009-10 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 \$145,240 in CDBG entitlement and revolving loan funds for economic development activities, leaving an unexpended cash balance of \$105,162 in FY 2009-10. 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 \$181,490 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 34 individuals with business plans and applications for funding through the Commercial Loan Pool or other funding sources. During the FY 2009-2010 funding year the Collaborative expended \$16,000 of funds for program delivery costs.



- **Technical Assistance for Job Creation**

In FY 2009-2010, 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 8 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 2009-2010, 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 \$8,000 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 17 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 four and a half (4.5) 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 2009-2010, 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 2009-2010, the *Commercial Loan Program* offered various types of financial and business assistance for job creation to eligible commercial enterprises throughout the City. In FY 2009-10, Quincy 2000 Collaborative created 12 FTE (Full Time Equivalent) jobs.

10.6.2. LOW-MODERATE INCOME - LIMITED CLIENTELE ACTIVITIES

10.6.2.1. Economic Development: QUINCY 2000

During FY 2009-2010, 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 09-10, the Quincy 2000 Collaborative assisted thirty-two (32) individuals and fourteen (14) businesses Technical Assistance and Commercial Loan activities. During the year twelve (12) 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 \$ 113,434 of program income from revolving funds, in addition to \$ 37,532 of revolving loan funds that was unexpended at the end of FY 2008-2009.

Quincy 2000 Collaborative, generated \$ 21,881 of program income in FY 2009-2010, in addition to \$97,521 that was available at the beginning of the year.

In addition to \$100,642 of revolving loan funds that was unexpended at the beginning of the fiscal year, the City's rehabilitation program generated a total of \$ 294,204.

In total, the City received \$429,520 of new program income during FY 2009-2010. Quincy had a total balance of \$387,962 of program income as of June 30, 2010. All of the above figures are program income figures.

11. HOME PROGRAM

11.1 RELATIONSHIP TO CONSOLIDATED PLAN

The Consortium expended \$919,692 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:

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 09-10, the Consortium received \$177,890 of additional HOME PI from both Weymouth and Quincy from loan payments and loan payoffs. In FY 09-10, the Consortium expended a total of \$154,463 of program income on moderate rehabilitation and CHDO development activities.

11.1.3. HOME CHDO Operating

The Consortium committed \$18,093 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 \$475,000 in HOME funds for Neighborhood Housing Services (NHS), a certified CHDO, to fund a development at 45 Winter Street that will be creating twenty-four (24) units of affordable family housing for low-moderate income families with incomes at or below 80% of AMI.

The City of Quincy expended the final \$144,986 in HOME funding for acquisition and resale of one property located at Hodkinson Street.

Weymouth expended \$21,576 of the \$215,768 commitment of HOME funding for the completion of the development of 6 units of affordable rental housing on Main St. in Weymouth.

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, all 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 09-10, the City of Quincy's First Time Home Buyer Program provided direct assistance to three (3) new homeowners in the City.
- City of Quincy first time home buyer's, thirty-one (31), received assistance through the Massachusetts Housing Partnership Soft Second Program. Through the program, homebuyers were given reduced mortgage rates and favorable terms. The program provided \$6,955,365 in first mortgage financing and \$123,598.31 in total public expenditure.
- Town of Braintree first time home buyer's, seven (7), received assistance through the Massachusetts Housing Partnership Soft Second Program. Through the program, homebuyers were given reduced mortgage rates and favorable terms. The program provided \$1,477,650 in first mortgage financing and \$10,038.00 in total public expenditure.
- Town of Holbrook first time home buyer's, five (5), received assistance through the Massachusetts Housing Partnership Soft Second Program. Through the program, homebuyers

were given reduced mortgage rates and favorable terms. The program provided \$1,078,592 in first mortgage financing and \$17,115.23 in total public expenditure.

- Town of Milton first time home buyer's, three (3), received assistance through the Massachusetts Housing Partnership Soft Second Program. Through the program, homebuyers were given reduced mortgage rates and favorable terms. The program provided \$878,850 in first mortgage financing and \$26,298.00 in total public expenditure.
- Town of Weymouth first time home buyer's, four-teen (14), received assistance through the Massachusetts Housing Partnership Soft Second Program. Through the program, homebuyers were given reduced mortgage rates and favorable terms. The program provided \$2,776,143 in first mortgage financing and \$67,901.65 in total public expenditure.
- Quincy Community Action Program (QCAP) held ten (10) educational series of first time homebuyer workshops during this period. The City of Quincy requires first time homebuyer program participants to attend a certified workshop series.
- QCAP Fair Housing Counseling Program (which was partially funded by the City of Quincy) assisted and educated 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.
- Weymouth's First Time Homebuyer program assisted 14 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 \$2,776,143 in mortgage financing and \$67,901 in Soft Second subsidy.

11.2. HOME Financial Match

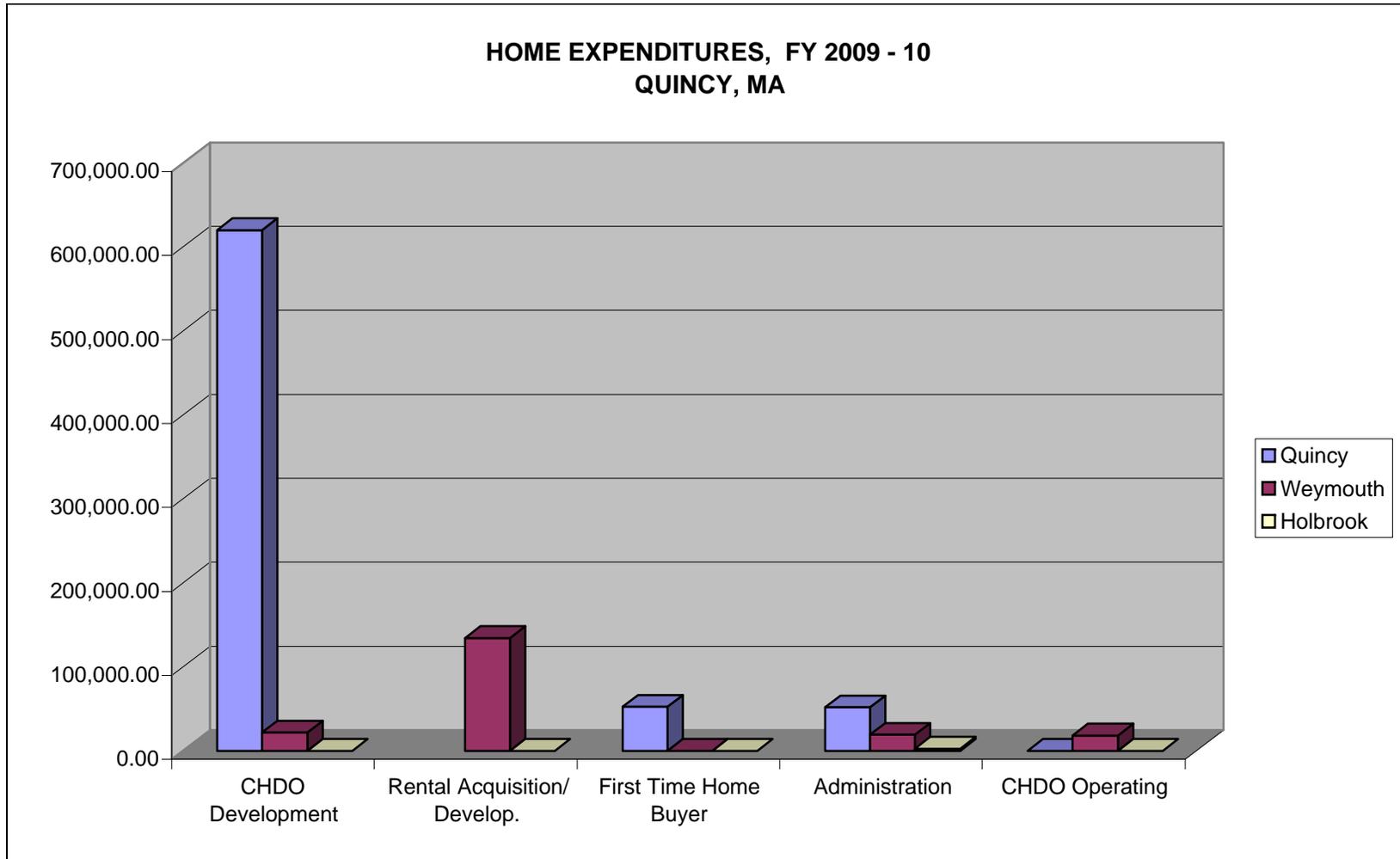
Through a “*Request for Proposals*” process, banks participating in the HOME First Time Home Buyer Programs provided the Consortium interest rate concessions to borrowers, which generated eligible the HOME match and leveraged HOME funds with private investment. The *Below Market Interest Rate* (BMIR)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

The Massachusetts Rental Voucher Program (MRVP) provided a total of \$1,009,445 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 QUINCY CONSORTIUM
 FY 2009-2010 HOME PROGRAM BUDGETS AND EXPENDITURES
 BY COMMUNITY, PROJECTS AND SOURCE OF FUNDS**

HOME						
PROJECTS/CATEGORY	FY09-10 BUDGET		EXPENDED		BALANCE	
	Entitlement	Program Income	Entitlement	Program Income	Entitlement	Program Income
<i>QUINCY</i>						
Administration	56,961.00	0.00	51,947.43	0.00	5,013.57	0.00
CHDO Development	1,130,673.90	111,053.41	508,932.42	111,053.41	621,741.48	0.00
First Time Home Buyer	65,000.00	66,837.13	8,790.51	43,409.49	56,209.49	23,427.64
Moderate Rehabilitation	172,838.00	0.00	0.00	0.00	172,838.00	0.00
Rental Acquisition/ Develop.	149,200.37	0.00	0.00	0.00	149,200.37	0.00
Subtotal Quincy	1,574,673.27	177,890.54	569,670.36	154,462.90	1,005,002.91	23,427.64
<i>WEYMOUTH</i>						
Administration	28,327.49	0.00	19,092.24	0.00	9,235.25	0.00
CHDO Development	94,354.99	0.00	21,576.00	0.00	72,778.99	0.00
CHDO Operating	18,093.00	0.00	18,093.00	0.00	0.00	0.00
First Time Home Buyer	40,000.00	0.00	0.00	0.00	40,000.00	0.00
Rental Acquisition/ Develop.	179,898.00	0.00	134,257.40	0.00	45,640.60	0.00
Subtotal Weymouth	360,673.48	0.00	193,018.64	0.00	167,654.84	0.00
<i>BRAINTREE</i>						
Administration	10,114.00	0.00	0.00	0.00	10,114.00	0.00
First Time Home Buyer	91,030.00	0.00	0.00	0.00	91,030.00	0.00
Subtotal Braintree	101,144.00	0.00	0.00	0.00	101,144.00	0.00
<i>MILTON</i>						
Administration	5,723.00	0.00	0.00	0.00	5,723.00	0.00
First Time Home Buyer	51,506.00	0.00	0.00	0.00	51,506.00	0.00
Subtotal Milton	57,229.00	0.00	0.00	0.00	57,229.00	0.00
<i>HOLBROOK</i>						
Administration	3,905.00	0.00	2,539.74	0.00	1,365.26	0.00
First Time Home Buyer	35,142.00	0.00	0.00	0.00	35,142.00	0.00
Subtotal Holbrook	39,047.00	0.00	2,539.74	0.00	36,507.26	0.00
<i>CONSORTIUM</i>						
Administration	105,030.49	0.00	73,579.41	0.00	31,451.08	0.00
CHDO Development	1,225,028.89	111,053.41	530,508.42	111,053.41	694,520.47	0.00
CHDO Operating	18,093.00	0.00	18,093.00	0.00	0.00	0.00
First Time Home Buyer	282,678.00	66,837.13	8,790.51	43,409.49	273,887.49	23,427.64
Moderate Rehabilitation	172,838.00	0.00	0.00	0.00	172,838.00	0.00
Rental Acquisition/ Develop.	329,098.37	0.00	134,257.40	0.00	194,840.97	0.00
TOTAL CONSORTIUM ENTITLEMENT	2,132,766.75		765,228.74		1,367,538.01	
TOTAL CONSORTIUM PROGRAM INCOME		177,890.54		154,462.90		23,427.64
TOTAL CONSORTIUM	2,310,657.29		919,691.64		1,390,965.65	

**Figure 11.1 QUINCY-WEYMOUTH CONSORTIUM
 FY 2009-2010 HOME PROGRAM EXPENDITURES
 BY COMMUNITY AND PROJECTS**



HOME Program activity characteristics FY 08-09

**Table 11.2
Housing Accomplishments Breakdown (09-10)**

HOME PROGRAM ACTIVITIES	Expenditures	Housing Units or Households	30% Med	60% Med	80% Med	Female HH
<i>FirstTime Homebuyer Activities (HOME)</i>						
City of Quincy FTHB Williard Street	\$15,000	1				
City of Quincy FTHB South Street	\$19,700	1				
City of Quincy FTHB Edwin Street	\$17,500	1				
<i>Housing Rehabilitation Activities (Quincy)</i>						
Owner-Occupied Housing - 191 Burgin Pkwy.	\$84,703	8	3	12		10
<i>CHDO Affordable Housing Activities</i>						
45 Winter Street (Quincy)	\$475,000	24				
Hodkinson (Housing Stabilization Quincy)	\$144,985	1				
706-712 Main Street (Weymouth)	\$21,576	65			6	
<i>Rental Production Activities</i>						
245 Pond Street-Fulton School (Weymouth)	\$30,000	4				
TammyBrook (Weymouth)	\$100,000	63			63	
<i>CHDO Operating (Weymouth)</i>						
QCAP & NHS FTHB Counseling	\$18,093				50	
<i>Fair Housing Activities</i>						
QCAP Fair Housing Counseling	\$9,500	348	187	80	75	186
TOTAL	\$936,057	516	190	92	194	196

This table is included to satisfy CAPER regulation 91.525(d).

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 (17 Elm Street)	9
NHS (20 Holmes 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	133

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.- 4 units
708-710 Main St. – 6 units
Fulton School Residences – 4 units
Tammy Brook Apts. – 4 units
23 North St. – 1 unit

11.5 Projects in Various Stages of Review

Quincy

Berlin/Wayland Street

The City of Quincy committed \$15,000 in HOME funds for Neighborhood Housing Services (NHS), a certified CHDO, to rehab units of affordable family housing for low-moderate income families with incomes at or below 80% of AMI.

6 Fort Street

- *The City of Quincy has committed \$200,000 (\$100,000 in HOME funds and \$100,000 in CDBG funds) for the 6 Fort Street, Quincy project that will create thirty-four (34) units of family housing.*

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 2009-2010**
- Table 2C – Summary of Housing and Community Development Objectives FY 2009-2010**

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 09-10**
- **HOME Match Liability Calculation**
- **HOME Annual Performance Report**
- **Technical Assistance Workshop Flyers/Brochures**
- **CAPER FY 2009-2010 Newspaper Ads (Public Notices)**
- **HUD Form 2516: Minority and Women Owned Businesses**
- **PR03; PR22; PR23; and PR26 Report**
- **Public Service /Housing Rehabilitation Brochures FY 09-10**
- **Distribution of FY 09-10 CDBG Resources Map with Low/Mod Areas**
- **Section 3 Report**