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## **INTRODUCTION**

This Consolidated Annual Performance and Evaluation Report (CAPER) is the Fiscal Year 2011 (July 1, 2010 to June 30, 2011) 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) 2010-2015 Five Year Consolidated Plan and FY 10-11 Action Plan. Provided through HUD, these federal resources are: the Community Development Block Grant (CDBG)<sup>1</sup> and Emergency Shelter Grant (ESG) funds that were received by the City of Quincy, and the HOME Investment Partnerships Program (HOME) funds that were received by the 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

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<sup>1</sup> 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](http://citytowninfo.com)).

### **Populations for each City or Town in Consortium**

Quincy: 88,025 (2000 census); 91,028 (2009 population estimate, [census.gov](http://census.gov))

Weymouth: 53,988 (2000 census); 53,977 (2009 population estimate, [census.gov](http://census.gov))

Braintree: 33,828 (2000 census); 35,488 (2009 population estimate, [census.gov](http://census.gov))

Milton: 26,062 (2000 census); 26,186 (2009 population estimate, [census.gov](http://census.gov))

Holbrook: 10,785 (2000 census); 10,732 (2009 population estimate, [census.gov](http://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 2010-2011, 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 2010-2011 were consistent with the *Consolidated Plan's* high-priority community development and housing objectives (*please refer to FY 2010-2011 Action Plan and 2010-2015 Five-Year Consolidated Plan*).

In **FY 2010-2011**, the City of Quincy and the Quincy-Weymouth Consortium received the following funds from HUD:

- ***Community Development Block Grant (CDBG)*** **\$ 2,238,378**
- ***HOME Investment Partnerships Program (HOME)*** **\$ 986,511**
- ***Emergency Shelter Grant (ESG)*** **\$ 90,753**
- ***McKinney Homeless Assistance 2010 Award (Initial + Bonus)*** **\$ 3,044,806**

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:<sup>2</sup>

- **City of Quincy** **\$ 582,140**
- **Town of Weymouth** **\$ 218,118**
- **Town of Braintree** **\$ 93,423**
- **Town of Milton** **\$ 48,832**

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<sup>4</sup> 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%.

- **Town of Holbrook**                      **\$ 43,998**

These resources were utilized to achieve the overall goals of the City and Consortium's 2010-2010 Strategic Plan and FY 2010-2011 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/Figure 1.1 Community Development Block Grant Amounts FY 1975 to FY 2011**

**Table 1.2/Figure 1.2 Federal HOME and Emergency Shelter Grant Amounts FY 1987 to FY 2011**

## **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 2011-2015 Analysis of Impediments to Fair Housing Choice (AI) was developed in response to the Quincy/Weymouth HOME Consortium expanding to include three new member communities in 2010. Now known as the Quincy HOME Consortium (QC), it comprises of the Towns of Braintree, Holbrook, Milton, and Weymouth along with the City of Quincy who serves as the Representative Member. Although the Town of Weymouth and the City of Quincy in the past have performed AI's, the Quincy Consortium AI represents the first analysis of the five member region as a whole with the intent to develop a regional approach to address impediments to fair housing choice.

The 2011-2015 QC AI was completed to meet the requirements of the Housing and Community Development Act and the U.S. Department of Housing and Urban Development (HUD) regulations governing the preparation of the Consolidated Plan. The City of Quincy Planning and Community Development Department was the lead agency that prepared the QC 2011-2015 AI. Representatives from the Member communities of Braintree, Holbrook, Milton, and Weymouth provided valuable material and analysis on their communities. The 2011-2015 AI was developed with the help and participation of fair housing advocates, municipal staff from each of the Consortium communities, local educators and brokers, representatives from housing authorities, Human Rights and Fair Housing Committees, and non-profit housing and human service providers in the area.

In order to obtain diverse perspective and identify impediments to fair housing choice, a Tenant/Homeowner and a Housing Industry Fair Housing Survey was distributed throughout the five Quincy Consortium communities. Over 150 responses from homeowners, tenants, and housing professionals were received and are vital in identifying current fair housing impediments.

The Quincy Consortium AI will be used as the basis for the development of actions to address impediments to fair housing over the next five years.

### **2.2 Summary of Impediments to Fair Housing & Actions to Address Impediments**

**Impediment: Fair Housing Capacity of the Quincy HOME Consortium**

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

#### **Actions**

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

#### **Impediment: Zoning and Site Selection**

- Generally, dimensional requirements for commercial/business districts are not conducive for residential uses thus limiting housing opportunities and choices that are close to employment, services, and could be close to public transportation.
- Generally, dimensional, parking, and street requirements discourage residential development.
- “Not IN My Back Yard” Opposition (NIMBYism)

#### **Actions**

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

#### **Impediment: Architectural Accessibility**

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

#### **Actions**

- Consider developing a comprehensive and integrated plan to assure compliance with all architectural access requirements within municipal departments and public housing authority's.

- Consider establishing an intermunicipal training collaborative to provide fair housing educational opportunities for municipal staff and members of various boards and committees.

**Impediment: Current Housing Programs and Policies**

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

**Actions**

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

**Impediment: Private Sector Real Estate Policies and Practices**

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

**Actions**

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

**Impediment: Compliance and Monitoring**

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

**Actions**

- Consider creating a Quincy HOME Consortium Fair Housing Committee that will monitor and assure compliance with the relevant civil rights requirements applicable to housing activities.

- Consider endorsing the Civil Rights Access Checklist and distribute to all municipal departments, boards, and public housing authority's to inform them about applicable fair housing and architectural access requirements.
- Explore discrete and available indicators and data collection methodology to evaluate the "status" of housing choice for members of protected classes and fair housing practices within the local housing market.
- Consider working with local or regional fair housing agencies in there analysis of the private sector housing industry.

### **Impediment: Informational Programs, Education, Outreach, and Advocacy**

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

### **Actions**

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

### **Impediment: Housing Affordability and Economic Factors**

- High cost of housing, high development costs, land acquisition, and lack of available land for new development limits opportunities, diverse siting of affordable housing, and housing choice.
- Municipalities cannot act quickly in a highly competitive real-estate market that makes it challenging to create or preserve affordable and/or accessible housing.
- The age of housing stock coupled with the existence of lead paint hazards and limited financial resources for homeowners and landlords to abate lead paint limits housing choices for families with young children.

- The age of existing housing stock and its architectural layout makes it difficult to rehabilitate units to become fully accessible units
- The relatively high costs of housing can restrict housing choice for low and moderate income households.

### **Actions**

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

During the FY 10-11 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 one (1) new homeowner in the City of Quincy.
- Also under the Massachusetts Housing Partnership Soft Second Program, the city of

Quincy assisted nine (9) households; the Town of Braintree assisted one (1) First time Homebuyer; the Town of Holbrook assisted two (2) first time Homebuyers; the Town of Weymouth assisted four (4) First time homebuyers and Milton didn't have a first time Homebuyers under this program.

- QCAP Fair Housing Counseling Program (which was partially funded by the City of Quincy) assisted and educated 359 persons, of which 183 were extremely low-income persons, 77 were low-income persons, and 26 were moderate-income persons. Of all households assisted, 214 were female head of household, 219 were White; 44 were Black/African American; 30 were Asian; 2 were American Indian/Alaskan Native; and the remaining beneficiaries were multi-racial. Of all beneficiaries, 309 were non-Hispanic; 16 were Hispanic; and 11 did not indicate race.
- 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 10-11, the OHR assisted five (5) households. Of these households, four (4) were white, one (1) was Asian and one (1) were female-headed households.
- Neighborhood Housing Services of the South Shore assisted in the rehabilitation of twenty-eight (28) housing units occupied by low to moderate income households; (7) were female head of household.
- The OHR developed new brochures and flyers in English and Asian languages that were distributed to neighborhood centers and libraries. Announcements were placed in *The Weymouth News*, *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.

## 2.3 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 2010-2011 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.

## 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.

The City of Quincy and its affiliates have begun working closely with the Norfolk County Registry of Deeds to develop reporting systems. From June 2010 to June 2011, the Norfolk County Registry of Deeds reported 95 foreclosure deeds were filed for real estate properties in Quincy.

	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.

### **Specific Foreclosure Actions during the Program Year:**

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.

The Quincy Home Consortium contracted with NHS to conduct three foreclosure workshops. NHS collaborated with the Norfolk County Register of Deeds in sending out notices of upcoming workshops to every homeowner that received a Notice to Foreclose in the Consortium municipalities. On March 28, 2011, the effort was launched at event that included Congressmen Keating, Mayor Koch of Quincy, Mayor Kay of Weymouth, and Mayor Sullivan of Braintree, along with other local officials.

The workshops took place in Quincy on April 28<sup>th</sup>, Weymouth on May 12<sup>th</sup>, and Braintree on June 12<sup>th</sup>. 33 homeowners participated in one of the three workshops. They came from the Consortium communities as well as from towns outside the Consortium. Of the 33 participants, 21 received direct mortgage foreclosure assistance.

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.

One foreclosed home was purchased in the Germantown Neighborhood by NHS in the previous program year. The home was then rehabbed to meet minimum housing quality standards and then sold to an income eligible homebuyer. The proceeds from the sale of the home were used by NHS to purchase a second foreclosed home. NHS is currently rehabbing the property and intends to sell it to an income eligible homebuyer.

Other activities that NHS has engaged in over the program year include:

- An informational workshop on the Emergency Homeowners Loan Program (EHLP) at the Crane Library on July 11<sup>th</sup> where 14 households participated. Currently we have 50 Quincy households that have applied for the Emergency Homeowners Loan Program.
- 24 Quincy households are currently participating in the National Foreclosure Mitigation program(funded through Congress to NeighborWorks and NHS). In this program, NHS meets one on one with the homeowner to discuss loan mitigation and act as an advocate for the homeowner during this process.
- Receiving Round 5 NeighborWorks funding (\$101,000) for foreclosure mitigation. Continued receiving funding from the Division of Banks for NHS's Regional Counseling Center in the amount of \$42,000 and receiving \$100,000 from the Attorney Generals Office as a result of the settlement with Morgan Stanley.

Quincy Community Action Programs (QCAP) hosted a number of homebuyer and foreclosure workshops and clinics throughout the program year. In addition, QCAP provided direct foreclosure counseling services to several Quincy residents as well as residents from the other Consortium communities.

*QCAP Activities July 1, 2010 – June 30, 2011*

Activity	Quincy	Weymouth	Holbrook	Milton	Braintree	Total all Consortium Towns
First Time Homebuyer Workshop	111	25	2	9	15	162
Affordable Housing Workshop	217	20	1	10	21	269
Foreclosure Workshop	23	10	2	2	3	40
Individual Foreclosure Counseling	38	18	2	5	4	67
Reverse Mortgage Counseling	13	10	2	2	3	30
<b>Totals</b>	<b>402</b>	<b>83</b>	<b>9</b>	<b>28</b>	<b>46</b>	<b>568</b>

Outcome	Quincy	Weymouth	Holbrook	Milton	Braintree	Total all Consortium Towns
Purchased First home	36	14	0	5	4	59
Mortgage Modified	9	4	0	1	1	15
Reverse Mortgage Obtained	9	5	2	0	1	17
<b>Totals</b>	<b>54</b>	<b>23</b>	<b>2</b>	<b>6</b>	<b>6</b>	<b>91</b>

### 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 2010-2015 Consolidated Strategic Plan and FY 2010-2011 Annual Action Plan.

This CAPER has identified all federal funds that were made available and expended for furthering the objectives of the 2010-2015 Consolidated Strategic Plan and FY 2010-2011 Action Plan. 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 18, 2011. It was made available to the public for review and comment for a period of fifteen (15) days, from September 1, 2011 to September 15, 2011.

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, and at the Thomas Crane Public Library, 40 Washington Street, Quincy, MA, during normal library operating hours.

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 15, 2011.

The Department of Planning and Community Development did not receive any comments with respect to this FY 2010-2011 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**

- The City of Quincy earmarked \$237,000 of HOME funds for an acquisition and rehabilitation of an existing dwelling to house a disabled veteran family. \$27,698 of HOME funds was expended on this Neighborhood Housing Services (NHS) project thus far. It is anticipated that this project will be completed by spring, 2012.
- \$30,600 of HOME funds were earmarked for predevelopment expenses at 115 E. Howard Street to determine if affordable housing for households over 55 years old could be developed at this site. No expenditures occurred during this reporting period.
- \$60,000 of HOME funds was expended on a NHS moderate rehabilitation project that would bring three (3) units of family housing up to a minimum housing quality standard. This project will be completed next year.
- The City of Quincy continued to work with its two Community Housing Development Organization (CHDO) in identifying and evaluating potential affordable housing developments. CHDO agreements were signed for FY 10-11 with QCAP, Inc. and NHS.
- The City of Quincy earmarked \$200,000 for a three (3) units single Room Occupancy (SRO) building for mature women over fifty-five (55) years old., this NHS project will start soon and completed in the fall, 2012. .
- Quincy expended \$34,657 in HOME funds for the moderate rehabilitation project sponsored by the Asian American Development Corporation (ABCD). This housing development project will create twenty-four (24) affordable units of family housing; lease up is expected in fall, 2011.
- The City of Quincy earmarked \$33,840 of HOME Funds for a moderate rehabilitation project sponsored by Quincy Community Action Program (QCAP), \$2,120 of funds were disbursed this fiscal year.
- Deed restrictions ensure the affordability of all the units for thirty (30) years).
- **63 Lake Street Disabled Veterans Housing** – Weymouth committed \$397,140 in HOME loan funding to CHDO Neighborhood Housing Services of the South Shore, Inc. (NHS) for the acquisition and renovation of 63 Lake St. for development as affordable housing for disabled veterans of the Iraq/Afghanistan wars. One unit will be targeted for a veteran with a family; the second unit will to available for a single disabled veteran. Completion of the renovations is anticipated in late fall of 2011.

- **Pond Street Affordable Rental Housing** - Weymouth committed \$150,000 in prior year HOME loan financing to South Suburban Affordable Housing, Inc. for the acquisition of land for development of affordable housing. South Suburban Affordable Housing Inc will construct 20 rental units for lower income households. The project construction is underway and is expected to be completed by Fall 2011. Six (6) units will be designated as HOME assisted affordable housing.

## 4.2 Rehabilitation Program

The City of Quincy and the Quincy 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 Consortium brought any Energy Star units online in FY 10-11.

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 conducted through the regular housing rehabilitation programs using MLAP, CDBG and HOME Program Income in FY 10-11. During this time the City and NHS assisted in lead abatement and interim control of 1 housing units.

In FY 10-11, 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 **\$73,370** of CDBG, HOME, Miscellaneous income and private funds to undertake the rehabilitation of **2** single family owner-occupied, and **3** renter occupied units.

Neighborhood Housing Services of the South Shore rehabilitated **28** single family owner-occupied units **using \$88,410** in CDBG 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 359 persons, of which 183 were extremely low-income persons, 77 were low-income persons, and 26 were moderate-income persons. Of all households assisted, 214 were female head of household, 219 were White; 44 were Black/African American; 30 were Asian; 2 were American Indian/Alaskan Native; and the remaining beneficiaries were multi-racial. Of all beneficiaries, 309 were non-Hispanic; 16 were Hispanic; and 11 did not indicate race.

The Quincy HOME Consortium on behalf of the Town of Holbrook earmarked \$73,777 of HOME funds for a Homeowner Rehabilitation Program for residents of Holbrook. Also, the HOME consortium on behalf of the Town of Braintree earmarked \$175,000 of HOME funds for a Tenant Based Rental Assistance (TBRA) Program to service local residents that are facing eviction from existing housing.

The consortium extended the existing \$18,093 First Time Homebuyer Counseling contract with NHS and QCAP through June, 2012 to offer counseling to those households seeking homeownership. Both CHDOs provided affordable housing services relating to housing development, homeownership and rehabilitation.

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).

During FY 2010-2011, the code enforcement officer responded to 100 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.

#### **4.4 Inclusionary Zoning**

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 10-11 include:

- Financially, the Affordable Housing Trust Fund is still waiting for units to be sold at Adams Landing Condominiums in order to receive additional payments in lieu. Once units are sold payments will be made
- 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 Expended \$250,000 to the 6 Fort Street Project for expenses associated with the creation of 34 rental units.
- The Affordable Housing Trust Committee expended \$24,984.12 of the \$100,000 committed for emergency rental assistance for flood victims that experienced housing loss during the March, 2010 flood in certain sections of Quincy. The remaining balance after this expenditure was earmarked for Neighborhood Housing Services to utilize in assist income eligible homeowners in need of repairs to their primary residence.
- The Affordable Housing Trust Committee expended \$250,000 to Neighborhood Housing Services for their Foreclosure/Rehabilitation/Resale program.

- Neponset Landing 28 rental units are occupied by new tenants who are under 80% of median income.
- The First Time Home Buyer Mortgage Assistance program (AT HOME IN QUINCY) expended \$29,640 of the \$500,000 committed to this program.

By the end of FY 10-11, the Affordable Housing Trust Fund had a balance of \$895,194.68 with \$673,678.15 committed under contract with a balance of \$308,342.90 of uncommitted funds 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 \$90,753 was awarded to Father Bills & MainSpring, Inc. (FBMS (a.k.a. “Father Bill’s Place”). FBMS used these funds to provide emergency shelter and support services for the homeless in the region. A total of 1,034 unduplicated individuals were served under this program during the program year. Of these, 75% were male and 25% were female. 83% of the individuals were White; 10% were Black/African American; 1% were Asian; 1% were American Indian or Alaskan Native; 1% were Native Hawaiian or Pacific Islander; 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:

“100% of all participants received emergency shelter;  
100% of all participants received daily nutritional meals;  
100 % of all participants were offered: Housing search and placement; Comprehensive case management services; Workforce development training; Referrals for treatment of substance abuse and mental health issues; health care and benefits counseling; Outreach and stabilization services for homeless individuals moving out of shelter into scattered-site or project based housing. 1,034 unduplicated men and women were served during the program 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 10-11.

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

ESG funds for the FY 10-11 Program Year were spent in accordance with the 2010-2015 Five-Year Strategic Plan and 2010-2011 Action Plan goals and priorities, which were to create a suitable living environment to the homeless.

As stated in the Strategic Plan and 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 2010-2011 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 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:

<b>Funding Sources</b>	<b>Amount</b>	<b>Percent of Total Revenue</b>
Emergency Shelter Grant	\$ 90,753	1.0%
Other Federal	\$1,854,198	21.2%
State Government	\$4,479,405	51.1%
Other	\$2,336,900	26.7%
<b>Total Revenue FY 09-10</b>	<b>\$8,761,900</b>	<b>100%</b>

## **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 McKinney programs during FY 10-11, which are described in the following table:

<b>PROGRAM</b>	<b>PROJECT SPONSOR</b>	<b>DESCRIPTION</b>	<b>Expended in FY 10-11</b>
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.	\$54,600.92 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.	\$156,034 McKinney
Teresa's Program	FBM	SHP permanent housing program for thirteen (13) chronically homeless individuals.	\$154,317 McKinney
Paula's House	FBM	SHP for four individuals that also received services from Department of Mental Health (DMH).	\$100,429 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.	\$97,842 McKinney
Father McCarthy's Project	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.	\$222,758 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.	\$184,973 McKinney
Homeless Management Information System	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. AKA: HMIS	\$44,645 McKinney
Sr. Miriam's Program	FBM	SHP permanent supportive housing for 8 chronically homeless individuals.	\$95,263 McKinney
Step First Program	FBM	SHP permanent supportive housing for 7 chronically homeless individuals.	\$72,594 McKinney
Louis' Project	FBM	SHP permanent supportive housing for 5 chronically homeless individuals.	\$43,298 McKinney
Wismar's Project	FBM	SHP permanent supportive housing for 5 chronically homeless individuals.	\$7,485 McKinney
Shelter Plus Care Tenant-Based Rental Assistance Program	PCD and FBM	Provided 110 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	\$769,629* McKinney

### **5.3 2010 McKinney Homeless Assistance Grant**

In February 2011, the Consortium was awarded \$2,852,932 under the regular 2010 McKinney-Vento Homeless Assistance Grant Program administered by HUD, and was awarded an additional \$191,874 in April 2011 to administer one new SHP project that was submitted as a “bonus” project under the 2010 application, and to reprogram funds from the Transitional Housing Program into a new program called Fran’s Project. 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 2011-2012, and program accomplishments will be reported in the 2011-2012 CAPER, as well as in project-specific Annual Progress Reports, which will be submitted through the e-Snaps system.

Since 1996, the Consortium through PCD has successfully secured \$23,604,319 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:
  - The Quincy HOME Consortium on behalf of the Town of Holbrook earmarked \$73,777 of HOME funds for a Homeowner Rehabilitation Program for residents of Holbrook.
  - The HOME consortium on behalf of the Town of Braintree earmarked \$175,000 of HOME funds for a Tenant Based Rental Assistance (TBRA) Program to service local residents that are facing eviction from existing housing.
  - The City of Quincy earmarked \$237,000 of HOME funds for an acquisition and rehabilitation of an existing dwelling to house a disabled veteran family. \$27,698 of HOME funds was expended on this Neighborhood Housing Services (NHS) project thus far. It is anticipated that this project will be completed by Spring, 2012.
  - \$30,600.00 of HOME funds were earmarked for predevelopment expenses at 115 E. Howard Street to determine if affordable housing for households over 55 years old could be developed at this site. No expenditures occurred during this reporting period.
  - \$60,000 of HOME funds was expended on a NHS moderate rehabilitation project that would bring three (3) units of family housing up to a minimum housing quality standard. This project will be completed next year.
  - The City of Quincy continued to work with its two Community Housing Development Organization (CHDO) in identifying and evaluating potential affordable housing developments. CHDO agreements were signed for FY 10-11 with QCAP, Inc. and NHS.
  - The City of Quincy earmarked \$200,000 for a three (3) units single Room Occupancy (SRO) building for mature women over fifty-five (55) years old., this NHS project will start soon and completed in the fall, 2012. .
  - Quincy expended \$34,6578 in HOME funds for the moderate rehabilitation project sponsored by the Asian American Development Corporation (ABCD). This housing development project will create thirty-four (34) affordable units of family housing; lease-up is expected in fall, 2011.

- The City of Quincy earmarked \$33,840 of HOME Funds for a moderate rehabilitation project sponsored by Quincy Community Action Program (QCAP), \$2,120 of funds were disbursed this fiscal year.
- The NHS housing development of twenty-four (24)-unit of affordable family housing located at 45 Winter Street, Quincy finally received all the necessary funding to move forward with this development. Completion is expected in fall, 2012.
- Weymouth committed \$397,140 in HOME loan funding to CHDO Neighborhood Housing Services of the South Shore, Inc. (NHS) for the acquisition and renovation of 63 Lake St. for development as affordable housing for disabled veterans of the Iraq/Afghanistan wars. One unit will be targeted for a veteran with a family; the second unit will be available for a single disabled veteran. Completion of the renovations is anticipated in late fall of 2011.
- Deed restrictions ensure the affordability of all the units for thirty (30) years).
- Pond Street Affordable Rental Housing - Weymouth committed \$150,000 in prior year HOME loan financing to South Suburban Affordable Housing, Inc. for the acquisition of land for development of affordable housing. South Suburban Affordable Housing Inc will construct 20 rental units for lower income households. The project construction is underway and is expected to be completed by fall 2011. Six (6) units will be designated as HOME assisted affordable housing.

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

Please refer to Section 2, “Furthering Fair Housing” and Section 4, “Affordable Housing”.

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

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

Actions resulting from the initiative include:

### **City-wide**

- Creation of the Good Neighbor Guide, a booklet on City ordinances that affect the quality of life;

- Creation of the Illegal Rooming House Task Force to investigate reports and address violations of illegal rooming houses;
- Addition of a new Code Enforcement Officer to investigate code violations in neighborhoods; and
- Creation of the Zoning Task Force

#### **Adams Shore Neighborhood**

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

#### **Quincy Center Downtown**

- Decorative barriers installed at the Hancock Parking Lot.

#### **Snug Harbor Neighborhood**

- Decorative planters installed along Palmer Street.

#### **South-West Quincy Neighborhood**

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

#### **Squantum Neighborhood**

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

#### **Hospital Hill Neighborhood**

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

#### **Houghs Neck Neighborhood**

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

#### **Marina Bay**

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

#### **Merrymount Neighborhood**

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

### **Beechwood Knoll Neighborhood**

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

### **Fore River Neighborhood**

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

### **Butler Road Neighborhood**

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

### **Montclair Neighborhood**

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

The City and the Consortium implemented the Consolidated Plan through City agencies, existing CHDOs and private non-profit organizations.

- *Fair Housing Committees*

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

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

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

- The City and the QHA consulted with each other on issues and projects of common interest. The City also reviewed the QHA's Comprehensive Plan for consistency with the City's Five-Year Plan.
- The Town of Weymouth worked cooperatively with the Weymouth Housing Authority (WHA) to facilitate efforts to provide safe and adequate public housing for low-income residents and services for such residents. Window replacement was funded through the CDBG program and was used as leveraging to secure funding from DHCD.

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

Quincy and Weymouth also continued qualification as a Certified Agency under MassHousing's "Get the Lead Out Program." Such designation authorized non-profits to offer MassHousing Lead abatement programs in Quincy and Weymouth. In February 2006, Quincy as the lead agency for the Quincy-Weymouth Consortium, received a grant from the Massachusetts Lead Abatement Program (MLAP) to defray the cost of lead abatement in addition to loans from the MassHousing Lead Program. The MLAP grant was offered to income-qualified individuals through July 2008 when it is set to expire. This Grant allowed more people to take advantage of the lead program and will increase abatement of housing units throughout both communities.

The City of Quincy also used CDBG and HOME funds through its housing rehabilitation programs to comply with the Lead Paint Rule and eliminate lead hazards in homes, particularly those occupied by low and moderate-income households. In all, 1 lead abatement job 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 2010-2015 and Annual Plan for FY 11 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 10-11. Programs included fuel assistance, the emergency food center, and a fair housing counseling program in addition to Asian Liaison translation and interpretation assistance.

## 7. LEVERAGING

During the program year, 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 \$5,833 of FEMA, MassHousing, and miscellaneous income and homeowner funds.
- Quincy Consortium CHDO projects leveraged at least \$1,170,000 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 one household totaling \$19,875. Through the Massachusetts Housing Partnership Soft-Second Program, nine (9) homebuyers were given reduced mortgage rates and favorable terms. The program provided \$2,210,848 in first mortgage financing and \$14,236.80 in Soft Second mortgages.
- Weymouth's First time homebuyers were given reduced mortgage rates and favorable terms through participation in the MHP Soft Second Loan Program. The Soft 2<sup>nd</sup> program provided assistance to four (4) homebuyers. Participating lenders provided \$850,000 in mortgage financing and MHP provided \$20,209.37 in Soft 2<sup>nd</sup> subsidies.
- The Quincy 2000 Collaborative Business Loan Pool has available a capitalized funding source of approximately four million dollars. The organization allows many different groups to work through different avenues to economically develop the City.
- Leveraged amounts for public services activities totaled \$1,246,725. A detailed breakdown of leverage amounts for public services are contained in Table 7.1 and Table 10.3.
- Leveraged amounts for the Emergency Shelter Grant are contained in Table 5.1.

**Table 7.1 Leveraged Amounts by HUD-CPD Resources**

## 8. PERFORMANCE MEASURES

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

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

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

The *Outcome Statements* were based on the “Consensus Document: Joint HUD/OMB/Grantee Outcome Measurement Working Group,” dated November 20, 2004. This Group was formed in June, 2004 to develop an Outcome Measurement System for key federal community development programs, including the CDBG and HOME. The Group is comprised of representatives from the Council of State Community Development Agencies, the National Community Development Association, the National Association of County Community Economic Development, the National Association of Housing and Redevelopment Officials, HUD’s Office of Community Planning and Development, and the Office of Management and Budget. The System sought to generate outcome measures that could be linked to the overarching objectives of these community development programs (i.e., suitable living environment; decent affordable housing; and creating economic opportunities). In doing so, the aggregation, at the national level, of outputs and

outcomes reported by the many CDP activities throughout the country would be more manageable and feasible.

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

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

**8.1 Table 3C: Listing of Projects**

**Table 3C**

**Listing of Projects**

**Community Development – Public Services**



**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Father Bill's and Mainspring

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**Priority Need** Transitional Housing, Permanent Supportive Housing, Veterans

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

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**Activity Name and Description** Homeless Veterans Reintegration Program: In addition to employment services, case managers work individually with veterans to provide an array of services, including transitional and permanent housing, and supportive services to address challenges they face.

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**Objective category:**

X\_\_\_ Suitable Living Environment \_\_\_ Decent Housing \_\_\_ Economic Opportunity

**Outcome category:**

X\_\_\_ Availability/Accessibility \_\_\_ Affordability \_\_\_ Sustainability

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

Newport Avenue, Quincy, MA 02169 / City-wide

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Specific Objective Number: SL 1.1	IDIS: 2433
HUD Matrix Code: 05	CDBG Citation: : 24 CFR 570.201(e)
Type of Recipient: Contractor	CDBG National Objective: Low/Moderate Income – Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: 85 homeless veterans will live a sober lifestyle	Annual Units: 85 homeless veterans will have access to housing services
	Units Upon Completion: 150 Veterans

**Funding Sources:**

CDBG \$17,500

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**Total \$17,500**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Good Shepherd Maria Droste Services

**Priority Need** Public Services

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

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

**Objective category:**

X\_\_ Suitable Living Environment    \_\_ Decent Housing    \_\_ Economic Opportunity

**Outcome category:**

X\_\_ Availability/Accessibility    \_\_ Affordability    \_\_ Sustainability

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

1354 Hancock Street, Quincy, MA 02169 / City-wide

Specific Objective Number: SL 1.1	IDIS: 2422
HUD Matrix Code: 05M	CDBG Citation: 24 CFR 570.201(e)
Type of Recipient: Contractor	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: 75% of clients counseled will make improvement in functioning, measured by an assessment tool.	Annual Units: 160 persons
	Units Upon Completion: 120

**Funding Sources:**

CDBG                      \$8,775

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**Total                      \$8,775**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Quincy Public Schools Adult Special Education

**Priority Need** Public Services

**Project Name and Title** Project 1 – Limited Clientele Programs/Services

**Activity Name and Description** Quincy Public Schools Adult Special Education Program: Weekly teaching classes for developmentally disabled adults to improve social and academic functioning.

**Objective category:**

X\_\_\_ Suitable Living Environment \_\_\_ Decent Housing \_\_\_ Economic Opportunity

**Outcome category:**

X\_\_\_ Availability/Accessibility \_\_\_ Affordability \_\_\_ Sustainability

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

316 Hancock Street, Quincy, MA 02171 / City-wide

Specific Objective Number: SL 1.1	IDIS: 2430
HUD Matrix Code: 05B	CDBG Citation: 24 CFR 570.201(e)
Type of Recipient: Contractor	CDBG National Objective: Limited Clientele Presumed Benefit
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: 75% of students will make significant improvement in social and academic functioning.	Annual Units: 20 students
	Units Upon Completion: 9 students

**Funding Sources:**

CDBG \$2,250

**Total \$2,250**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** South Shore Elder Services

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**Priority Need** Public Services

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

---

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

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**Objective category:**

X\_\_\_ Suitable Living Environment \_\_\_ Decent Housing \_\_\_ Economic Opportunity

**Outcome category:**

X\_\_\_ Availability/Accessibility \_\_\_ Affordability \_\_\_ Sustainability

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

159 Bay State Drive, Braintree, MA 02184 / City-wide

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Specific Objective Number: SL 1.1	IDIS: 2425
HUD Matrix Code: 05B	CDBG Citation: 24 CFR 570.201(e)
Type of Recipient: Contractor	CDBG National Objective:
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Access to a hot nutritious meal that they would not receive otherwise	Annual Units: 4 disabled persons under the age of 60
	Units Upon Completion: 4 persons

**Funding Sources:**

CDBG \$3,780

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**Total \$3,780**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Asian Affairs

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**Priority Need** Public Services

---

**Project Number and Title** Project 2 – Family Programs/Services

---

**Activity Name and Description** Asian Affairs: Translation services, counseling, outreach and referrals to the growing Asian population to enable them to access government and other services.

---

**Objective category:**

X\_\_\_ Suitable Living Environment \_\_\_ Decent Housing \_\_\_ Economic Opportunity

**Outcome category:**

X\_\_\_ Availability/Accessibility \_\_\_ Affordability \_\_\_ Sustainability

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

1305 Hancock Street, Quincy, MA 02169 / City-wide (Germantown Neighborhood Center, QCAP, City Hall, O'Brien Towers, and North Quincy Community Center)

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Specific Objective Number: SL 1.1	IDIS: 2429
HUD Matrix Code: 05	CDBG Citation: 24 CFR 570.201(e)
Type of Recipient: Contractors	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: 2000 Asian persons or 80% will receive appropriate services (legal assistance, finance, housing, education, loans)	Annual Units: 2000 Asian persons
	Units Upon Completion: 1317 Individuals

**Funding Sources:**

CDBG \$46,184

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**Total \$46,184**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Commission on the Family

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**Priority Need** Transitional Housing

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**Project Name and Title** Project 2 – Family Programs/Services

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**Activity Name and Description** Transitional Housing Program: For homeless families in ten housing units leased from the Quincy Housing Authority using McKinney and other funds.

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**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

68 Saratoga Street, Quincy, MA 02171 / City-wide

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Specific Objective Number: DH 1.2	IDIS: 2426
HUD Matrix Code: 05	CDBG Citation: 24 CFR 570.201(e)
Type of Recipient: Contractor	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 7/01/2010	Completion Date: 06/30/2011
Performance Indicator: 10 unduplicated homeless families will have more stable housing with their children remaining in the Quincy Public School system.	Annual Units: 30 persons in 10 unduplicated homeless families
	Units Upon Completion: 28 Households

**Funding Sources:**

CDBG                      \$10,718

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**Total                      \$10,718**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Commission on the Family

---

**Priority Need** Public Services

---

**Project Name and Title** Project 2 – Family Programs/Services

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

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**Objective category:**

X\_\_\_ Suitable Living Environment \_\_\_ Decent Housing \_\_\_ Economic Opportunity

**Outcome category:**

X\_\_\_ Availability/Accessibility \_\_\_ Affordability \_\_\_ Sustainability

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

68 Saratoga Street, Quincy, MA 02171 / City-wide

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Specific Objective Number: SL 1.1	IDIS: 2428
HUD Matrix Code: 05	CDBG Citation: 24 CFR 570.201(e)
Type of Recipient: Contractor	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 7/01/2010	Completion Date: 06/30/2011
Performance Indicator: 15 children served will make significant improvement in school readiness skills.	Annual Units: 15 children
	Units Upon Completion: 55 individuals

**Funding Sources:**

CDBG	\$2,500
<b>Total</b>	<b>\$2,500</b>

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Commission on the Family

---

**Priority Need** Public Services

---

**Project Number and Title** Project 2 – Family Programs/Services

---

**Activity Name and Description** Parent to Parent Program: 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.

---

**Objective category:**

X\_\_\_ Suitable Living Environment \_\_\_ Decent Housing \_\_\_ Economic Opportunity

**Outcome category:**

X\_\_\_ Availability/Accessibility \_\_\_ Affordability \_\_\_ Sustainability

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

68 Saratoga Street, Quincy, MA 02171 / City-wide

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Specific Objective Number: SL 1.1	IDIS: 2427
HUD Matrix Code: 05	CDBG Citation: 24 CFR 570.201(e)
Type of Recipient: Contractor	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: 75% of the 134 families will have the opportunity to have access to new knowledge for the purpose of creating a suitable living environment.	Annual Units: 270 persons in 134 families
	Units Upon Completion: 238 individuals

**Funding Sources:**

CDBG \$5,040

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**Total \$5,040**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Quincy Community Action Program (QCAP)

**Priority Need** Public Services

**Project Number and Title** Project 2 – Family Programs/Services

**Activity Name and Description** Emergency Food Center: 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; Collaborates with Farmers' Market to offer fresh nutritious produce for low/mod households.

**Objective category:**

X\_\_\_ Suitable Living Environment \_\_\_ Decent Housing \_\_\_ Economic Opportunity

**Outcome category:**

X\_\_\_ Availability/Accessibility \_\_\_ Affordability \_\_\_ Sustainability

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

388 Granite Street, Quincy, MA 02169 / City-wide

Specific Objective Number: SL 1.1	IDIS: 2421
HUD Matrix Code: 05	CDBG Citation: 24 CFR 570.201(e)
Type of Recipient: Contractor	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: 80% of 2,061 persons served will report that food received helped them prepare more nutritious meals and save money to pay essential bills.	Annual Units: 2,061 persons
	Units Upon Completion: 2,419 persons

**Funding Sources:**

CDBG	\$19,450
EFC	\$13,950
Farmer's Market	\$5,500

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**Total** **\$19,450**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** South Shore YMCA – Germantown Neighborhood Center

**Priority Need** Public Services

**Project Number and Title** Project 2 – Family Programs/Services

**Activity Name and Description** GNC FOOD PANTRY: 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.

**Objective category:**

X\_\_\_ Suitable Living Environment \_\_\_ Decent Housing \_\_\_ Economic Opportunity

**Outcome category:**

X\_\_\_ Availability/Accessibility \_\_\_ Affordability \_\_\_ Sustainability

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

366 Palmer Street, Quincy, MA 02169 / Ward 1, 2

Specific Objective Number: SL 1.1	IDIS: 2463
HUD Matrix Code: 05	CDBG Citation: 24 CFR 570.201(e)
Type of Recipient: Subrecipient Only	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: 1,570 persons served will report that food received helped them increase their level of nutrition and other related lifestyle issues.	Annual Units: 1,570 persons
	Units Upon Completion: 3,042 persons

**Funding Sources:**

CDBG \$10,762

**Total \$10,762**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Houghs Neck Community Council, Inc.

**Priority Need** Public Services, Elderly and Frail Elderly

**Project Number and Title** Project 11 – Limited Clientele Neighborhood Centers

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

**Objective category:**

X\_\_\_ Suitable Living Environment \_\_\_ Decent Housing \_\_\_ Economic Opportunity

**Outcome category:**

X\_\_\_ Availability/Accessibility \_\_\_ Affordability \_\_\_ Sustainability

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

1193 Sea Street, Quincy, MA 02169 / Census Tract 4178.01

Specific Objective Number: SL 1.1	IDIS: 2446, 2447, 2448, 2449
HUD Matrix Code: 05/ 05A / 05D	CDBG Citation: 24 CFR 570.201(e)
Type of Recipient: Subrecipient Only	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator(s): (1) The majority of participants will demonstrate improved behavior; (2) Surveyed community members will report improvement in lifestyle, reduced isolation and greater social stimulation; (3) As a result of youth program, 120 youth will be less exposed to negative influences such as drugs and alcohol; (4) 50% of 200 seniors will report improvement in lifestyle, reduced isolation, social stimulation, etc.	Annual Units: <b>350 individuals</b> (20 women, 120 youth, 200 seniors)
	Units Upon Completion: 441 Individuals

**Funding Sources:**

CDBG \$14,625

**Total \$14,625**

**City of Quincy and Quincy HOME Consortium**

**Table 3  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Montclair/Wollaston Neighborhood Association

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**Priority Need** Public Services, Elderly and Frail Elderly

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**Project Number and Title** Project 11 – Limited Clientele Neighborhood Centers

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

---

**Objective category:**

X\_\_\_ Suitable Living Environment \_\_\_ Decent Housing \_\_\_ Economic Opportunity

**Outcome category:**

X\_\_\_ Availability/Accessibility \_\_\_ Affordability \_\_\_ Sustainability

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

(Crowley) 139 Highland Avenue, Quincy, MA 02170 / Census Tract 4172.00, 4176.02

Specific Objective Number: SL 1.1	IDIS: 2457, 2458
HUD Matrix Code: 05A / 05D	CDBG Citation: 24 CFR 570.201(e)
Type of Recipient: Subrecipient Only	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator(s): (1)The majority of participants will improve their academic and language skills; (2) The majority of participants attending neighborhood meetings will increase their quality of life.	Annual Units: <b>36 individuals</b> (10 students; 26 residents)
	Units Upon Completion: 64

**Funding Sources:**

CDBG	\$1,305
<b>Total</b>	<b>\$1,305</b>

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** North Quincy Community Center

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

**Project Number and Title** Project 11 – Limited Clientele Neighborhood Centers

**Activity Name and Description** Services and Activities: Senior programs include meals on wheels, ESL, Tai Chi, various social and recreational programs. Youth and community programs include summer and school vacation workshops, after school homework help, teen drop-in center, musical instrument program, holiday activities and assistance, community newsletter and others.

**Objective category:**

X\_\_\_ Suitable Living Environment \_\_\_ Decent Housing \_\_\_ Economic Opportunity

**Outcome category:**

X\_\_\_ Availability/Accessibility \_\_\_ Affordability \_\_\_ Sustainability

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

381 Hancock Street, Quincy, MA 02170 / Census Tract 4175.01, 4175.02

Specific Objective Number: SL 1.1	IDIS: 2453, 2454, 2455
HUD Matrix Code: 05 / 05A / 05D	CDBG Citation: 24 CFR 570.201(e)
Type of Recipient: Subrecipient Only	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator(s): (1)The majority of seniors will report improvement in reduced feelings of isolation and improved quality of life; (2) The majority of youth will report improvement in grades, feelings of safety and general well being; (3) Community members will report improvement in quality of life and feelings of connectedness.	Annual Units: <b>250 individuals</b> (100 seniors; 50 youth; 100 community members)
	Units Upon Completion: 328 individuals

**Funding Sources:**

CDBG \$20,245

**Total \$20,245**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name**                      Ward II Community Center

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**Priority Need**                                      Public Services, Elderly and Frail Elderly

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**Project Number and Title**    Project 11 – Limited Clientele Neighborhood Centers

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**Activity Name and Description**      Senior and Youth Programs: Various community programs including information and referral, mom and tot playgroups, youth dance, senior recreation and socials, and blood pressure clinics. Other services planned at this time include, youth recreation, arts and crafts, homework tutoring and free lunch summer program.

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**Objective category:**

X\_\_\_ Suitable Living Environment    \_\_\_ Decent Housing    \_\_\_ Economic Opportunity

**Outcome category:**

X\_\_\_ Availability/Accessibility        \_\_\_ Affordability        \_\_\_ Sustainability

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

16 Nevada Road, Quincy, MA 02169 / Census Tract 4175.01, 4175.02

Specific Objective Number: SL 1.1	IDIS: 2443, 2444, 2445, and 2475
HUD Matrix Code: 05/ 05A / 05D	CDBG Citation: 24 CFR 570.201(e)
Type of Recipient: Subrecipient Only	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator(s): (1) At least 50% of seniors will report through surveys improvement in health stamina; (2) The majority of community members participating will report improved health, self-confidence, and increased energy; (3) At least 80% of youth will report through surveys improvement in life skills.	Annual Units: <b>200 individuals</b> (50 seniors; 75 community members; 75 youth)
	Units Upon Completion: 265 Individuals

**Funding Sources:**

CDBG                                      \$11,232

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**Total                                      \$11,232**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name**                      Ward IV Neighborhood Center

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**Priority Need**                                      Public Services, Elderly and Frail Elderly

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**Project Number and Title**    Project 11 – Limited Clientele Neighborhood Centers

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**Activity Name and Description**      Senior and Youth Programs: Various services and activities, including school enrichment programs, active parenting courses, support groups, blood pressure clinics and senior activities.

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**Objective category:**

X\_\_ Suitable Living Environment    \_\_ Decent Housing    \_\_ Economic Opportunity

**Outcome category:**

X\_\_ Availability/Accessibility      \_\_ Affordability      \_\_ Sustainability

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

100 Brooks Avenue, Quincy, MA 02169 / Census Tract 4180.01, etc.

Specific Objective Number: SL 1.1	IDIS: 2459, 2460, 2461, and 2476
HUD Matrix Code: 05/ 05A / 05D	CDBG Citation: 24 CFR 570.201(e)
Type of Recipient: Subrecipient Only	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator(s): (1) Seniors participating will report reduced isolation, increased socialization, and increased knowledge of services for the elderly; (2) the majority of youth participants will report reduced isolation, stimulation of interests, job training skills, guidance and support; (3) the majority of community participants will report reduced isolation and feelings of neighborhood involvement and increased knowledge of services.	Annual Units: <b>250 individuals</b> (50 seniors; 100 community members; 100 youth)
	Units Upon Completion: 176 Individuals

**Funding Sources:**

CDBG                                      \$10,175

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**Total                                      \$10,175**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** South Shore YMCA - Germantown Neighborhood Center

**Priority Need** Public Services

**Project Number and Title** Project 11 – Limited Clientele Neighborhood Centers

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

**Objective category:**

X\_\_\_ Suitable Living Environment \_\_\_ Decent Housing \_\_\_ Economic Opportunity

**Outcome category:**

X\_\_\_ Availability/Accessibility \_\_\_ Affordability \_\_\_ Sustainability

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

366 Palmer Street, Quincy, MA 02170 / Census Tract 4178.02

Specific Objective Number: SL 1.1	IDIS: 2464, 2465, 2466
HUD Matrix Code: 05 / 05D	CDBG Citation: 24 CFR 570.201(e)
Type of Recipient: Subrecipient Only	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator(s): (1)Participants will demonstrate improved behavior; (2) Surveyed community members will report improvement in lifestyle & nutrition; (3) 100+ youths will either enroll in a higher education, become involved as peer leaders or continue participation with the goal of becoming a peer leader.	Annual Units: <b>1,900 individuals</b> (80 Women; 1,570 community members; 250 youth)
	Units Upon Completion: 2027 individuals

**Funding Sources:**

CDBG \$26,100

**Total \$26,100**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** South Shore YMCA on behalf of Quincy Parent Advisory Council (QPAC)

**Priority Need** Public Services, Developmentally Disabled

**Project Number and Title** Project 18 – Youth Programs/Services

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

**Objective category:**

X\_\_\_ Suitable Living Environment \_\_\_ Decent Housing \_\_\_ Economic Opportunity

**Outcome category:**

X\_\_\_ Availability/Accessibility \_\_\_ Affordability \_\_\_ Sustainability

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

100 Common Street, Quincy, MA 02169

Specific Objective Number: SL 1.1	IDIS: 2431
HUD Matrix Code: 05-D	CDBG Citation: 24 CFR 570.201(e)
Type of Recipient: Contractor	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: 10 adolescents will make significant progress with social cognition based on counselor observation and reporting.	Annual Units: 10 adolescents
	Units Upon Completion: 29 individuals

**Funding Sources:**

CDBG \$3,700

**Total \$3,700**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

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

**Priority Need** Public Services

**Project Number and Title** Project 18 – Youth Programs/Services

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

**Objective category:**

X\_\_\_ Suitable Living Environment \_\_\_ Decent Housing \_\_\_ Economic Opportunity

**Outcome category:**

X\_\_\_ Availability/Accessibility \_\_\_ Affordability \_\_\_ Sustainability

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

44 Billings Road, Quincy, MA 02169 / City-wide

Specific Objective Number: SL 1.1	IDIS: 2424
HUD Matrix Code: 05L	CDBG Citation: 24 CFR 570.201(e)
Type of Recipient: Contractor	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: 9 children will have less exposure to negative elements such as drugs and peer pressure while improving their grades.	Annual Units: 9 children
	Units Upon Completion: 13

**Funding Sources:**

CDBG	\$7,425
<b>Total</b>	<b>\$7,425</b>

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Asian American Service Association

**Priority Need** Public Services

**Project Number and Title** Project 27 – Senior Programs/Services

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

**Objective category:**

X\_\_\_ Suitable Living Environment \_\_\_ Decent Housing \_\_\_ Economic Opportunity

**Outcome category:**

X\_\_\_ Availability/Accessibility \_\_\_ Affordability \_\_\_ Sustainability

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

550 Hancock Street, Quincy, MA 02170 / City-wide

Specific Objective Number: SL 1.1	IDIS: 2423
HUD Matrix Code: 5A	CDBG Citation: 24 CFR 570.201(e)
Type of Recipient: Contractor	CDBG National Objective: Low/Moderate Income Limited Clientele – presumed benefit
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: 80% of participating seniors will report that their physical and mental health is better as a result of the programs.	Annual Units: 100 Asian seniors
	Units Upon Completion: 82 individuals

**Funding Sources:**

CDBG	\$8,235
<b>Total</b>	<b>\$8,235</b>

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Quincy Council on Aging

**Priority Need** Public Services, Elderly and Frail Elderly

**Project Number and Title** Project 27 – Senior Programs/Services

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

**Objective category:**

X\_\_ Suitable Living Environment \_\_\_ Decent Housing \_\_\_ Economic Opportunity

**Outcome category:**

X\_\_ Availability/Accessibility \_\_\_ Affordability \_\_\_ Sustainability

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

83 Saratoga Street, Quincy, MA 02170 / City-wide

Specific Objective Number: SL 1.1	IDIS: 2420
HUD Matrix Code: 05A	CDBG Citation: 24 CFR 570.201(e)
Type of Recipient: Contractor	CDBG National Objective: Low/Moderate Income Limited Clientele – presumed benefit
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Seniors will be able to make medical appointments without great cost and inconvenience to them.	Annual Units: 1,000 seniors
	Units Upon Completion: 927

**Funding Sources:**

CDBG \$146,451

**Total \$146,451**

**Table 3C**

**Listing of Projects**

**Community Development – Other**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** City of Quincy

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**Priority Need** Public Facilities

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

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**Activity Name and Description** Senior Community Center: Provision of materials for the rehabilitation of an existing public building that will serve as the new Quincy Senior Community Center.

**Objective category:**

X \_\_\_ Suitable Living Environment \_\_\_ Decent Housing \_\_\_ Economic Opportunity

**Outcome category:**

X \_\_\_ Availability/Accessibility \_\_\_ Affordability \_\_\_ Sustainability

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

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Kennedy Center: 440 East Squantum Street, Quincy, MA 02169

Specific Objective Number: SL 1.3	IDIS: 2331
HUD Matrix Code: 03E (Neighborhood Public Facilities)	CDBG Citation: 570.201 (c)
Type of Recipient: Grantee	CDBG National Objective: Low/Moderate-Income Clientele- presumed benefit
Start Date (mm/dd/yyyy): <b>07/01/2009</b>	Completion Date: 06/30/2011
Performance Indicator: One senior community center will be rehabilitated.	Annual Units: One senior community center will be rehabilitated.
	Units Upon Completion: One senior community center will be rehabilitated.

**Funding Sources:**

CDBG (R) \$64,186

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**Total \$64,186**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Quincy Health Department

**Priority Need** Code Enforcement

**Project Number and Title** Project 3 – Code Enforcement

**Activity Name and Description** Code Inspections: Perform code inspections for health and safety and lead paint violations in low and moderate-income areas.

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

1305 Hancock Street, Quincy, MA 02169 / Census Tracts and Block Groups (4172 bg 2 & 6; 4175.01 bg 1; 4175.02 bg 7; 4176.02 bg 2; 4177 bg 2 & 3; 4178.02; 4179.01 bg 2, 4 & 5; 4179.02 bg 6 & 8; 4180.01 bg 5 & 7; 4180.02 bg 4; 4181.00 bg 4; 4182.00 bg 2.)

Specific Objective Number: DH 1.1	IDIS: 2432
HUD Matrix Code: 15	CDBG Citation: 24 CFR 570.202(c)
Type of Recipient:	CDBG National Objective: Low/Moderate Income Area Benefit
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: 110 code inspections to take place in low/mode areas plus code violations and threats to public health & safety will be addressed.	Annual Units: 110 properties
	Units Upon Completion: 100 properties

**Funding Sources:**

CDBG	\$55,894
<b>Total</b>	<b>\$55,894</b>

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Manet Community Health Center

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**Priority Need** Public Facilities

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**Project Number and Title** Project 4 – Public Facilities Low and Moderate Income

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**Activity Name and Description** Manet North Quincy Renovation Project: Perform much needed alterations to this facility to improve its overall safety, integrity, and air quality while improving site design and increasing access to care.

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**Objective category:**

X\_\_\_ Suitable Living Environment \_\_\_ Decent Housing \_\_\_ Economic Opportunity

**Outcome category:**

X\_\_\_ Availability/Accessibility \_\_\_ Affordability \_\_\_ Sustainability

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

110 West Squantum Street, Quincy, MA 02171 / North Quincy

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Specific Objective Number: SL 1.2	IDIS: 2494
HUD Matrix Code: 05A / 03P	CDBG Citation: 570.201 (c)
Type of Recipient:	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Renovations will expand services to low-moderate income residents.	Annual Units: 1 public facility
	Units Upon Completion: 1 public facility

**Funding Sources:**

CDBG \$200,000

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**Total \$200,000**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Quincy PCD and DPW

**Priority Need** Infrastructure

**Project Number and Title** Project 6 – Business District Revitalization

**Activity Name and Description** Various Activities: Engineering design and infrastructure construction of streets/sidewalks at various low-moderate-income neighborhoods.

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

Brewer's Corner and Taffrail Road, Quincy, MA 02169

Specific Objective Number: EO 3.1	IDIS: 2462, 2467, 2472, 2471
HUD Matrix Code: 03K	CDBG Citation: 570.201 (f)(1)(i)
Type of Recipient: Grantee	CDBG National Objective: Low/Moderate Income Area Benefit; Slum/Blight
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Approx 4 streets (2000 feet) will have paved surfaces, good water drainage system, no cracks, holes or depressions on streets, and provide adequate lighting and traffic control allowing persons to safe streets and sidewalks.	Annual Units: Approximately 4 streets (2000 feet / 6000 people)
	Units Upon Completion: 5 streets (2,372 people)

**Funding Sources:**

CDBG                      \$100,000

**Total                      \$100,000**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** City of Quincy

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**Priority Need** Infrastructure

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**Project Number and Title** Project 5 – Business District Revitalization

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

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**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

55 Sea Street, Quincy, MA 02169

Specific Objective Number: EO 3.1	IDIS: <b>2471</b>
HUD Matrix Code: 03K	CDBG Citation: 570.201 (f)(1)(i)
Type of Recipient: Grantee	CDBG National Objective: Slum and Blight Area
Start Date (mm/dd/yyyy): 7/1/2010	Completion Date: 06/30/2011
Performance Indicator:	Annual Units:
	Units Upon Completion: 2,372 people

**Funding Sources:**

CDBG                      \$663,351.08

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**Total                      \$663,351.08**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Department of Planning and Community Development

**Priority Need** CDBG Planning and Administration

**Project Number and Title** Project 8 – Planning and Administration

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

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

1305 Hancock Street, Quincy, MA 02169 / City-wide

Specific Objective Number: n/a	IDIS: 2436
HUD Matrix Code: 20 / 21A	CDBG Citation: 570.205 and 570.206
Type of Recipient: Grantee	CDBG National Objective: n/a
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Compliance with CDBG, HOME, ESG, and other grant conditions; at least 65% of CDBG and program income expended.	Annual Units: n/a
	Units Upon Completion: n/a

**Funding Sources:**

CDBG	\$447,676
Other Funding	\$35,153
<b>Total</b>	<b>\$482,829</b>

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Quincy Community Action Program (QCAP)

**Priority Need** Assistance for Homeownership, Elderly and Frail Elderly

**Project Number and Title** Project 8 – Planning and Administration

**Activity Name and Description** First Time Home Buyer Counseling Workshops: Offered to first time homebuyers, tenants, landlord/property owners, and seniors. QCAP also provides mortgage foreclosure counseling & predatory lending education, as well as reverse mortgage counseling.

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

1509 Hancock Street, Quincy, MA 02169 / City-wide

Specific Objective Number: DH 2.1	IDIS: 2437
HUD Matrix Code: 05K / 05 R	CDBG Citation: 570.205 and 570.206
Type of Recipient: Subrecipient Only	CDBG National Objective: LMI Housing
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: 60 Quincy households improve their access to low cost mortgage products & down payment assistance; 25 Quincy households complete the Mortgage Foreclosure counseling & Predatory Lending education seminars.	Annual Units: Assist and Educate 359 persons
	Units Upon Completion: <b>359 persons</b>

**Funding Sources:**

CDBG                      \$9,500

**Total                      \$9,500**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Quincy 2000 Collaborative

**Priority Need** Economic Development

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

**Activity Name and Description** Quincy 2000 - The Lobster Stop - Loan & Grant Program: Assisting businesses through low interest loans, which will create jobs for low and moderate-income people.

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

723 Washington Street, Quincy, MA 02169 / City-wide

Specific Objective Number: EO 1.2	IDIS: 2469
HUD Matrix Code: 18A	CDBG Citation: 570.203(b)
Type of Recipient: Subrecipient Only	CDBG National Objective: Low/Moderate Jobs Benefit (LMJ)
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: 2 business loans will be approved creating economic opportunities allowing 6 full time equivalency (FTE) jobs to be created and 5 FTE jobs will be held by or available to LMI persons.	Annual Units: 2 businesses will have access to commercial loans that will create 5 FTE.
	Units Upon Completion: 1 Business

**Funding Sources:**

CDBG                      \$100,000

**Total                      \$100,000**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

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

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**Priority Need**                                      Economic Development

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

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

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**Objective category:**

Suitable Living Environment       Decent Housing       Economic Opportunity

**Outcome category:**

Availability/Accessibility       Affordability       Sustainability

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

Quincy Shipyard / Census Tract 4179.01

Specific Objective Number: EO 3.2	IDIS: 2473
HUD Matrix Code: 19F	CDBG Citation: 24 CFR 570 M
Type of Recipient: Grantee	CDBG National Objective: Low-Moderate Income Jobs Creation
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: n/a	Annual Units: n/a
	Units Upon Completion: n/a

**Funding Sources:**

CDBG                                      \$649,104

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**Total**                                      **\$649,104**



**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Quincy 2000 Collaborative

**Priority Need** Economic Development

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

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

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

1400 Hancock Street, Quincy, MA 02169 / City-wide Commercial Districts

Specific Objective Number: EO 1.2	IDIS: N/A
HUD Matrix Code: 18D	CDBG Citation: 570.203 (b)
Type of Recipient:	CDBG National Objective: Low/Moderate Jobs Benefit (LMJ)
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: 10 financing packages will be developed for funding assistance creating economic opportunities by allowing 1 business to be created or expanded and 2 FTE jobs will be created of which 1 FTE job will be held by a low-moderate income person.	Annual Units: 1 Business (1 FTE job)
	Units Upon Completion: 1

**Funding Sources:**

CDBG                      \$0

**Total                      \$0**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** City of Quincy

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**Priority Need** Program Administration

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

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

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**Objective category: n/a**

Suitable Living Environment       Decent Housing       Economic Opportunity

**Outcome category: n/a**

Availability/Accessibility       Affordability       Sustainability

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

1305 Hancock Street, Quincy, MA 02169

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Specific Objective Number: n/a	IDIS: 2373
HUD Matrix Code: 21A	CDBG Citation: 570.206(a) (1)
Type of Recipient: Grantee	CDBG National Objective: Costs charged to this category are presumed to meet a CDBG nation objective. Reference 570.208(d)(4)
Start Date (mm/dd/yyyy): 07/01/2009	Completion Date: 06/30/2011
Performance Indicator: Compliance with the CDBG-R and ARRA requirements.	Annual Units: Administration of CDBG-R grant
	Units Upon Completion: 90 percent expenditure of CDBG-R funds

**Funding Sources:**

CDBG (R)                      \$43,897

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**Total**                              **\$43,897**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** City of Quincy

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**Priority Need** Infrastructure

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

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**Activity Name and Description** Neighborhood Public Improvements: Resurfacing & sidewalk improvements at the Palmer Street Rotary, Samoset Road, & Holbrook Road, and the installation of a new water main on Winter Street. All three locations are located in low/moderate-income neighborhoods.

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

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Palmer Street Rotary; Samoset Road; Holbrook Road; Winter Street

Specific Objective Number: EO 1.1	IDIS: 2304, 2332
HUD Matrix Code: 03K (street improvements) and 03J (water/sewer improvements)	CDBG Citation: 570.201 (c) Public Facilities and Improvements
Type of Recipient: Grantee	CDBG National Objective: Low/Moderate-Income Area Benefit
Start Date (mm/dd/yyyy): <b>07/01/2009</b>	Completion Date: 06/30/2011
Performance Indicator: Three low-moderate-income streets will be resurfaced and new sidewalks will be replaced; one water main will be installed at a low/moderate-income location.	Annual Units: Three resurfaced streets with replaced sidewalks and one new water main.
	Units Upon Completion: Three resurfaced streets with replaced sidewalks and one new water main.

**Funding Sources:**

CDBG (R)                      \$17,247

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**Total**                              **\$17,247**

**Table 3C**

**Listing of Projects**

**Community Development – Housing**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

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

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**Priority Need**                    Homeless Prevention

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**Project Number and Title**    Project 55 – HPRP (ARRA)

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**Activity Name and Description**    The Homeless Prevention and Rapid Re-Housing program provides services and financial assistance to homeless and at-risk households who only need short term help to achieve housing stability.

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**Objective category:**

X\_\_\_ Suitable Living Environment    \_\_\_ Decent Housing    \_\_\_ Economic Opportunity

**Outcome category:**

X\_\_\_ Availability/Accessibility    \_\_\_ Affordability    \_\_\_ Sustainability

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

422 Washington Street, Quincy, MA 02169 / City-wide  
 388 Granite Street, Quincy, MA 02169 / City-wide

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Specific Objective Number: SL 1.4	IDIS: 2347, 2348, 2349
HUD Matrix Code: 05Q / 08 / 21A	HPRP Citation: 24 CFR 85.20, 85.22
Type of Recipient:	CDBG National Objective:
Start Date (mm/dd/yyyy): <b>07/01/2009</b>	Completion Date: <b>06/30/2012</b>
Performance Indicator: Provide HPRP assistance to 67 households.	Annual Units: 67 households
	Units Upon Completion: <b>80 households</b> (based on APR #1)

**Funding Sources:**

HPRP                            \$688,801

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**Total                            \$688,801**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Office of Housing Rehabilitation

---

**Priority Need** Rehabilitation of units for Affordable Housing

---

**Project Number and Title** Project 12 - Lead Hazard Control

---

**Activity Name and Description** RESERVED

---

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

---

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

1305 Hancock Street, Quincy, MA 02169 / City-wide

---

Specific Objective Number: DH 2.3	IDIS: N/A
HUD Matrix Code: 14I	CDBG Citation: 24 CFR 570.202
Type of Recipient: N/A	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Rehabilitate 5 housing units with lead hazard control to maintain affordability.	Annual Units: 5 housing units
	Units Upon Completion: N/A

**Funding Sources:**

Other Funding: DHCD                      \$0

---

**Total**                                              **\$0**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Office of Housing Rehabilitation

---

**Priority Need** Rehabilitation of units for Affordable Housing

---

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

---

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

---

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

---

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

1305 Hancock Street, Quincy, MA 02169 / City-wide

Specific Objective Number: DH 2.4	IDIS: 2450
HUD Matrix Code: 14A	CDBG Citation: 24 CFR 570.202
Type of Recipient: Grantee	CDBG National Objective: Low-Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Rehabilitation of 5 single-family housing units to maintain housing affordability.	Annual Units: 5 units
	Units Upon Completion: 1 unit

**Funding Sources:**

CDBG	\$75,000
HOME	\$44,009
<b>Total</b>	<b>\$119,009</b>

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Office of Housing Rehabilitation

**Priority Need** Rehabilitation of units for Affordable Housing

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

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

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

1305 Hancock Street, Quincy, MA 02169 / City-wide

Specific Objective Number: DH 2.5	IDIS: 2451, 2452, 2468, 2490
HUD Matrix Code: 14B	CDBG Citation: 24 CFR 570.202
Type of Recipient: Grantee	CDBG National Objective: Low-Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Rehabilitation of 2 multi-family housing units to maintain housing affordability.	Annual Units: 2 multi-family housing units
	Units Upon Completion: 3

**Funding Sources:**

CDBG                      \$25,000 (+\$104,448 Housing Program Support)  
 HOME                     \$40,000

---

**Total                      \$65,000**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

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

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

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

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

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

1200 Hancock Street, Quincy, MA 02169 / Wards 1, 2, 3, and 4

Specific Objective Number: DH 2.5	IDIS: <b>2334, 2394</b> , 2477, 2491
HUD Matrix Code: 14B	CDBG Citation: 24 CFR 570.202
Type of Recipient:	CDBG National Objective: Low-Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Rehabilitation of 2 multi-family housing units to maintain housing affordability.	Annual Units: 2 multi-family housing units
	Units Upon Completion: 0

**Funding Sources:**

CDBG                      \$31,225  
 HOME                      \$25,000

---

**Total                      \$56,225**

*Operations                      \$30,000*

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

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

**Priority Need** Rehabilitation of units for Affordable Housing

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

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

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

1305 Hancock Street, Quincy, MA 02169 / Wards 1, 2, 3, and 4

Specific Objective Number: DH 2.4	IDIS: <b>2417, 2418, 2419</b> , 2482
HUD Matrix Code: 14A	CDBG Citation: 24 CFR 570.202
Type of Recipient: Subrecipient Only	CDBG National Objective: Low-Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Rehabilitation of 10 single-family housing units to maintain housing affordability.	Annual Units: 10 units
	Units Upon Completion: 28

**Funding Sources:**

CDBG                      \$40,000  
 HOME                     \$25,000

**Total Loan Funds    \$65,000**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Office of Housing Rehabilitation

---

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

---

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

---

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

---

**Objective category:**

X\_\_\_ Suitable Living Environment \_\_\_ Decent Housing \_\_\_ Economic Opportunity

**Outcome category:**

\_\_\_ Availability/Accessibility \_\_\_ Affordability X\_\_\_ Sustainability

---

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

1305 Hancock Street, Quincy, MA 02169 / City-wide

Specific Objective Number: SL 3.1	IDIS: N/A
HUD Matrix Code: 14A	CDBG Citation: 24 CFR 570.202
Type of Recipient:	CDBG National Objective: Slums-Blight Spot
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator: Rehabilitation of 0 Slums/Blight spot conditions.	Annual Units: 0 Housing Unit
	Units Upon Completion: N/A

**Funding Sources:**

CDBG \$0

---

**Total \$0**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Quincy PCD

**Priority Need** Homeownership Assistance

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

**Activity Name and Description** Provides to first time homebuyers that meet certain income requirements financial assistance in the form of down payment and closing cost assistance, and interest subsidy on the second mortgage.

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

1305 Hancock Street, Quincy, MA 02169 / City-wide

Specific Objective Number: DH 2.1	IDIS: 2441
HUD Matrix Code: 13	CDBG Citation: 240 CFR 570.201 (n)
Type of Recipient: Grantee	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Assist 2 households to afford their own home.	Annual Units: 2 households
	Units Upon Completion: 1 HH

**Funding Sources:**

HOME                      \$50,000

**Total                      \$50,000**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Neighborhood Housing Services of the South Shore and/or Quincy Community Action Programs Inc.

**Priority Need** Acq., Production, & Rehab of units for Affordable Housing

**Project Number and Title** Project 22 - Quincy CHDO Affordable Housing

**Activity Name and Description** Grants & Loans: CHDO Affordable Housing Dev.

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

1305 Hancock Street, Quincy, MA 02169 / City-wide

Specific Objective Number: DH 2.2	IDIS: 2487
HUD Matrix Code: 12 / 14G	HOME Citation: 24 CFR 92.101
Type of Recipient:	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Create 4 new affordable housing units.	Annual Units: 4 affordable housing units
	Units Upon Completion: still open

**Funding Sources:**

HOME                      \$250,000

**Total                      \$250,000**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Quincy PCD

---

**Priority Need** Production of rental units for affordable housing

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**Project Number and Title** Project 23 – Quincy Rental Production

---

**Activity Name and Description** Production of rental units for affordable housing

---

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

---

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

51 Empire Street, Quincy, MA 02169 and 150 Quincy Street, Quincy, MA 02169

Specific Objective Number: DH 2.2	IDIS: 2484, 2486
HUD Matrix Code: 12	HOME Citation: 24 CFR 92.101
Type of Recipient: Grantee	CDBG National Objective: Low/Mod Housing
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: 2 units of affordable housing available	Annual Units: 2
	Units Upon Completion: still open

**Funding Sources:**

HOME                      \$75,000

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**Total                      \$75,000**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Office of Housing Rehabilitation

---

**Priority Need** Rehabilitation of units for Affordable Housing

---

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

---

**Activity Name and Description** Grants and Loans: To eliminate conditions of non-profit housing units including Work Inc, NHS, QCAP, and Caritas, Inc.

---

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

---

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

1305 Hancock Street, Quincy, MA 02169 / City-wide

Specific Objective Number: DH 2.2	IDIS: 2481, 2495
HUD Matrix Code: 14B	CDBG Citation: 24 CFR 570.202
Type of Recipient: Subrecipient Only	CDBG National Objective: Low-Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Rehabilitation of 2 non-profit housing units to maintain housing affordability.	Annual Units: 2 non-profit housing units
	Units Upon Completion: 6

**Funding Sources:**

CDBG                      \$100,000

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**Total                      \$100,000**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Quincy PCD

**Priority Need** HOME Planning and Administration

**Project Number and Title** Project 25 – HOME – Quincy Administration

**Activity Name and Description** Administration of HOME Grant Funds: Responsibilities include budgeting, financial management, subrecipient monitoring, etc.

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

1305 Hancock Street, Quincy, MA 02169 / City-wide

Specific Objective Number: n/a	IDIS: 2440
HUD Matrix Code: 19A / 21H	CDBG Citation: 24 CFR 570.205- 206
Type of Recipient: Grantee	CDBG National Objective: n/a
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Compliance with HOME program.	Annual Units: n/a
	Units Upon Completion: n/a

**Funding Sources:**

CDBG                      \$363,133  
 HOME                     \$54,750  
 McKinney                \$32,000  
 Other Funding            \$104,448

**Total                      \$622,433**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Braintree PCD

---

**Priority Need** Assistance for Homeownership

---

**Project Number and Title** Project 41 – Braintree Rental Production Non CHDO

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**Activity Name and Description** Braintree Tenant Based Rental Assistance administered through Father Bill's and MainSpring, Inc.

---

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

---

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

1305 Hancock Street, Quincy, MA 02169 / Braintree

Specific Objective Number: DH 2.1	IDIS: 2485
HUD Matrix Code: 13	HOME Citation: 24 CFR 92.101
Type of Recipient: Subrecipient Only	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Braintree residents will have access to TBRA	Annual Units: 5 SROs, 4 2-3 Bedroom Units
	Units Upon Completion: 0

**Funding Sources:**

HOME                      \$90,384

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**Total                      \$90,384**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Braintree PCD

---

**Priority Need** HOME Planning and Administration

---

**Project Title** Project 38 – Braintree HOME Administration

---

**Activity Description** Administration of HOME Grant Funds: Responsibilities include budgeting, financial management, subrecipient monitoring, etc.

---

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

---

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

One JFK Memorial Drive, Braintree, MA 02184 / Braintree

---

Specific Objective Number: n/a	IDIS: 2479
HUD Matrix Code: 19A / 21H	HOME Citation: 24 CFR 92.101
Type of Recipient: HOME Consortium Member	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Compliance with HOME program.	Annual Units: n/a
	Units Upon Completion: n/a

**Funding Sources:**

HOME                      \$10,043

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**Total                      \$10,043**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Braintree PCD

---

**Priority Need** Rehabilitation for Affordable Housing

---

**Project Title** Project 39 – Braintree Rehab Program

---

**Activity Description** RESERVED

---

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

---

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

One JFK Memorial Drive, Braintree, MA 02184 / Braintree

Specific Objective Number: DH 2.2	IDIS: N/A
HUD Matrix Code: 14A / 14B	CDBG Citation: N/A
Type of Recipient: HOME Consortium Member	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator: N/A	Annual Units: N/A
	Units Upon Completion: N/A

**Funding Sources:**

**Total**                      **\$0**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Neighborhood Housing Services of the South Shore and/or Quincy Community Action Programs Inc.

**Priority Need** Acq., Production, & Rehab of units for Affordable Housing

**Project Number and Title** Project 40 - Braintree CHDO Affordable Housing

**Activity Name and Description** RESERVED

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

1200 Hancock Street, Quincy, MA 02169 and/or  
 1509 Hancock Street, Quincy, MA 02169 / Braintree

Specific Objective Number: DH 2.2	IDIS: N/A
HUD Matrix Code: 12 / 14G	CDBG Citation: N/A
Type of Recipient: Subrecipient Only	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator: N/A	Annual Units: N/A
	Units Upon Completion: N/A

**Funding Sources:**

**Total**                      **\$0**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Braintree PCD

---

**Priority Need** Production of rental units for affordable housing

---

**Project Number and Title** Project 41 – Braintree Rental Production (NON CHDO)

---

**Activity Name and Description** RESERVED

---

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

---

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

One JFK Memorial Drive, Braintree, MA 02184 / Braintree

Specific Objective Number: DH 2.2	IDIS: N/A
HUD Matrix Code: 12	CDBG Citation: N/A
Type of Recipient: Type of Recipient: HOME Consortium Member	CDBG National Objective: Low/Mod Housing
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator: N/A	Annual Units: N/A
	Units Upon Completion: N/A

**Funding Sources:**

**Total**                      **\$0**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Milton Department of Planning

---

**Priority Need** HOME Planning and Administration

---

**Project Title** Project 43 – Milton HOME Administration

---

**Activity Description** Administration of HOME Grant Funds: Responsibilities include budgeting, financial management, subrecipient monitoring, etc.

---

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

---

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

525 Canton Avenue, Milton, MA 02186 / Milton

Specific Objective Number: n/a	IDIS: 2489
HUD Matrix Code: 19A / 21H	HOME Citation: 24 CFR 92.101
Type of Recipient: HOME Consortium Member	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Compliance with HOME program.	Annual Units: N/A
	Units Upon Completion: N/A

**Funding Sources:**

HOME                      \$5,682

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**Total                      \$5,682**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Milton Department of Planning

---

**Priority Need** Assistance for Homeownership

---

**Project Number and Title** Project 42 – Milton First Time Home Buyer Program

---

**Activity Name and Description** Provides to first time homebuyers that meet certain income requirements financial assistance in the form of down payment and closing cost assistance, and interest subsidy on the second mortgage.

---

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

---

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

525 Canton Avenue, Milton, MA 02186 / Milton

Specific Objective Number: DH 2.1	IDIS: <b>2404</b>
HUD Matrix Code: 13	HOME Citation: 24 CFR 92.101
Type of Recipient: HOME Consortium Member	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): <b>07/01/2009</b>	Completion Date: 06/30/2011
Performance Indicator: Assist 1 household to afford their own home.	Annual Units: 1 household
	Units Upon Completion: 0

**Funding Sources:**

HOME                      \$51,142

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**Total                      \$51,142**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Milton Department of Planning

---

**Priority Need** Production of rental units for affordable housing

---

**Project Number and Title** Project 45 – Milton Rental Production (NON CHDO)

---

**Activity Name and Description** RESERVED

---

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

---

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

525 Canton Avenue, Milton, MA 02186 / Milton

Specific Objective Number: DH 2.2	IDIS: N/A
HUD Matrix Code: 12	CDBG Citation: N/A
Type of Recipient: N/A	CDBG National Objective: Low/Mod Housing
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator: N/A	Annual Units: N/A
	Units Upon Completion: N/A

**Funding Sources:**

**Total**                      **\$0**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Neighborhood Housing Services of the South Shore and/or Quincy Community Action Programs Inc.

**Priority Need** Acq., Production, & Rehab of units for Affordable Housing

**Project Number and Title** Project 45 - Milton CHDO Affordable Housing

**Activity Name and Description** RESERVED

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

Milton, MA

Specific Objective Number: DH 2.2	IDIS: N/A
HUD Matrix Code: 12 / 14G	CDBG Citation: N/A
Type of Recipient:	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator: N/A	Annual Units: N/A
	Units Upon Completion: N/A

**Funding Sources:**

**Total**                      **\$0**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name**                      Holbrook Town Administrator

---

**Priority Need**                                      Assistance for Homeownership

---

**Project Number and Title**    Project 47 – Holbrook First Time Home Buyer Program

---

**Activity Name and Description**    Provides to first time homebuyers that meet certain income requirements financial assistance in the form of down payment and closing cost assistance, and interest subsidy on the second mortgage.

---

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility                       Affordability     Sustainability

---

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

50 North Street, Holbrook, MA 02343 / Holbrook

Specific Objective Number: DH 2.1	IDIS: 2403
HUD Matrix Code: 13	HOME Citation: 24 CFR 92.101
Type of Recipient: HOME Consortium Member	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Assist 2 households to afford their own home.	Annual Units: 2 households
	Units Upon Completion: 0

**Funding Sources:**

HOME	\$34,893
<b>Total</b>	<b>\$34,893</b>

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Holbrook Town Administrator

---

**Priority Need** HOME Planning and Administration

---

**Project Number and Title** Project 48 – Holbrook HOME Administration

---

**Activity Name and Description** Administration of HOME Grant Funds: Responsibilities include budgeting, financial management, subrecipient monitoring, etc.

---

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

---

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

50 North Street, Holbrook, MA 02343 / Holbrook

Specific Objective Number:	IDIS: 2480
HUD Matrix Code: 19A / 21H	HOME Citation: 24 CFR 92.101
Type of Recipient: HOME Consortium Member	CDBG National Objective:
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Compliance with HOME program.	Annual Units: n/a
	Units Upon Completion: n/a

**Funding Sources:**

HOME                      \$3,877.12

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**Total                      \$3,877.12**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Neighborhood Housing Services of the South Shore and/or Quincy Community Action Programs Inc.

**Priority Need** Acq., Production, & Rehab of units for Affordable Housing

**Project Number and Title** Project 50 - Holbrook CHDO Affordable Housing

**Activity Name and Description** RESERVED

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

1200 Hancock Street, Quincy, MA 02169 and/or  
 1509 Hancock Street, Quincy, MA 02169 / Holbrook

Specific Objective Number: DH 2.2	IDIS: N/A
HUD Matrix Code: 12 / 14G	CDBG Citation: N/A
Type of Recipient: N/A	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator: N/A	Annual Units: N/A
	Units Upon Completion: N/A

**Funding Sources:**

**Total**                      **\$0**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Holbrook Town Administrator

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**Priority Need** Rehabilitation for Affordable Housing

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**Project Title** Project 49 – Holbrook Rehab Program

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**Activity Description** RESERVED

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**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

50 North Street, Holbrook, MA 02343 / Holbrook

Specific Objective Number: DH 2.2	IDIS: N/A
HUD Matrix Code: 14A / 14B	CDBG Citation: N/A
Type of Recipient: HOME Consortium Member	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator: N/A	Annual Units: N/A
	Units Upon Completion: N/A

**Funding Sources:**

**Total**                      **\$0**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Holbrook Town Administrator

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**Priority Need** Production of rental units for affordable housing

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**Project Number and Title** Project 51 – Holbrook Rental Production (NON CHDO)

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**Activity Description** RESERVED

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**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

---

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

75 Middle Street, Weymouth, MA 02189 / Holbrook

Specific Objective Number: DH 2.2	IDIS: N/A
HUD Matrix Code: 12	CDBG Citation: N/A
Type of Recipient: HOME Consortium Member	CDBG National Objective: Low/Mod Housing
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator: N/A	Annual Units: N/A
	Units Upon Completion: N/A

**Funding Sources:**

**Total**                      **\$0**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name**                      Weymouth PCD

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**Priority Need**                                      HOME Planning and Administration

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**Project Number and Title**                      Project 26 – Weymouth HOME Administration

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**Activity Name and Description**              Administration of HOME grant funds; responsibilities include budgeting, financial management, subrecipient monitoring, etc.

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**Objective category:**

Suitable Living Environment       Decent Housing       Economic Opportunity

**Outcome category:**

Availability/Accessibility       Affordability       Sustainability

---

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

75 Middle Street, Weymouth, MA 02189 / Weymouth

Specific Objective Number:	IDIS: 2483
HUD Matrix Code: 19A / 21H	HOME Citation: 24 CFR 92.101
Type of Recipient: HOME Consortium Member	CDBG National Objective:
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Compliance with HOME program.	Annual Units: N/A
	Units Upon Completion: N/A

**Funding Sources:**

HOME	\$22,492
<hr/>	
<b>Total</b>	<b>\$22,492</b>

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Neighborhood Housing Services of the South Shore and/or Quincy Community Action Programs Inc.

**Priority Need** Acq., Production, & Rehab of units for Affordable Housing

**Project Number and Title** Project 30 - Weymouth CHDO Affordable Housing

**Activity Name and Description** 63 Lake Street – 2 units of housing for disabled veterans and family

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

63 Lake Street, Weymouth, MA 02189

Specific Objective Number: DH 2.2	IDIS: 2478
HUD Matrix Code: 12 / 14G	HOME Citation: 24 CFR 92.101
Type of Recipient: Subrecipient Only	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Create 6 new affordable housing units.	Annual Units: 6 affordable housing units
	Units Upon Completion: 2 units

**Funding Sources:**

HOME                      \$385, 840

**Total                      \$385,840**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name**                      Weymouth PCD

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**Priority Need**                                      Rehabilitation for Affordable Housing

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**Project Number and Title**    Project 31 – Weymouth Rehabilitation

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**Activity Name and Description**            RESERVED

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**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility             Affordability     Sustainability

---

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

75 Middle Street, Weymouth, MA 02189 / Weymouth

Specific Objective Number: DH 2.2	IDIS: N/A
HUD Matrix Code: 14A / 14B	CDBG Citation: N/A
Type of Recipient: HOME Consortium Member	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator:	Annual Units: N/A
	Units Upon Completion: N/A

**Funding Sources:**

HOME                                      \$0

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**Total**                                      **\$0**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name**                      Weymouth PCD

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**Priority Need**                                      Assistance for Homeownership

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**Project Number and Title**    Project 32 – Weymouth First Time Home Buyer Program

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**Activity Name and Description**      Down payment and closing cost assistance loans to first time homebuyers.

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**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility               Affordability     Sustainability

---

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

75 Middle Street, Weymouth, MA 02189 / Weymouth

Specific Objective Number: DH 2.1	IDIS:
HUD Matrix Code: 13	HOME Citation: 24 CFR 92.101
Type of Recipient:	CDBG National Objective: Low/Moderate Housing
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Assist 5 households to afford their own home.	Annual Units: 5 households
	Units Upon Completion: 0

**Funding Sources:**

HOME                                      \$47,500

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**Total                                      \$47,500**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name**                      Weymouth PCD

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**Priority Need**                                      Production of rental units for affordable housing

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**Project Number and Title**    Project 33 - Weymouth Rental Production

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**Activity Name and Description**            RESERVED

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**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility             Affordability     Sustainability

---

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

75 Middle Street, Weymouth, MA 02189 / Weymouth CT 4222

Specific Objective Number: DH 2.2	IDIS: N/A
HUD Matrix Code: 12	CDBG Citation: N/A
Type of Recipient:	CDBG National Objective: Low/Mod Housing
Start Date (mm/dd/yyyy): N/A	Completion Date: N/A
Performance Indicator: Create 2 new Affordable Housing Units for the purpose of providing decent affordable housing.	Annual Units: N/A
	Units Upon Completion: N/A

**Funding Sources:**

HOME                                      \$0

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**Total**                                      **\$0**

**Table 3C**

**Listing of Projects**

**Community Development – Homeless & Special Needs**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name**      Father Bill's and Mainspring

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**Priority Need**                      Emergency Shelter, Severe Mental Illness, Persons with Alcohol  
 and Drug Abuse, Veterans

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**Project Number and Title**    Project 20 - ESG Grant, Homeless Shelter and Services

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**Activity Name and Description**    Provide 24 hour, full service program for homeless men and  
 women, including counseling, housing search, nursing services, outreach program for the  
 homeless mentally ill, on-site substance abuse counseling, veterans' services, outreach to head  
 injured clients and voice mail for housing and job search.

---

**Objective category:**

X\_\_\_ Suitable Living Environment    \_\_\_ Decent Housing    \_\_\_ Economic Opportunity

**Outcome category:**

X\_\_\_ Availability/Accessibility    \_\_\_ Affordability    \_\_\_ Sustainability

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

38 Broad Street, Quincy, MA 02169 / Quincy

Specific Objective Number: SL 1.1	IDIS: 2442
HUD Matrix Code: 03C	ESG Citation: 24 CFR 576
Type of Recipient: Subrecipient Only	CDBG National Objective: Low/Moderate Income – Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: 910 unduplicated persons will stabilize with overnight shelter and case management services.	Annual Units: 910 unduplicated persons
	Units Upon Completion: <b>1,304 persons</b>

**Funding Sources:**

ESG	\$90,753
<b>Total</b>	<b>\$90,753</b>

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** City of Quincy Commission on the Family

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**Priority Need** Transitional Housing

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**Project Number and Title** Project M-1 – SHP Transitional Housing for Families

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**Activity Name and Description** Transitional Housing Program: Provides ten (10) units for homeless families; services include case management with the objective of moving families towards independence in the community.

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**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

68 Saratoga Street, Quincy, MA 02171 / Quincy

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Specific Objective Number: DH 3.1	LOCCS
HUD Matrix Code: 03C	Citation: 42 U.S.C. 11301
Type of Recipient: Contractor	CDBG National Objective: Low/Moderate Income Limited Clientele
Start Date (mm/dd/yyyy): 7/01/2010	Completion Date: 06/30/2011
Performance Indicator: Provide 10 unduplicated homeless families with transitional housing.	Annual Units: 10 Transitional Housing Units
	Units Upon Completion: 10

**Funding Sources:**

McKinney                      \$80,390

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**Total                              \$80,390**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Father Bill's and Mainspring

**Priority Need** Permanent Housing, Victims of Domestic Violence

**Project Number and Title** Project M-2 – SHP - Permanent Housing for Victims of Domestic Violence

**Activity Name and Description** Empowerment Project: Provides permanent housing for battered women and the children who have become homeless due to domestic violence. Daily services will include outreach, case management, life skills, and transportation.

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

422 Washington Street, Quincy, MA 02169 / Quincy/Weymouth

Specific Objective Number: DH 2.1	LOCCS
HUD Matrix Code: 03C	Citation: 42 U.S.C. 11301
Type of Recipient: Subrecipient Only	CDBG National Objective: Low/Moderate Income – Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Provide 8 permanent housing units for homeless families.	Annual Units: 8 housing units
	Units Upon Completion: <b>8 units</b>

**Funding Sources:**

McKinney                      \$199,469

**Total                              \$199,469**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Father Bill's and Mainspring

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**Priority Need** Permanent Housing, Dev/Phys Disabled

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**Project Number and Title** Project M-3 - SHP – Perm Housing for Disabled Adults

---

**Activity Name and Description** Permanent Housing for Disabled Adults: Dept of Mental Health – Paula's House: Provides wide range of comprehensive services, which enable homeless adults to live independently in permanent supportive housing.

---

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

422 Washington Street, Quincy, MA 02169 / Quincy/Weymouth

Specific Objective Number: DH 2.1	LOCCS
HUD Matrix Code: 03C	Citation: 42 U.S.C. 11301
Type of Recipient: Subrecipient Only	CDBG National Objective: Low/Moderate Income – Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Provide 4 permanent housing units for homeless individuals.	Annual Units: 4 housing units
	Units Upon Completion: <b>4 units</b>

**Funding Sources:**

McKinney                      \$101,112

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**Total                              \$101,112**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

<b>Subrecipient's Name</b>	Father Bill's and Mainspring
<b>Priority Need</b>	Permanent Housing
<b>Project Number and Title</b>	Project M-4 – SHP - Permanent Housing for Homeless Families
<b>Activity Name and Description</b>	The Family Project: Links homeless families to secure appropriate, permanent housing; and provides ongoing supportive services for program participants.

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

422 Washington Street, Quincy, MA 02169 / Quincy/Weymouth

Specific Objective Number: DH 2.1	LOCCS
HUD Matrix Code: 03C	Citation: 42 U.S.C. 11301
Type of Recipient: Subrecipient Only	CDBG National Objective: Low/Moderate Income – Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Provide 9 affordable permanent housing units for homeless families.	Annual Units: 9 units
	Units Upon Completion: 9 units

**Funding Sources:**

McKinney                      \$213,595

**Total                              \$213,595**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

<b>Subrecipient's Name</b>	Father Bill's and Mainspring
<b>Priority Need</b>	Economic Development, Permanent Supportive Housing, Transitional Housing
<b>Project Number and Title</b>	Project M-5 – SHP – South Shore Housing and Employment Initiative (SHIP)
<b>Activity Name and Description</b>	(SHIP): Links homeless individuals to job-placement, training, support, and stabilization services. Participants are assisted with securing appropriate transitional, permanent-supportive, or permanent housing. Program provides on-going supportive services for the individuals in housing.

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

422 Washington Street, Quincy, MA 02169 / Quincy/Weymouth

Specific Objective Number: EO 1.1	LOCCS
HUD Matrix Code: 03C / 05	Citation: 42 U.S.C. 11301
Type of Recipient: Subrecipient only	CDBG National Objective: Low/Moderate Income – Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Provide accessibility to support services to 30 persons.	Annual Units: 30 persons
	Units Upon Completion: <b>174 persons</b>

**Funding Sources:**

McKinney                      \$86,509

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**Total                              \$86,509**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

<b>Subrecipient's Name</b>	Father Bill's and Mainspring
<b>Priority Need</b>	Economic Development, Permanent Supportive Housing, Transitional Housing
<b>Project Number and Title</b>	Project M-6 – Tenant Based Rental Assistance – Quincy/Weymouth Shelter + Care
<b>Activity Name and Description</b>	FBM Shelter + Care Projects: Annie's Program, Bob's Program, & DEF Family Program provide Shelter + Care Tenant-Based Rental Subsidies.

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

422 Washington Street, Quincy, MA 02169 / City-wide

Specific Objective Number: DH 2.1	LOCCS
HUD Matrix Code: 03C / 05	Citation: 42 U.S.C. 11301
Type of Recipient: Subrecipient Only	CDBG National Objective: Low/Moderate Income – Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Provide 108 Affordable Permanent Housing Units for homeless individuals and families.	Annual Units: 108 affordable housing units
	Units Upon Completion: <b>108 units</b>

**Funding Sources:**

McKinney	\$1,634,316	
Annie's Program (14 subsidies)		\$194,208
Bob's Program (63 subsidies)		\$938,424
DEF Family Program (31 subsidies)		\$501,684

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**Total**                                    **\$1,634,316**

**City of Quincy and Quincy HOME Consortium**

**Table 3C  
 Consolidated Plan Listing of Projects Form**

**Subrecipient's Name** Father Bill's and Mainspring

**Priority Need** Permanent Supportive Housing, Chronically Homeless

**Project Number and Title** Project M-7 – SHP – Permanent Supportive Housing for Homeless Individuals

**Activity Name and Description** Fr. McCarthy's Program; Louis' Program; Sr. Miriam's Program; Step First Program; Teresa's Program: Program will provide Single Room Occupancy (SRO) housing for 58 homeless individuals by leasing scattered site housing units. At least 70% of program participants will be considered chronically homeless as defined by HUD.

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

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

422 Washington Street, Quincy, MA 02169 / Quincy/Weymouth

Specific Objective Number: DH 2.1	LOCCS
HUD Matrix Code: 03C	Citation: 42 U.S.C. 11301
Type of Recipient: Subrecipient Only	CDBG National Objective: Low/Moderate Income – Limited Clientele
Start Date (mm/dd/yyyy): 07/01/2010	Completion Date: 06/30/2011
Performance Indicator: Provide 58 affordable permanent housing units for homeless individuals.	Annual Units: 58 units
	Units Upon Completion: <b>58 units</b>

**Funding Sources:**

McKinney	\$660,926
Fr. McCarthy's Program (25 units)	\$237,825
Louis' Program (5 units)	\$102,690
Sr. Miriam's Program (8 units)	\$96,891
Step First Program (7 units)	\$72,588
Teresa's Program (13 units)	\$150,932
<b>Total</b>	<b>\$660,926</b>

## 9. SELF-EVALUATION

### **9.1 Overall Goal of Community Planning and Development Programs**

During the program year, 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 & Strategies - 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 \$73,370 (including \$67,537 from CDBG, and the rest from other sources) on 2 owner-occupied units and 3 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 28 housing units (28 owner-occupied) expending \$88,410.

Due to 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 one (1) first time homebuyers with \$18,600 in HOME funds for down payment assistance while sixteen (16) homebuyers received \$38,916 in public subsidy assistance and \$3,757,708 in private mortgages 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 code violations in 2 single family units and 3 rental units in Quincy.
- First time homebuyers: successfully assisted 16 new homeowners in the Quincy Consortium (Quincy-10, Weymouth-4, Braintree-1, Holbrook-2, Milton-0).
- QCAP Fair Housing Counseling Program (which was partially funded by the City of Quincy) assisted and educated 359 persons, of which 183 were extremely low-income persons, 77 were low-income persons, and 26 were moderate-income persons. Of all households assisted, 214 were female head of household, 219 were White; 44 were Black/African American; 30 were Asian; 2 were American Indian/Alaskan Native; and the remaining beneficiaries were multi-racial. Of all beneficiaries, 309 were non-Hispanic; 16 were Hispanic; and 11 did not indicate race.
- The Quincy HOME Consortium on behalf of the Town of Holbrook earmarked \$73,777 of HOME funds for a Homeowner Rehabilitation Program for residents of Holbrook.
- The HOME consortium on behalf of the Town of Braintree earmarked \$175,000 of HOME funds for a Tenant Based Rental Assistance (TBRA) Program to service local residents that are facing eviction from existing housing.
- The City of Quincy earmarked \$237,000 of HOME funds for an acquisition and rehabilitation of an existing dwelling to house a disabled veteran family. \$27,698 of HOME funds was expended on this Neighborhood Housing Services (NHS) project thus far. It is anticipated that this project will be completed by Spring, 2012.
- \$30,600 of HOME funds were earmarked for predevelopment expenses at 115 E. Howard Street to determine if affordable housing for households over 55 years old could be developed at this site. No expenditures occurred during this reporting period.
- \$60,000 of HOME funds was expended on a NHS moderate rehabilitation project that would bring three (3) units of family housing up to a minimum housing quality standard. This project will be completed next year.
- The City of Quincy continued to work with its two Community Housing Development Organization (CHDO) in identifying and evaluating potential affordable housing developments. CHDO agreements were signed for FY 10-11 with QCAP, Inc. and NHS.
- The City of Quincy earmarked \$200,000 for a three (3) units single Room Occupancy (SRO) building for mature women over fifty-five (55) years old., this NHS project will start soon and completed in the fall, 2012. .

- Quincy expended \$34,657 in HOME funds for the moderate rehabilitation project sponsored by the Asian American Development Corporation (ABCD). This housing development project will create thirty-four (34) affordable units of family housing; lease-up is expected in fall, 2011.
- The City of Quincy earmarked \$33,840 of HOME Funds for a moderate rehabilitation project sponsored by Quincy Community Action Program (QCAP), \$2,120 of funds were disbursed this fiscal year
- The NHS housing development of twenty-four (24)-unit of affordable family housing located at 45 Winter Street, Quincy finally received all the necessary funding to move forward with this development. Completion is expected in fall, 2012.
- 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 — 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). During FY 2010-2011, the code enforcement officer responded to 100 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.

*Homeless Indicators:*

- Emergency Shelter: provided emergency shelter and support services to 1,034 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 63 homeless individuals and 25 families; and provided 110 certificates for individuals moving from Father Bill's Shelter into permanent housing.

**Community Development Indicators:**

- Public Services – The City expended \$ 364,392 towards public services programs such as mental health counseling, jobs search assistance, emergency food, and other services, that benefited **11,804** persons including seniors, children and youth, of which **5,222** reported to be from a minority race and **419** reported to be from a minority ethnicity.
- Public Facilities – the City expended 364,392 on various public facilities projects.
- These projects include the renovation of the Manet Community Health Center, the installation of park benches and picnic tables and the installation of bicycle racks.
- Public Works – Streets and sidewalks were improved within low/moderate income areas of the City.
- Economic Development – Assisted in the development of 30 businesses with Technical Assistance and/or funds in exchange for creating jobs for low-income individuals. Also assisted 30 low-income individuals with expansion or startup business plans and advice where to find funding. The Commercial Loan program also assisted 1 people with business loans. These actions resulted in the creation of 3.5 Full Time Equivalent jobs for low and moderate-income individuals and the creation of 1 new businesses.

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

As of June 30, 2011, 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 the program year.

## **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**

During the program year, 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 \$4,824,195 of CDBG funds available for use. Of this amount, \$2,238,378 was from the FY 2010-2011 grant, \$1,844,074 from prior year grant allocations and unexpended program income and \$741,743 from program income generated during the year. During the year, the City of Quincy expended \$3,080,238 of CDBG funds (see Table 10.1 and Figure 10.1). Of that amount, \$1,992,691 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 third 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 2010-2011, 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 \$161,780 towards the rehabilitation of owner-occupied and rental units. Of that amount, Quincy's Office of Housing Rehabilitation (OHR) accounted for \$73,370 that assisted in the rehabilitation of 2 single-family units, 3 rental units and zero non-profit residential units. The OHR also utilized HOME, miscellaneous funds, and private funds to supplement CDBG funding. NHS expended \$88,410 of CDBG and Revolving Loan Funds to rehabilitate 28 single-family units. NHS also utilized miscellaneous funds, and private funds to supplement CDBG funding.

### 10.1.2. OTHER HOUSING

- a) **Code Enforcement** — 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). During FY 2010-2011, the code enforcement officer responded to 100 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.
- 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 359 persons, of which 183 were extremely low-income persons, 77 were low-income persons, and 26 were moderate-income persons. Of all households assisted, 214 were female head of household, 219 were White; 44 were Black/African American; 30 were Asian; 2 were American Indian/Alaskan Native; and the remaining beneficiaries were multi-racial. Of all beneficiaries, 309 were non-Hispanic; 16 were Hispanic; and 11 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:
  - \$175,000 to the Town of Braintree for a Tenant Based Rental Assistance Program for those facing eviction.
  - \$237,000 for acquisition and rehabilitation of a house to be used for a disabled Veteran family.
  - \$30,600 of HOME Funds were earmarked for predevelopment expenses at 115 E. Howard Street to determine if affordable housing for 55 and over could be developed.
  - \$60,000 of HOME funds were expended to bring 3 units of family housing to a minimum housing quality standard.
  - \$200,000 have been earmarked to purchase and rehabilitate a three unit SRO building for mature women over 55 which will be completed in fall 2012.

- \$34,657 of HOME funds were expended to date for the moderate rehabilitation project sponsored by the Asian Community Development Corporation ACDC. This project will create thirty-four (34) affordable units of family housing.

### **10.1.3. COMMUNITY DEVELOPMENT**

During the program year, 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 2011**

During April 25<sup>th</sup>- April 29<sup>th</sup>, the City of Quincy joined other communities across the nation in celebrating National Community Development Week. The City of Quincy joined other communities across the nation. Seven events were held to recognize the positive impacts CDBG and other HUD resources have had in Quincy.

Highlights of the weeklong celebration included the Groundbreaking Ceremony for the Brewer's Corner Neighborhood Improvement project, a Community Service Fair, and a Foreclosure Prevention Workshop.

The Brewer's Corner Neighborhood Improvement project entails the implementation of public infrastructure improvements including new traffic signal equipment, new sidewalks with ADA compliant ramps, trees, and other neighborhood amenities in Brewer's Corner at the Copeland Street/Water Street/Granite Street intersection. All improvements are being funded with federal funds via the Community Development Block Grant (CDBG) and the Energy Efficiency and Conservation Block Grant programs (EECBG).

In attendance at the groundbreaking ceremony included Congressman William Keating, State Senator John Keenan, State Representative Bruce J. Ayers, Ward 4 Councillor Brian Palmucci, Robert Schumeyko, Director of the New England Office of Community Planning at the U.S. Department of Urban Development, and Paul Newcomb, Senior Community Planning Representative of the New England Office of the U.S. Department of Housing and Urban Development.

On Tues., April 26, The Quincy 2000 Collaborative and the City of Quincy presented a check to the Lobster Stop (723 Washington Street), representing a \$25,000 business loan made possible through the CDBG program. These funds will be used to purchase equipment, inventory, and to provide working capital.

On that Tuesday evening, a workshop on the city's "At Home in Quincy" program was held at Quincy City Hall. "At Home in Quincy" is a program made possible through the city's Affordable Housing Trust, 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 Quincy's Affordable Housing Trust Fund.

On Wed., April 27, a public hearing on a recently completed Analysis of Impediments to Fair Housing was held at Quincy City Hall.

Later that morning, a senior volleyball demonstration was held at the Kennedy Center.

On Wednesday evening, a community service fair was held at Quincy City Hall. The fair provided an opportunity for organizations to connect with local high school and college students that are looking for internships and/or volunteer service projects for school credit. Fourteen non-profits and government agencies hosted tables at the service fair, which brought in upwards of 100 participants, including students, parents, faculty members, and other non-profit leaders. In addition to the service information, the event featured guest speaker, Kendall Wipff, the 18-year-old founder of the Kindness Campaign and 2010 Miss Massachusetts Outstanding Teen. The fair was also used as an opportunity to recognize student and faculty leaders who played a significant role in promoting the event in their schools.

And finally, on Thurs., April 28, a foreclosure prevention workshop was held at Quincy City Hall. The workshop was administered by Neighborhood Housing Services of the South Shore, through funding from the CDBG program. 8 Quincy families received foreclosure prevention counseling.

“From Community Center funding to street and sidewalk repair, the CDBG program is a vital and effective tool to assist us in meeting the needs of our community,” said Mayor Thomas P. Koch in Thursday, April 28, 2011 edition of the Quincy Sun.

**Table/Figure 10.1 Community Development Block Grant Program By Categories**

**Table 10.2 Total Expenditures Subject to Low-Moderate Income Calculation**

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

During the program year, 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 \$364,392 to undertake public services programs. During the year, a total of **11,804** persons were reported as having benefited from these programs.<sup>3</sup> Of this number, **5,222** persons or 44% reported a minority race and **419** or 35% reported a minority ethnicity.

Specific programs are illustrated and in the attached “City of Quincy, Massachusetts, 2010-2011 Public Services” brochure. Accomplishments of FY 2010-2011 Public Services agencies are indicated on Table 10.3. Please refer to Table 10.4 for beneficiary information and Table 10.5 for activity description.

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

**Table 10.3 CDBG-Funded Public Services Programs, Expenditures and Beneficiaries**

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

**Table 10.5 CDBG-Funded Public Services Program Description**

**Table 10.6 Summary of Accomplishments**

**Table 10.7 Household Type Assisted by Rehab Program**

**Table 10.8 Rehab Program Racial Breakdown**

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

The 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 2011-2012.

- **Urban District Revitalization planning efforts:**

#### **Quincy Center**

On December 20, 2010 the Quincy City Council unanimously approved the *New Quincy Center Land Disposition Agreement (LDA)*. Executed on January 25, 2011, the new public/private partnership between Quincy and Hancock Adams Associates, LLC the \$1.3 Billion redevelopment plan that includes 700,000 s/f of new retail space, 1.1 million s/f of new office space, two new hotels with 280 rooms, 1,130 new residential units, and 4,700 new parking spaces spread between 9 new parking garages.

To support the redevelopment plan, the outdated and aging infrastructure systems found in Quincy Center need to be replaced. The LDA identifies three Core Public Improvements or CPI's the City must undertake; Town Brook Enhancement Project, Adams Green/Hancock Common Traffic Improvement-Public Space Project, and the Clivenden Street extension Bridge Project. With City Council approval of the LDA, \$289 million public bond authorization was put into place to pay for new infrastructure systems.

The New Quincy Center Project as outlined in the LDA is the culmination of a community's desire to think creatively and act boldly in order to realize its Vision for a new 21<sup>st</sup> century downtown.

#### **Brewers Corner**

The Brewer's Corner neighborhood improvement project—funded via the Community Development Block Grant program and the Energy Efficiency Block Grant program—entailed the implementation of infrastructure improvements including new traffic signal equipment, new sidewalks with ADA compliant ramps, trees, and other neighborhood amenities. In 2007, the City adopted an Urban District Revitalization Plan, which designated the Brewer's Corner Neighborhood in the vicinity of the Copeland Street/Water Street/Granite Street intersection as a "blighted area." This designation allowed the City to move forward with the implementation of the CDBG-eligible improvements. Construction of the all of the improvements was completed in August 2011.

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

During FY 2010-2011, the City expended 192,014.14 to complete the sidewalk reconstruction and ADA-compliant ramps for Brewer's Corner Neighborhood Improvement project and \$51,041.38 to complete streets sidewalk improvements on Barry Street, Arnold Street, Commonwealth Avenue, Fifth Street, Lawn Avenue and Faxon Lane.

### **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 \$274,949 Public Facilities assisted included:

#### **MANET Community Health Center- Centralized Triage Center**

This project entailed the reimbursement for the construction of a centralized scheduling triage center at the MANET Community Health Center's main offices in North Quincy. CDBG funds covered the purchase of materials including paint, paneling, floorcovering, and cabling to activate the communication system for the triage area.

#### **MANET Community Health Center- HVAC System Replacement**

This project entailed the reimbursement of cost incurred as part of the replacement of the existing heating, ventilation, and air conditioning (HVAC) systems at the MANET Community Health Center's main office in North Quincy.

#### **MANET Community Health Center- Sprinkling System Replacement**

This project entailed the reimbursement for costs incurred as part of the installation of a sprinkler system and the updating of the building fire alarm system. This project was completed at MANET's main offices in North Quincy.

### **10.1.3.4. Code Enforcement**

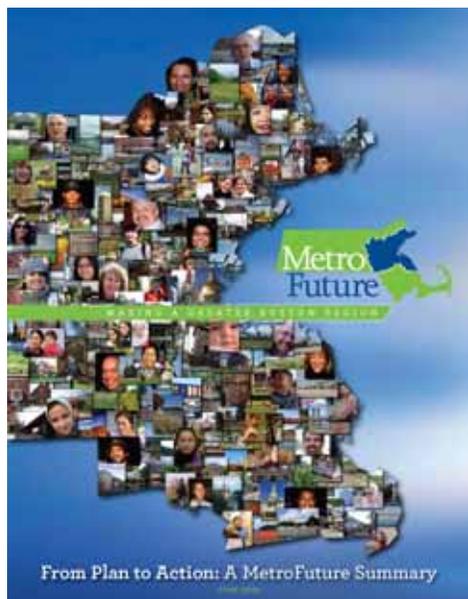
In FY 2010-2011, an expenditure of **\$55,894.00** was made to pay the salary and benefits of a Code Enforcement Officer. The code enforcement officer responded to 100 cases that were directed to the Quincy Health Department. These mostly entailed property nuisance calls (overgrown vegetation, abundance of trash, too many animals, etc.) from neighbors, and housing complaints from tenants in rental apartments.

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

During FY 2010-2011, the City of Quincy expended \$438,443 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:**

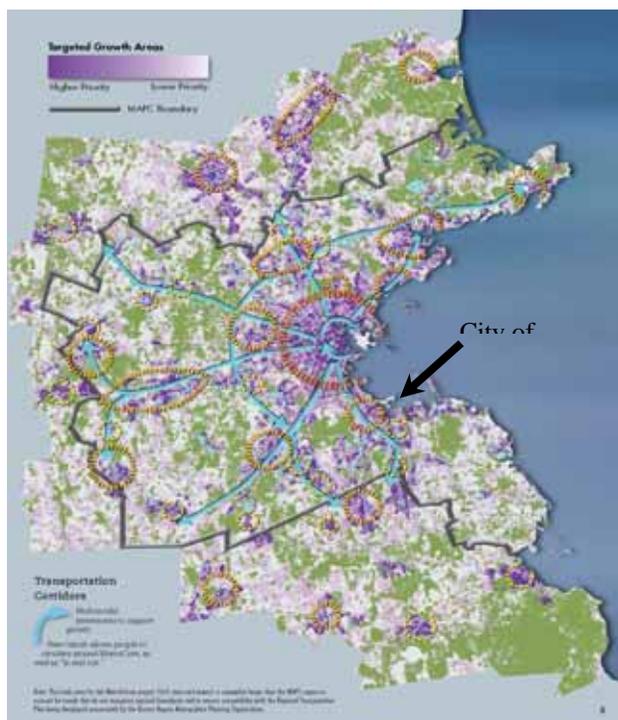
MetroFuture represents a new way of planning for the future. It is based in an understanding that Metro Boston is an interconnected system: regional trends shape local conditions, and every local decision has a broader impact on our regional well-being. MetroFuture distinguishes itself



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.



On October 15, 2010, HUD Regional Administrator Richard Walega announced a \$4 million award of Sustainable Communities Grant to MAPC on behalf of the Metro Boston Consortium for Sustainable Communities. The grant supports implementation of MetroFuture goals and strategies, through local planning efforts, state and regional policy work, development of tools and data, and capacity building for local residents and leaders.

- **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 359 persons, of which 183 were extremely low-income persons, 77 were low-income persons, and 26 were moderate-income persons. Of all households assisted, 214 were female head of household, 219 were White; 44 were Black/African American; 30 were Asian; 2 were American Indian/Alaskan Native; and the remaining beneficiaries were multi-racial. Of all beneficiaries, 309 were non-Hispanic; 16 were Hispanic; and 11 did not indicate race.

### 10.1.3.6. Economic Development

Non-housing community development initiatives during FY 2010-11 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 \$94,810 in CDBG entitlement and revolving loan funds for economic development activities, leaving an unexpended cash balance of \$31,671 in FY 2010-11 program income. 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 \$649,103 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 30 individuals with business plans and applications for funding through the Commercial Loan Pool or other funding sources. During the FY 2010-2011 funding year the Collaborative expended \$42,810.94 of funds for program delivery costs.



- **Technical Assistance for Job Creation**

In FY 2010-2011, 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 7 businesses this year resulted in one award for financial assistance in exchange for the creation of low-mod jobs. 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 2010-2011, 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 \$15,000 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 30 new low and moderate-income persons participated in these classes or made an appointment for additional one-on-one assistance. In accordance with HUD's performance evaluation goals, the Quincy 2000 Collaborative will continue to monitor the outcomes of past participants and there is an expectation that further low-mod jobs will be created from these activities.

## **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 2010-2011, 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 2010-2011, the *Commercial Loan Program* offered various types of financial and business assistance for job creation to eligible commercial enterprises throughout the City. In FY 2010-11, Quincy 2000 Collaborative created 4.5 FTE (Full Time Equivalent) jobs.

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

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

During FY 2010-2011, 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 10-11, the Quincy 2000 Collaborative assisted thirty-two (30) individuals and seven (7) businesses Technical Assistance and Commercial Loan activities. During the year three and a half (3.5) 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 \$56,715 of program income from revolving funds, in addition to \$66,355 of revolving loan funds that was unexpended at the end of FY 2009-2010.

Quincy 2000 Collaborative, generated \$42,320 of program income in FY 2010-2011, in addition to \$59,162 that was available at the beginning of the year.

In addition to \$261,228 of revolving loan funds that was unexpended at the beginning of the fiscal year, the City's rehabilitation program generated a total of \$255,960.

In total, the City received \$354,996 of new program income during FY 2010-2011. Quincy had a total balance of \$363,416 of program income as of June 30, 2011. All of the above figures are program income figures.

## 11.HOME PROGRAM

### **11.1 RELATIONSHIP TO CONSOLIDATED PLAN**

The Consortium expended \$623,528 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 2010-2011 housing rehabilitation accomplishments under HOME included the rehabilitation of 2 single family owner-occupied, and 3 renter occupied units by the City of Quincy's Office of Housing Rehabilitation, and 28 single family owner-occupied units by NHS.

#### 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 10-11, the Consortium received \$89,240 of additional HOME PI from both Weymouth and Quincy from loan payments and loan payoffs. In FY 10-11, the Consortium expended a total of \$89,240 of program income on moderate rehabilitation and CHDO development activities.

#### 11.1.3. HOME CHDO Operating

The Consortium committed \$30,000 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

\$27,698 expended of 237,000 earmarked for acquisition and rehabilitation of a house to be used for a disabled Veteran family.

\$60,000 of HOME funds expended to bring 3 units of family housing to a minimum housing quality standard.

\$100,180 of City of Quincy HOME funds were expended at 152 Quincy Street for rehabilitation of units for low income individuals.

Weymouth committed \$397,140 of HOME funding to CHDO NHS SS, Inc. for the acquisition & development completion of the development of 26 units of affordable rental housing on 63 Lake St. 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 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 10-11, the City of Quincy's First Time Home Buyer Program provided direct assistance to one (1) new homeowner with \$19,875 for downpayment and closing costs..
- City of Quincy first time home buyer's, nine (9), 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 \$2,210,848 in first mortgage financing and \$14,236 in total public expenditure.
- Town of Braintree first time home buyer's, one (1), 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 \$1,860,650 in public subsidy funds and \$294,500 first mortgage financing.

- Town of Holbrook first time home buyer's, two (2), 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 \$2,610 in public expenditures and \$402,000 in private mortgages.
- Town of Milton first time home buyer's, did not receive any assistance through the Massachusetts Housing Partnership Soft Second Program.
- Town of Weymouth first time home buyer's, four (4), 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 \$850,360 in first mortgage financing and \$20,209.37 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 359 persons, of which 183 were extremely low-income persons, 77 were low-income persons, and 26 were moderate-income persons. Of all households assisted, 214 were female head of household, 219 were White; 44 were Black/African American; 30 were Asian; 2 were American Indian/Alaskan Native; and the remaining beneficiaries were multi-racial. Of all beneficiaries, 309 were non-Hispanic; 16 were Hispanic; and 11 did not indicate race.

## 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 \$974,009 in eligible match for the Quincy HOME Consortium. (Please refer to the HOME Match Liability Calculation; HOME Annual Performance Report; and HOME Match Report, located under “Other Attachments” for a financial breakdown).

**Table 11.1 HOME Budgets and Expenditures**

**Figure 11.1**

**Table 11.2**

**HOME MATCH REPORT**

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

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

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

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

<b>HOME Assisted Project</b>	<b>Units</b>
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 (356 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
QCAP 288 Granite Street	5
<b>TOTAL</b>	<b>138</b>

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  
New projects coming on line for 2011/2012 include :  
63 Lake St. – 2 units  
Pond St. – 6 units

## **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. This project will be completed in the fall, 2011.

#### *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. This project will be leased-up in the fall, 2011.*

**OTHER ATTACHMENTS:**

- **City of Quincy Locus Map**
- **Distribution of FY 10-11 CDBG Resources Map with Low/Mod Areas**
- **CDBG Financial Summary**
- **Program Income Including Revolving Loan Funds, FY 10-11**
- **HOME Match Liability Calculation**
- **HOME Annual Performance Report**
- **CHAS Housing Needs Table**
- **Technical Assistance Workshop Flyers/Brochures**
- **CAPER FY 10-11 Newspaper Ad (Public Notice)**
- **HUD Form 2516: Minority and Women Owned Businesses**
- **PR03; PR22; PR23; and PR26 Report**
- **Public Service /Housing Rehabilitation Brochures FY 10-11**
- **Section 3 Report**