

CITY OF THE PRESIDENTS

QUINCY Massachusetts

The City of Quincy & Quincy HOME Consortium

Consolidated Annual Performance and Evaluation Report (CAPER)

Program Year 2014-2015



City of Quincy



Town of Weymouth



Town of Braintree



Town of Holbrook



Town of Milton

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The city's community development division administered a wide variety of activities during the program year, including economic development activities; infrastructure improvements; housing rehabilitation projects; public facilities; public services; and funded a code enforcement officer. These activities are summarized below, and are illustrated in greater detail in the "accomplishments" section of each IDIS activity closeout submission.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Code Enforcement	Code Enforcement	CDBG: \$64338	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	220	406	184.55%	110	202	183.64%
Economic Development	Non-Housing Community Development	CDBG: \$30000	Businesses assisted	Businesses Assisted	8	20	250.00%	4	7	175.00%
Homeless Objectives - Emergency & Veterans	Homeless	ESG: \$143212	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	1180	1117	94.66%	1000	937	93.70%

Homeless Objectives - Emergency & Veterans	Homeless	ESG: \$143212	Homelessness Prevention	Persons Assisted	25	145	580.00%	25	145	580.00%
Homeless Objectives - Emergency & Veterans	Homeless	ESG: \$143212	Housing for Homeless added	Household Housing Unit	16	0	0.00%			
Homeless Objectives - Employment Initiative	Homeless	Competitive McKinney-Vento Homeless Assistance Act: \$88157	Jobs created/retained	Jobs	60	288	480.00%			
Homeless Objectives - Employment Initiative	Homeless	Competitive McKinney-Vento Homeless Assistance Act: \$88157	Other	Other	0	0		60	106	176.67%
Homeless Objectives - Permanent Housing	Homeless	Competitive McKinney-Vento Homeless Assistance Act: \$3259838	Housing for Homeless added	Household Housing Unit	374	639	170.86%	213	213	100.00%

Infrastructure Improvements	Non-Housing Community Development	CDBG: \$105000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	0	0.00%	1250	0	0.00%
Owner Housing Objectives - Acq, Production, Rehab	Affordable Housing	CDBG: \$1000 / HOME: \$101892	Homeowner Housing Added	Household Housing Unit	0	4		4	0	0.00%
Owner Housing Objectives - Acq, Production, Rehab	Affordable Housing	CDBG: \$1000 / HOME: \$101892	Homeowner Housing Rehabilitated	Household Housing Unit	32	33	103.13%	6	13	216.67%
Owner Housing Objectives - Asst for Homeownership	Affordable Housing	HOME: \$34208	Direct Financial Assistance to Homebuyers	Households Assisted	12	1	8.33%	6	1	16.67%
Public Facilities	Non-Housing Community Development	CDBG: \$30000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1964	5000	254.58%	982	5000	509.16%
Public Facilities	Non-Housing Community Development	CDBG: \$30000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	15		0	15	
Public Facilities	Non-Housing Community Development	CDBG: \$30000	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

Public Services	Non-Housing Community Development	CDBG: \$298157	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20678	11994	58.00%	10000	11994	119.94%
Rental Housing Objectives	Affordable Housing	CDBG: \$12481 / HOME: \$51311	Rental units constructed	Household Housing Unit	6	10	166.67%	3	0	0.00%
Rental Housing Objectives	Affordable Housing	CDBG: \$12481 / HOME: \$51311	Rental units rehabilitated	Household Housing Unit	54	20	37.04%	27	2	7.41%
Rental Housing Objectives	Affordable Housing	CDBG: \$12481 / HOME: \$51311	Homeowner Housing Added	Household Housing Unit	0	0		0	0	

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During the program year, the city and the Consortium effectively utilized their *Community Development Block Grant (CDBG)*, *HOME*, *Emergency Solutions Grant (ESG)* and *McKinney Homeless Assistance* funds, as well as 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 during the program year were consistent with the *Consolidated Plan’s* high-priority community development and housing objectives.

By and large, the City of Quincy was able to carry out the numerous planned objectives described in its action plan for the program year and was therefore in compliance with the grantee's 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. We are pleased to report that most of the target goals were achieved, if not exceeded.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	5,666	3	912
Black or African American	1,224	1	152
Asian	4,652	0	8
American Indian or American Native	15	0	9
Native Hawaiian or Other Pacific Islander	1	0	1
Total	11,558	4	1,082
Hispanic	842	1	67
Not Hispanic	10,716	3	1,015

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The CDBG and HOME fields for the above chart are auto-populated from the IDIS activity accomplishment screens for the given program year. ESG figures were manually entered, based upon data received from our two ESG subrecipient agencies.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG			2,366,283
HOME			574,338
ESG			139,804

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

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. The highlights are summarized as follows:

The 178 East Howard Street project in Quincy is expected to leverage \$3,470,000 in bank, state and local funding. The project closed on a \$750,000 HOME loan in FY14. Additionally, 10 Winter Street, an existing 78 unit development, closed on \$500,000 HOME funds in early FY16, will leverage \$25,660,821 in bank, state and local capital funds.

CDBG funds leveraged at least \$1,504,067 from various activities during the year.

The Massachusetts Rental Voucher Program (MRVP) also provided an eligible match for the Quincy HOME Consortium. (Please refer to the HOME Match Report located under "Attachments" for a financial breakdown).

The Consortium did not utilize publicly owned land or property to address the needs identified in the Plan. However, the Consortium continues to work with area non-profit developers to take advantage of existing, underutilized properties. The 178 East Howard Street project is being constructed on an existing lot which sat vacant for years.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	14,873,929
2. Match contributed during current Federal fiscal year	1,330,125
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	16,204,053
4. Match liability for current Federal fiscal year	135,477
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	16,068,577

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
178 East Howard Street	12/18/2014	1,330,125	0	0	0	0	0	1,330,125

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
402	174,944	166,287	0	8,657

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	1	0	1	0	0	0
Dollar Amount	32,877	0	32,877	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	2	2	0			
Dollar Amount	16,874	16,874	0			

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	46	15
Number of Special-Needs households to be provided affordable housing units	0	0
Total	46	15

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	1
Number of households supported through The Production of New Units	20	0
Number of households supported through Rehab of Existing Units	25	13
Number of households supported through Acquisition of Existing Units	0	1
Total	45	15

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Although FY15 did not include the completion of new affordable units, one new construction project entered the funding pipeline and another was under construction. NeighborWorks Southern Mass (NWSOMA), which is a HOME Consortium CHDO and the Town of Weymouth are in discussion to construct six new Single Room Occupancy (SRO) units with a preference for veterans. In FY15 NWSOMA was also constructing the 178 East Howard Street project in Quincy, which will create 12 new units with a preference for Low-income veterans and their families. The project continued to progress in FY15, with full occupancy is expected in mid FY16.

New construction or substantial rehabilitation to create HOME-assisted housing often takes multiple years, due to the high cost of real estate and the Consortium's competitive marketplace, limited land availability, permitting process(es) and assembling the appropriate financing.

Three first-time homebuyer cases, two rental rehabilitation cases, and one additional homeowner rehabilitation case were active in FY15 and completed in IDIS in early FY16.

Discuss how these outcomes will impact future annual action plans.

The Consortium anticipates that the production goal of 20 new units will be achieved in FY16 with the approval and construction of the six unit veteran’s home in Weymouth and the completion of the 178 East Howard Street project in Quincy (12 units). Additionally, 78 units will remain affordable due to NWSOMA's purchase and rehabilitation of the 78-unit Kendrigan Place project in Quincy (10 Winter Street). This important acquisition produces 78 affordable units that otherwise would have been converted to market rate.

The Consortium also expects that the demand for homeowner rehabilitation will continue, and potentially increase in FY16. In FY15 the Town of Milton contracted with NWSOMA to administer its rehabilitation program as a subrecipient. The Town of Holbrook extended its existing Homeowner Rehabilitation contract with NWSOMA.

The Homebuyer Assistance Program continues to generate interest, with 12 referrals made to NWSOMA as the subrecipient administering the Consortium's Homebuyer Program. However, the high cost of the Consortium communities remains a barrier to many households in finding a home within their price range.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	6	1
Low-income	1	3
Moderate-income	0	0
Total	7	4

Table 13 – Number of Persons Served

Narrative Information

The City of Quincy and HOME Consortium Action Plan prioritizes creating affordable housing opportunities for Low and Extremely Low-income households. A majority of the households assisted in FY15 were Low-income. These households were beneficiaries of rehabilitation funds or downpayment assistance. The Extremely Low-income households were Tenant-Based Rental Assistance (TBRA) recipients or tenants in a non-profit owned property.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Progress in this area has been accomplished, thanks to a mental health clinician; a nurse; and a case manager who work with the homeless population in the CoC, who are part of an outreach team to visit known areas of human habitation and local soup kitchens at least twice a month. This team provides unsheltered individuals with small items (socks, toiletries, blankets) in order to build relationships. This team has been successful in their efforts to encourage unsheltered individuals to enter shelter and in some cases, permanent housing. For many years, the CoC approach has been to build relationships with unsheltered individuals; encourage them to enter shelter; keep the threshold expectations for accessing shelter to a minimum (especially in the winter months); and move them directly to Housing First permanent housing whenever such resources are available. This practice has resulted in continued declines in the street population, from 35 people in 2006 to just 5 individuals counted in 2014.

Addressing the emergency shelter and transitional housing needs of homeless persons

This is accomplished through the operation of "Fr. Bill's Place" emergency shelter on Broad Street in Quincy. Fr. Bill's Place provides emergency shelter to an average of 105 individuals per night. The shelter also has bathing facilities and provides meals to its guests, in addition to a host of services including skill-building, job training, job search, basic health services, and case management. The shelter was the first in the state to pilot a regional triage system, involving coordination among all CoC partners that assessed every homeless family and matched them to appropriate local shelter. It will continue to promote state systems reform. The CoC plan also includes advocating for and developing permanent supportive housing for disabled chronically-homeless families using CoC and other resources. As for transitional housing, the CoC made the decision in 2012 to eliminate its one and only transitional housing project in favor of reallocating those funds for the creation of permanent housing for chronically homeless and other disabled participants. This reallocation aligned with the strategic plan goals of the CoC 10-Year Plan to End Chronic Homelessness and its Housing First approach.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections

programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Commonwealth of Mass has a mandate to provide shelter to all eligible families with children under the age of 18. If screened eligible for Emergency Assistance (EA), the guidelines prohibit denying admission. When demand exceeds capacity, as it has in recent years, the state rents overflow motels to accommodate families. EA also prohibits separating families. Families are screened for eligibility by DHCD staff at the local welfare offices who must comply with these requirements to keep families intact. When DHCD makes placement into shelter, the EA family shelter providers, by contract, must be able to accommodate all family members, including teenage boys and/or any other male household members. Shelter providers also must assist families with re-housing and are not to propose housing options that would separate or deny admission to some household members. The CoC's current efforts to combat homelessness among veterans are as follows: Fr. Bills & MainSpring (FBMS) leads the CoC efforts to combat veterans' homelessness, collaborating with VA Health Care for Homeless Veterans, MA Dept of Veterans' Services, and other CoC partners. FBMS has a Veterans Track: vets needing shelter or prevention are immediately assessed and assisted by specially trained staff. The Vets Track team meets regularly to improve services. It also systematically reviews the homeless vets list from HMIS to plan housing placement. FBMS veterans services include: (1) shelter, transitional housing, SSVF, and VASH case management (VA), HVRP employment services (DOL), and peer-to-peer outreach. It has 325 PSH units with a veterans' preference and 14 designated vet units, including an SRO Mod Rehab project in Quincy. The veterans' strategy is consistent with CoC strategic goals, including the 10- Year plan to end chronic homelessness and efforts to reduce family homelessness: (1) There is a priority to re-house chronic (CH) vets and there are CoC funded PSH units with both CH and vets priority; (2) FBMS assists the VA to outreach and enroll CH vets in VASH. (3) FBMS has VA-funded shelter beds for vet families; (4) vet families are fast-tracked for re-housing. In the future the CoC will continue to build out the Veterans' Track aligned with the federal strategy and with the new MA plan to end veterans homelessness. The CoC's current efforts to address the youth homeless population are as follows: The CoC addresses the youth homeless population through its Young Adult (YA) Coalition convened through the South Shore Network. The YA Coalition brings together 20+ partners. The YA Coalition identifies youth needs, plans strategies, improves service delivery, and conducts coordinated case management. Initiatives include: creation of a Youth Protocol at Father Bill's Place (flexible shelter hours and semi-private sleeping area for youth 18-24 who are in school or employed); pilot HPRP program to re-house young adults; School on Wheels temporary homes and services for college bound youth; and Bridgewater State University full scholarship for homeless youth. The YA Coalition tracks HMIS data and the increasing number of homeless youth. The CoC priority for this population is housing, which is consistent with the CoC strategic goal of Housing First. FBMS also takes part in the young adult committee of the MA Housing & Shelter Alliance in order to involve the CoC in statewide advocacy and planning for youth.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to

permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

We help low-income families and individuals avoid becoming homeless through a plethora of programs, including community center programs (GED courses; skill-building; and job training programs which increase employment options); options to utilize one of the city's food pantries, which allows more income to go towards housing; and we also work closely with the city's designated anti-poverty agency (QCAP) to provide homelessness prevention services through the Emergency Solutions Grant.

Foster Care (Youth Aging Out): DCF is the state agency providing Foster Care and is responsible for ensuring compliance with its policy that youth not be routinely discharged into homelessness. DCF uses the PAYA Life Skills Curriculum to prepare youth for self-sufficiency, provides written 'Notice of Intent to Discharge' to each foster care youth 18+ and establishes a Transition Plan with each youth which identifies available resources, steps to meet targeted goals, the individual(s) responsible to assist, and the appropriate discharge housing arrangements.

Health Care: At the Q/W CoC level, Father Bills & MainSpring (FBMS) as the CoCs sole adult shelter provider, tracks discharges from hospitals and substance abuse programs to shelter, and reports this data to the CoC and ultimately to the ICHH.

Mental Health: At the Q/W CoC level, FBMS tracks discharges from mental health facilities and shares data with the CoC and the ICHH. Local DMH representatives work with FBMS to prevent discharges from DMH facilities to shelters.

Corrections Facilities At the Q/W CoC level FBMS tracks local discharges. DOC compliance is good. Discharges from local jails are a concern, and the CoC Leadership Council has reached out to the county sheriffs for better discharge diversion.

Those who are receiving assistance from public or private agencies that address housing, health, social services, employment, education or youth needs. Members of our CoC's Board on Homelessness meet on a regular basis and share information with each other and with public and private agencies regarding individuals receiving assistance in these areas. Between membership on the state's Interagency Council on Homelessness, the South Shore Network to End Homelessness, or any number of committees on which our members participate, we work with these agencies and with each other to ensure that anyone receiving assistance from any of these sources is adequately housed. Homelessness prevention is achieved among this population through information and resource sharing.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

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

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

The QHA has identified a range of community and supportive services provided by local non-profit and state agencies in the fields of education, job training, family well-being, and recreation. QHA experienced a low vacancy rate and a high rate of rent collections over the past year.

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

The Holbrook Housing Authority (HHA) manages public housing units and Section 8 housing vouchers to benefit low to moderate-income families, seniors and special needs individuals. Over the past year, housing and support services were offered to all of the HHA's tenants.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The Quincy Housing Authority has made a strong commitment in recent years toward improving relations with tenants. Residents of each of the elderly housing developments are represented by

individual Tenant Councils, while tenants of the two family housing developments in Germantown elect members of a joint Harborview Residents Committee. In addition, the Senior Residents Council addresses matters of concern to elderly residents of all QHA properties. All of these bodies have direct impact on agency operations, including modernization, maintenance and policy adoption. The Resident Advisory Board provides guidance to the Authority in preparation of its annual plan and five-year Public Housing Authority Plan for HUD.

Weymouth Housing Authority (WHA) tenants are able to participate in operating the housing authority. Each housing development has a tenant-based organization that meets regularly with a WHA representative. The WHA has a Resident Advisory Board, with two residents from each development (often the President of the Tenant Association), and representatives from the WHA. The Board meets quarterly to discuss policies and needs.

Through its cooperating regional non-profit agencies, the Consortium's housing authorities engage in outreach and education activities to prepare potential clients for the responsibilities of home ownership. Special efforts are made to inform public housing residents of home ownership opportunities. Cooperating non-profits conduct a First Time Home Buyers Workshop for all public housing residents in Quincy at least once a year. QHA offers programs that allow educational and home ownership expenditures in lieu of public housing rent increases. All participants in the Quincy program and the One Mortgage Program must participate in a State-certified Homebuyer Education program. These classes are offered regularly during the year, both in Quincy and neighboring towns by local cooperating organizations, and throughout the state.

Actions taken to provide assistance to troubled PHAs

As of the date of this CAPER submission, there are no known HUD-designated "troubled" PHAs in our consortium.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In a city as built-out as Quincy, and in such an expensive housing market as Quincy, it is extremely difficult to preserve, promote, and construct affordable housing. That said, the City and Consortium has taken steps to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing.

During the 2013 – 2014 program year the City of Quincy embarked on creating a new five year Housing Production Plan with the assistance of the Metropolitan Area Planning Council. The Housing Production Plan will guide the City's housing production through a market-rate and affordable housing preservation and creation strategy. Through community input, the Housing Production Plan will identify the City's housing needs, demand, opportunities, challenges, and affordable housing goals for the future. The Plan will also assist the City in meeting Quincy's state-mandated affordable production target.

On July 8, 2015, Quincy PCD and MAPC held the first of two public forums. The meeting provided the 25 participants with an overview of the project, a presentation summarizing housing needs and demand in Quincy, and an opportunity to discuss potential housing goals, barriers and opportunities. Earlier that year, PCD and MAPC Staff held interviews from key stakeholders in the community: the executive directors of both of the City's Community Housing Development Organizations (CHDOs), a member of the Quincy Affordable Housing Trust Fund Committee, Executive Director of the Quincy Housing Authority, a local private developer and a commercial Realtor.

The City will hold a second forum in October 2015 to obtain feedback on draft housing production goals and implementation strategies, and to identify potential locations best suited for housing development. The Housing Production Plan is slated to be complete in early FY16.

During the 2013 – 2014 program year the South Shore HOME Consortium approved the following policies: Homebuyer Refinancing, Developer Refinancing, Property Standards, Relocation Assistance, CHDO Proceeds and Income Verification. These policies were revised to incorporate best practices and standardize implementation of the HOME Program.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Within the City of Quincy, there is a viable transportation network to address the obstacle of geographic isolation and transportation. The City of Quincy is part of the MBTA service area. Locally, the city uses

CDBG to fund transportation for senior citizens for both medical and social needs, through our Council on Aging program.

The City of Quincy is preparing a revised edition of the 2008 Language Assistance Plan which addresses the language barriers within the city for limited English proficient (LEP) residents.

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

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

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Regarding actions taken to reduce lead-based paint hazards, nine (9) Housing Rehabilitation Program projects completed in the Consortium in FY15 had some level of deleading performed; either interim controls or full abatement. Quincy PCD and its rehabilitation program subrecipient also leverage CDBG and HOME funds with the Massachusetts Get the Lead Out Program, which provides zero and low-interest loans to owner-occupants, non-profit organizations and investor-owners.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

During the program year, through CDBG, we took the following actions to reduce the number of poverty-level families:

The Council on Aging offered 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.

The City's Asian Liaison provided translation, counseling, outreach and referrals to the growing Asian population to enable them to access government and other services.

The Asian American Service Association (AASA) Wollaston Senior Center provided programming for elder seniors especially for health and wellness and English as a Second Language.

CampFire provided quality Out-of-School (OST) "STEM" Curriculum for middle school students.

Father Bills and Mainspring provided beds, training, job placement and case management.

Maria Droste provided mental health counseling to low/moderate-income people without mental health

benefits.

Quincy After School Child Care (QCARE) provided tuition scholarship or low-income families at Quincy After School Child Care within a safe, healthy environment by stimulating the child's potential to grow physically, emotionally, intellectually and socially.

Quincy Community Action Program (QCAP) Southwest Community Center Emergency Food Center enabled clients to save money on a food budget to pay their rent and utility bills. Clients also received a range of other support services.

The South Shore YMCA Quincy offered Teen Center Social Group to provide social skills education and opportunities to practice new skills with the guidance of qualified counselors for adolescents with ASD and Asperger's Syndrome. They also offered educational, social, and recreational opportunities for adults with developmental disabilities. They additionally provided quality Out-of-School Time (OST) programs, at the North Quincy, Ward 2 and Ward IV Neighborhood Centers during the summer, Tuesday afternoons and school vacations including Summer Lunch Program through the USDA Summer Food Service Program and Project Bread.

The South Shore YMCA - Germantown Neighborhood Center provided programs to increase understanding of the importance of education and develop strategies for working toward self-sufficiency. "Choice" Food Pantry clients had maximum flexibility in choosing items and were able to use their food budget to pay their rent and utility bills.

The Houghs Neck Community Center (HNCC) provided senior socialization, information and volunteer opportunities. Youth activities included reading, playgroups, arts, drug and alcohol awareness, game night, and socials. Women's groups included aerobics, Pilates, computers education, and outreach. Community resources provided a safe supervised meeting place (the center) with information and referral services and materials. HNCC assisted the North Quincy Community Center in providing senior drop-in, senior lunch, bingo, ESL, holiday celebrations both traditional American and Asian, and police department safety programs. HNCC also assisted the Montclair Wollaston Neighborhood Association in providing senior newsletters to the community.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Administration: Program Managers within the City of Quincy Department of Planning and Community Development (PCD) were responsible for managing all federal funds associated with the project categories identified within the Action Plan.

After the city's mayor approved the annual budgets associated with CDBG, HOME, ESG, and McKinney funds, it was PCD's responsibility to ensure all resources were expended according to Federal and City

regulations and program guidelines. In turn, Quincy PCD is subject to periodic financial audits by the City and HUD. In addition, PCD is also required by HUD to complete this Consolidated Annual Performance and Evaluation Review (CAPER) to report on its accomplishments, expenditures, and effectiveness in implementing the goals within the Action Plan.

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

City Departments and Local Non-Profit Organizations: The City/Consortium utilized many city departments as well as local non-profit organizations to plan and implement programs that support their mission for the benefit of low to moderate income persons.

Strengths and Gaps in the Delivery System: The institutional structure is in place to carry out the Consortium's housing and community development plan. The city, through PCD, was involved in the planning and implementation of CDBG, HOME, ESG and McKinney-Vento Homeless Assistance programs in the City/Consortium since these individual programs were created. With respect to public facilities renovations and housing rehabilitation programs, the city's Office of Housing Rehabilitation has existed for over 30 years. Most of the city's subrecipients have received CDBG and HOME funding in prior years, and therefore, were well aware of the appropriate regulations and have expertise specific to the activities that were undertaken with HUD CPD grant assistance.

Public Services – Many of the public service providers have limited resources, i.e. staff, technology, money. PCD offered technical assistance to encourage collaboration among agencies; support volunteer initiatives; provide guidance for managing data and developing quality outcomes; and passing along information about other grants and resources available in the public service sector.

Technical Assistance: PCD continued providing organizations involved in these types of activities with as much technical assistance as possible to help make their activities a success. For the past 17 years, PCD has conducted between 1-3 training workshops per year to assist subrecipients in meeting their grant obligations and improve their program operations.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Quincy fosters coordination between public housing and assisted housing providers by appointment of Quincy Housing Authority (QHA) commissioners and staff on a variety of city boards and commissions. In addition, the city worked with QHA to assist residents that participated in the Family Self-sufficiency Program with home ownership opportunities.

The QHA and the PCD collaborate on housing and community development issues and projects. QHA is an agency representative on our consortium's Fair Housing Committee; the CoC's Board on Homelessness; and Affordable/Inclusionary Housing committee. The QHA also coordinates activities and services in partnership with the Germantown Neighborhood Center, which is a regular recipient of CDBG public service funding. In turn, the City has supported QHA initiatives over the years, such as the construction of the boardwalk in Germantown and the handicapped accessibility projects in the QHA Computer Center.

The QHA controls its hiring, contracting and procurement, as it is basically an independent entity from the city. However, the city is expected to be involved when the QHA starts considering new developments or demolishing or disposing public housing units. QHA and PCD also sign off on each other's certifications of consistency with consolidated plans and housing authority plans.

The Weymouth Housing Authority (WHA), works with agencies like health providers and the police department to address issues and assist residents. There is a Drug Prevention Task Force that combats crime and drugs in public housing. WHA tenants are able to participate in operating the housing authority. Each housing development has a tenant-based organization that meets regularly with a WHA representative. The WHA has a Resident Advisory Board, with two residents from each development, and representatives from the WHA.

The Braintree Housing Authority (BHA) maintains the "667" and "705" housing programs; as well as Massachusetts Rental Voucher Program; and Section 8. The BHA also administers a successful Family Self-sufficiency program and a Homeownership program with funding provided by HUD. The BHA is the monitoring agent for the 52 affordable units at Turtle Crossing.

The Milton Housing Authority (MHA) is a state agency responsible for the administration of Elderly/Disabled and Family housing in Milton. The Authority manages 39 one-bedroom units of elderly/disabled housing, 12 units of family housing and 144 Housing Choice Vouchers.

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

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

During the 2013-2014 program year, the consortium (in partnership with the Metropolitan Area Planning Council, through a grant from HUD), participated in a major and thorough update of the AI/Fair

Housing Plan for the next 5 years. We held three public hearings: April 2, 2014 in Quincy; April 16, 2014 in Weymouth; and on May 14, 2014 in Braintree. We also conducted keypad polling at each of the public hearings and also conducted a consortium-wide survey prior to the public hearings. The revised Fair Housing Plan took effect on July 1, 2014, which was the first day of this program year under review. During the year, we focused on strengthening the committee structure and discussed an implementation strategy for carrying out the action steps illustrated in the plan.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the 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.

Due to character limitations, we have attached three text fields to discuss monitoring that took place during the program year for CDBG, HOME, and ESG/CoC.

CDBG

For CDBG, programs have been enhanced over the past few years by the training & technical assistance (TA) workshops and events provided by the Department and the focus on performance measurement systems. A few highlights of recent monitoring efforts include: Maria Droste has benefited tremendously through workshops/events: Networking opportunity & collaboration guidance inspired a partnership between Interfaith Social Services to provide 3 community support groups; Social Media training provided direction for revamping of outreach strategy; QCAP is utilizing the Opportunity Index and Opportunity the social media workshop sparked in house discussion on more effective use of these outreach tools both for clients and for donors; the service fairs connected 5 youth volunteers to the Emergency Food Center; and Asian American Service Association was able to recruit high school volunteers through the service fairs for various roles including, ESL instructors, office assistants, and activity coordinators.

HOME

PCD conducts annual monitoring of its HOME-Assisted rental and ownership properties. For rental properties, monitoring includes on-site monitoring every second year of the affordability period (and desktop monitoring in off-years). Properties may receive on-site monitoring more frequently if the project is deemed high risk. Homebuyer properties will receive a letter requiring a certification that the household is using the property as his/her principal place of residence. A statement is included on the envelope. For HOME-assisted rental properties, PCD reviews the rent schedule both for HOME rent limit compliance and to identify any undue rent changes that may impact the tenant or the financial health of the project. As part of annual monitoring PCD requests that the owner and/or Management Company submit the following: 1. The property's current and proposed annual operating budget for the upcoming fiscal year (for projects with over 10 units) 2. Current rent schedule for HOME-assisted units; and 3. Proposed rents of HOME-assisted units. In general, rent increases that are more than double the percentage increase in the operating budget and/or more than

5 percent higher than the prior year's rent will require additional explanation and review. Alternatively, rents may need to be increased within HOME Program limits, if, for example, PCD determines that the property is not generating sufficient cash flow to fund replacement reserves. Tenant files are reviewed to insure income eligibility, including source documentation. Tenant eligibility are also confirmed through a Tenant Income Affidavit Form. During monitoring, property owners must also certify that the building(s) and all HOME- assisted units in the project are suitable for occupancy by submitting an Owner Affidavit Form. PCD Staff also conduct HQS inspections, review the property's affirmative marketing and general administrative and record keeping policies and tenant lease agreements. PCD staff prepares monitoring reports within sixty (60) days of completion of monitoring activity. Reports consist of the following elements: 1. Specific identification of all findings and concerns regarding compliance 2. Recommended actions to correct deficiencies 3. Timeline for response and resolution Agencies that fail to address the findings within the specified time period will be notified in writing of possible sanctions. In FY15, PCD conducted site visits to three different agencies with existing HOME-assisted rental units, with two more agency site visits scheduled in early FY16. PCD issued one finding where the contract rent for a tenant receiving a Housing Choice Voucher (i.e. a Section 8 mobile voucher) was higher than the HOME Rent Limit. PCD Staff confirmed with the HUD Boston Field Office that only tenants receiving a project-based rental subsidy and are paying no more than 30 percent of the family's adjusted income, can the rent be higher than the HOME rent limit. To resolve the finding, the owner was given 45 days to refund the overcharged rent paid by the Housing Choice Voucher administering agency and the tenant. The repayment started upon the effective date of the time period for which the contract rent was higher than the High HOME Rent Limit.

ESG/CoC

Desk monitoring of the ESG program was conducted during the program year. Our ESG allocation was divided to Fr. Bills & MainSpring to operate Fr. Bill's Place emergency shelter in Quincy; and to Quincy Community Action Programs to administer a homelessness prevention program. Desk monitoring revealed that both agencies had provided adequate backup (receipts) for all expenses incurred during the program year, and that all expenses were for eligible activities. With respect to the Continuum of Care program, ALL twelve (12) individual McKinney/Vento programs received on-site monitoring during the program year. Fr. Bills & MainSpring is the project sponsor for all 12 programs. Due to several consolidations that have occurred in recent years, those 12 programs are now down to 5 individual projects. No findings were discovered for any of the programs reviewed, and PCD commends the subrecipient for its excellent work in carrying out these projects.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

One public hearing, and a public comment period of not less than 15 days, were offered for this CAPER.

A draft of this document was available for public review and comment from Sept. 11-25, 2015 online at www.quincyma.gov and in the reference section of the Thomas Crane Public Library (TCPL), 40 Washington St., Quincy, MA.

A public hearing on the CAPER was held at 6:00 P.M. on Sept. 17 in the professional development room (#121) at 34 Coddington St, Quincy, MA 02169.

The deadline for comments was 4:30 P.M. on Sept. 25, 2015. No comments were received.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Not Applicable. This jurisdiction does not believe any programs or program objectives needed to be changed, nor were any changes made during the program year as a result of its experiences.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

In Program Year 2013 - 2014 PCD Staff conducted Housing Quality Standards (HQS) inspections for the following HOME-Assisted rent

Owner/Manager	Address	Units Inspected
QCAP	76 Broadway	4
Father Bills / Mainspring	152 Quincy Street	1
Father Bills / Mainspring	191 Burgin Parkway	3
Wollaston - Quincy LP	91 Clay Street	2
NWSoMA	154-156 Quincy Street	5
Caritas Communities	50-56 Spear Street	4

Table 14 - HOME-Assisted Units Inspected (Quincy)

Owner/Manager	Address	Units Inspected
Beacon Communities	King Ave	4
NWSoMA	25 North Street	1
NWSoMA	712 Main Street	4
NWSoMA	50 Pierce Road	1
NWSoMA	706 Main Street	2
NWSoMA	708 Main Street	3
NWSoMA	710 Main Street	2
NWSoMA	536 Bridge Street	2
QCAP	29 Central Street	1
QCAP	76-82 Front Street	8
POAH, Inc.	4	

Table 15 - HOME-Assisted Units Inspected (Weymouth)

Owner/Manager	Address	Units Inspected
Work, Inc.	200 Cove Way	2
Work, Inc.	87 Viden Road	5
NWSoMA	45 Winter Street	5
NWSoMA	351, 353, 355 Water Street	3
NWSoMA	26 Morton Street	2
NWSoMA	605 South Street	1
NWSoMA	38-40 Prout Street	2

NWSoMA	58, 62, 64 Winter Street	4
NWSoMA	24-26 Claremont Street	4
NWSoMA	31-33 Winter Street	6
NWSoMA	356 Washington Street	4
NWSoMA	17 Elm Street	3
NWSoMA	20 Holmes Street	1
Asian CDC	6 Fort Street	4

Table 16 - HOME-Assisted Units Inspected in FY16

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.
92.351(b)

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 monitored by the Consortium on an annual basis. No findings were revealed in this area during the program year. Also, all communities had affirmative marketing agreements with both CHDOs, and followed all HUD-prescribed procedures under 24 CFR 2 §200.321 (formerly 24 CDF 85.36(e)), to ensure that minority business enterprises are used when possible in procurement of property and services.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

In FY15, the Consortium expended \$166,287.28 in HOME Program Income to six HOME activities. The expenditures includes \$23,434.57 to three (3) first-time homebuyer activities, \$48,472.63 for two (2) rental rehabilitation loans and \$94,380.08 for one (1) new construction rental activity.

Each first time homebuyer is low income (between 60 – 80% AMI). One household identified themselves as Asian. One household identified themselves as Asian and White. The third household identified themselves as White.

The rental rehabilitation loans assisted 10 units affordable for very low income households (between 0 – 50% AMI). Of these tenants, three are single parents, six are single, non-elderly and one household consists of two parents. Five of the households identified themselves as White and five households identified themselves as Black / African American.

The new construction rental activity is currently under construction. Once complete, the rental activity

will provide 12 units of affordable family housing at 178 East Howard Street in Quincy. Veterans and their families will receive preference for the units.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

All actions taken to foster and maintain affordable housing were illustrated under CR-20 and CR-35, and thus, have not been repeated here for sake of repetition.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	QUINCY
Organizational DUNS Number	079532107
EIN/TIN Number	046001409
Identify the Field Office	BOSTON
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Quincy/Weymouth CoC

ESG Contact Name

Prefix	Mr
First Name	SEAN
Middle Name	P
Last Name	GLENNON
Suffix	0
Title	COMMUNITY DEVELOPMENT DIRECTOR

ESG Contact Address

Street Address 1	34 CODDINGTON ST.
Street Address 2	3RD FLOOR
City	QUINCY
State	MA
ZIP Code	02169-4501
Phone Number	6173761167
Extension	0
Fax Number	6173761097
Email Address	SGlennon@quincyma.gov

ESG Secondary Contact

Prefix	
First Name	
Last Name	
Suffix	
Title	
Phone Number	
Extension	
Email Address	

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2014
Program Year End Date 06/30/2015

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: QUINCY

City: Quincy

State: MA

Zip Code: 02169, 5119

DUNS Number: 079532107

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 8212

Subrecipient or Contractor Name: QUINCY COMMUNITY ACTION PROGRAMS

City: Quincy

State: MA

Zip Code: 02169, 5242

DUNS Number: 162107163

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 50000

Subrecipient or Contractor Name: FATHER BILLS & MAINSPRING

City: Quincy

State: MA

Zip Code: 02169, 5715

DUNS Number: 802347864

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 85000

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	93
Children	52
Don't Know/Refused/Other	0
Missing Information	0
Total	145

Table 17 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 18 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	937
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	937

Table 19 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 20 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	1,030
Children	52
Don't Know/Refused/Other	0
Missing Information	0
Total	1,082

Table 21 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	752
Female	318
Transgender	2
Don't Know/Refused/Other	3
Missing Information	7
Total	1,082

Table 22 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	52
18-24	62
25 and over	952
Don't Know/Refused/Other	6
Missing Information	10
Total	1,082

Table 23 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	129	1	6	122
Victims of Domestic Violence	141	1	8	132
Elderly	80	12	3	65
HIV/AIDS	11	0	2	9
Chronically Homeless	76	0	6	70
Persons with Disabilities:				
Severely Mentally Ill	437	6	27	404
Chronic Substance Abuse	396	1	14	381
Other Disability	419	22	30	367
Total (Unduplicated if possible)	1,043	29	77	937

Table 24 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	27,375
Total Number of bed-nights provided	43,359
Capacity Utilization	158.39%

Table 25 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

For Emergency Shelter (through Fr. Bills & MainSpring): The grant provided support to Father Bill's Place in sheltering 937 individuals for the 2015 fiscal year. In providing emergency shelter, FBMS was able to engage guests to identify their housing needs in order to move them on as quickly as possible to more appropriate housing options. The FBMS team of triage case managers and operations staff were able to move 116 people from homelessness into permanent housing options and/or appropriate systems of care. In addition this funding is allowing FBMS to focus on providing rapid assessments of each guest who enters the building, with a designated assessment specialist. This specialist is focusing on diverting individuals from shelter when they have a safe/alternative housing option.

For Prevention (through QCAP):

QCAP was able to assist 65 households in Quincy, increasing their numbers by 37% from last year. This is a result of QCAP's expanded presence in the Quincy District Court with referrals directly from the Judges, landlords and landlord attorneys. Of those 65 the outcomes were as follows:

- 33 were able to remain in their homes
- 10 obtained new affordable housing
- 3 were given time to move from their apartment
- 1 moved in with family
- 2 remain in process
- 4 went into shelter

Of the seven households that received ESG funding, all have remained housed up to this time. One is in an eviction process but QCAP is working to help her remain housed.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2012	2013	2014
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	31,389	70,954	46,592
Subtotal Homelessness Prevention	31,389	70,954	46,592

Table 26 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2012	2013	2014
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	0	0	0

Table 27 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2012	2013	2014
Essential Services	0	0	0
Operations	90,000	72,189	85,000
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	90,000	72,189	85,000

Table 28 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2012	2013	2014
HMIS	0	0	0
Administration	12,241	6,000	8,212
Street Outreach	0	0	0

Table 29 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2012	2013	2014
422,577	133,630	149,143	139,804

Table 30 - Total ESG Funds Expended

11f. Match Source

	2012	2013	2014
Other Non-ESG HUD Funds	13,146	37,673	12,000
Other Federal Funds	5,700	9,500	0
State Government	170,975	898,683	42,500
Local Government	0	0	0
Private Funds	27,496	0	42,500
Other	0	23,100	50,000
Fees	7,571	0	0
Program Income	0	0	0
Total Match Amount	224,888	968,956	147,000

Table 31 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2012	2013	2014
1,763,421	358,518	1,118,099	286,804

Table 32 - Total Amount of Funds Expended on ESG Activities