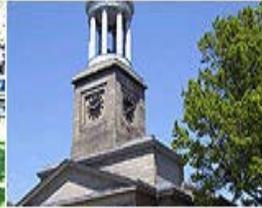


DRAFT FOR PUBLIC COMMENT



City of Quincy, Massachusetts & The Quincy HOME Consortium

FFY 2015-2020

(July 1, 2015 – June 30, 2020)

Consolidated Plan

For

Community Development, Housing,
Homelessness and Special Needs



Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

- 1. Introduction**
- 2. Summary of the objectives and outcomes identified in the Plan**
- 3. Evaluation of past performance**
- 4. Summary of citizen participation process and consultation process**
- 5. Summary of public comments**
- 6. Summary of comments or views not accepted and the reasons for not accepting them**
- 7. Summary**

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	QUINCY	
CDBG Administrator	QUINCY	Planning and Community Development
HOPWA Administrator		
HOME Administrator	QUINCY	Planning and Community Development
ESG Administrator	QUINCY	Planning and Community Development
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Father Bills & MainSpring
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through e-mail; asked to comment on homeless needs assessment and strategy. Anticipated outcomes include improved coordination among homeless service providers in our newly expanded Continuum of Care.
2	Agency/Group/Organization	Asian American Service Association
	Agency/Group/Organization Type	Services-Elderly Persons Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	invited to participate in all PR-15 events; better understanding needs of Asian community and better outreach efforts
3	Agency/Group/Organization	ASIAN COMMUNITY DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	invited to all PR-15 events; better understanding needs of Asian community and better outreach

4	Agency/Group/Organization	Bay State Community Services
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	invited to participate in all PR-15 events; better understanding the needs of those with additions and mental health issues
5	Agency/Group/Organization	Bethel Church of the Nazarene
	Agency/Group/Organization Type	Services-Children Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	invited to PR-15 events; better understanding needs of Germantown community and better outreach
6	Agency/Group/Organization	Big Brothers Big Sisters Mass Bay
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	invited to all PR-15 events; better understanding mentoring and how to integrate into anti-poverty strategy
7	Agency/Group/Organization	Boston Chinatown Neighborhood Center
	Agency/Group/Organization Type	Services-Children Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	invited to all PR-15 events; better understanding needs of Asian community; better outreach
8	Agency/Group/Organization	Camp Fire USA Eastern Mass Council
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	invited to all PR-15 events; providing more STEM out-of-school time programming
9	Agency/Group/Organization	City of Quincy Council on Aging
	Agency/Group/Organization Type	Services-Elderly Persons Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	invited to all PR-15 events; better understanding needs of elders; better outreach
10	Agency/Group/Organization	City of Quincy Office of Constituent Services
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	invited to all PR-15 events; collaboration on meeting needs of LMI residents
11	Agency/Group/Organization	City of Quincy Health Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	invited to all PR-15 events; anti-poverty strategy related to code enforcement and health issues
12	Agency/Group/Organization	DOVE Inc
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	invited to all PR-15 events; better understanding needs of victims of domestic violence
13	Agency/Group/Organization	Eastern Nazarene College
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	invited to all PR-15 events; providing opportunities for members of ENC community to be engaged in citizen participation opportunities
14	Agency/Group/Organization	Episcopal Quincy Chinese Center
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	invited to all PR-15 events; better understanding the needs of Asian community; better outreach
15	Agency/Group/Organization	Esther R. Sanger Center for Compassion
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	invited to all PR-15 events; better understanding food insecurity issues
16	Agency/Group/Organization	Friends of Holly Hill Farm
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	invited to all PR-15 events; integrating farm to school into our anti-poverty strategy
17	Agency/Group/Organization	HOUGHS NECK COMMUNITY COUNCIL
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	invited to participate in all PR-15 events; assists with administration and programming of Houghs Neck Community Center, North Quincy Community Center, Montclair/Wollaston Neighborhood Association, and Ward 4 Neighborhood Center.
18	Agency/Group/Organization	INTERFAITH SOCIAL SERVICES
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	invited to all PR-15 events; better understanding needs of LMI residents
19	Agency/Group/Organization	Llfe Community Church
	Agency/Group/Organization Type	Civic Leaders

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	invited to all PR-15 events; better understanding how groups like this church have potential for engaging with the community; model for other successful 'community' gardening efforts
20	Agency/Group/Organization	MANET COMMUNITY HEALTH CENTER
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	invited to all PR-15 events; better understanding health care needs of LMI community
21	Agency/Group/Organization	The Good Shepherd's Maria Droste Services
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	invited to all PR-15 events; better understanding needs of persons with mental illness

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Narrative

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PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Quincy Department of Planning & Community Development (PCD) strives to provide leadership in region-wide community engagement through a bi-partisan, cross-sector, multi-level initiative. Target audience includes: youth, individuals and families, seniors, public service professionals, corporate community partners, and local government officials. Efforts may include: one-on-one meetings, focus groups, community service fairs, capacity-building workshops, and social media outreach. This initiative has drawn significant higher engagement with the Department from the public and target audience as defined above. To illustrate this, attendance was at 15 participants for the December 2009 workshop and increased by 500% at the December 2012 workshop for 75 participants. Since 2012, efforts have been known as “Opportunity Quincy” which has served as a national model for community collaboration efforts through Opportunity Nation and has been featured multiple times on their website and blog, OpportunityNation.org. Opportunity Nation also sent the Department’s staff member, Melissa Horr Pond, to Washington DC in June 2013 and February 2015 to share the initiative with members of the Massachusetts Delegation. The increased participation led to more voices being heard about needs, resources, and opportunities for collaboration. The majority of participants are public service providers; however, we have encouraged our agencies to empower their clients to engage with the process as well. Our strategy is to engage citizens beyond the typical survey, focus group, or charrette, and have them participate in ways that are meaningful for them, opening up a comfort level for dialogue.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Volunteer Leveraging Survey	Non-targeted/broad community	15	need for language capability (Chinese); less than 33% utilize virtual volunteers or recruit only; only 40% had templates available for volunteer management; only 60% had policies for risk management; many programs rely heavily on volunteers.	n/a	
2	Volunteer Leveraging Survey	Non-targeted/broad community	25	two organizations hired up for and improved their volunteer programs following the training	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Volunteer Leveraging Survey	Non-targeted/broad community	100	Public Library had wanted to hold service fair in the past but never came to fruition; therefore this was the first ever service fair hosted by the City of Quincy	n/a	
4	Volunteer Leveraging Survey	Non-targeted/broad community	40	data sharing is a significant challenge; collaboration tangible goal on small scale	n/a	
5	Volunteer Leveraging Survey	Non-targeted/broad community	45	helpful information for grant writing	n/a	
6	Volunteer Leveraging Survey	Non-targeted/broad community	75	participants want to see more opportunities similar to this event to learn national trends, network broadly	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Volunteer Leveraging Survey	Non-targeted/broad community	10	many local nonprofits had already taken this training	n/a	
8	Volunteer Leveraging Survey	Non-targeted/broad community	23	action items: organize bi-annual service fairs; encourage connecting corporate and youth volunteerism opportunities to foster professional mentor relationship building; survey youth interest and needs around volunteerism to empower youth to share their voice	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Volunteer Leveraging Survey	Non-targeted/broad community	14	action items: host parent forum to share unique information on regional workforce info; foster stronger relationships between parent organizations and local business community; create youth guide on trending careers for our region and steps to achieve work in these fields	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	Volunteer Leveraging Survey	Non-targeted/broad community	15	action items: support a community event to educate the public on access to healthy food; provide information and education on nutrition and healthy choices, such as low-cost healthy meal options; create youth guide for nutritional healthy decision making	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
12	Volunteer Leveraging Survey	Non-targeted/broad community	34	43% hear about workshop via word of mouth; 100% workshop met needs and objectives, had adequate content, and would recommend to others; participants planned to use the content from workshop to continue or expand work with social media by integrating some of the helpful best practices. There were 10 first time attendees; many connections are made through workshops and "in the last few years, quality of workshops is +++"	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
13	Volunteer Leveraging Survey	Non-targeted/broad community	27	TRA manager reported that this exposure for their students has inspired them to volunteer more and opened their eyes to broader social justice issues		
14	Volunteer Leveraging Survey	Non-targeted/broad community	400+	"I love to do walks and fight against cancer;" "I like working with kids;" "I have many useful skills that could help!" - QHS Students	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
15	Volunteer Leveraging Survey	Houghs Neck Elderly personsq	3	2 requests for 5 day lunch program; would like computer connections; "Kennedy Center has so much available but is so far from most parts of the City;" "Transportation has never been available to HN elder trips though others have gotten it."	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
16	Volunteer Leveraging Survey	Non-targeted/broad community	47	NEEDS: ESOL support for families (15%); Out of School Time STEM programming for all grade levels (50%); College & Career Readiness for Vulnerable populations (30%); financial literacy for families (5%). Asian immigrant language barriers; Summer Jobs for Youth; and Mental Health Services are significant unmet needs in the City. There are many housing needs for the City but there are significant challenges to housing development.	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
17	Volunteer Leveraging Survey	Non-targeted/broad community	24	helpful information for planning for inclusion / universal design	n/a	
18	Volunteer Leveraging Survey	Non-targeted/broad community	32	interest in fundraising support for North Quincy Community Center; interest in public garden in Ward 4; request for a schedule of bingo callers are Houghs Neck Community Senior Programs	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
19	Volunteer Leveraging Survey	Non-targeted/broad community	75	57% yes, garden at home; 58% no local farm visits; 96% yes, important to have local farms; 100% yes, good goal to have school gardens; 83% enjoyed food tasting & children's activities; 78% enjoyed information		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Please refer to PR-10 and PR-15 for Consultation and Citizen Participation.

The following needs were determined to be a priority:

Housing Needs & Priority Housing Needs Summary: Acquisition of existing rental and owner units; Production of new rental and owner units; Rehabilitation of existing rental and owner units; Rental Assistance; Homeownership Assistance; Homeless Needs & Priority

Homeless Needs Summary: Emergency Shelter; Transitional Housing; Permanent Supportive Housing; Chronically Homeless

Community Development Needs Summary: Real Property (Acquisition, Disposition, and Clearance); Code Enforcement; Public Facilities (Senior Centers, Handicapped Centers, Homeless Facilities, Youth Centers, Neighborhood Facilities, Child Care Centers, Health Facilities, Mental Health Facilities, Parks and/or Recreation Facilities, Parking Facilities, Tree Planting, Fire Stations/Equipment, Abused/Neglected Children Facilities, Asbestos Removal, Non-Residential Historic Preservation, and Other Public Facility Needs); Infrastructure (Water/Sewer Improvements, Street Improvements, Sidewalks, Solid Waste Disposal Improvements, Flood Drainage Improvements, and Other Infrastructure); Public Services (Senior Services, Handicapped Services, Legal Services, Youth Services, Child Care Services, Transportation Services, Substance Abuse Services, Employment/Training Services, Health Services, Lead Hazard Screening, Crime Awareness, Fair Housing Activities, Tenant Landlord Counseling, and Other Services); Economic Development (Commercial/Industrial Land Acquisition/Disposal, C/I Infrastructure/Development, C/I Building Acq/Const/Rehab, Other C/I, ED Assistance to For-Profit, ED Technical Assistance, and Micro-enterprise Assistance); Other (Language Assistance)

Special (Non-Homeless) Needs Summary: Elderly and Frail Elderly; Severe Mental Illness; Developmentally Disabled; Physically Disabled; Persons w/ Alcohol/ Other Drug Addictions; Persons w/ HIV/AIDS; Victims of Domestic Violence; Other (Veterans, Abused & Neglected Children, Public Housing Residents, Racial & Ethnic Populations, and Ex-offenders)

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

In the City of Quincy and throughout the HOME Consortium, there is an affordable housing need for households earning less than 80% of AMI. Housing cost burden is the most common housing problem in Quincy and in the HOME Consortium. There is an even greater need for elderly homeowners and Extremely Low-Income renter households.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	212,688	218,035	3%
Households	86,628	88,924	3%
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	12,495	10,550	9,805	9,240	46,830
Small Family Households *	2,685	2,770	3,165	3,245	23,970
Large Family Households *	450	460	905	645	4,975
Household contains at least one person 62-74 years of age	2,570	2,165	2,200	1,570	7,405
Household contains at least one person age 75 or older	3,554	3,025	1,610	1,100	3,035
Households with one or more children 6 years old or younger *	1,215	1,195	1,243	1,175	5,170
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	195	140	50	45	430	0	10	19	20	49
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	155	15	45	25	240	10	20	0	0	30
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	70	120	110	85	385	50	0	60	55	165
Housing cost burden greater than 50% of income (and none of the above problems)	4,575	1,855	240	85	6,755	2,560	1,660	1,410	554	6,184

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	1,344	2,455	1,675	945	6,419	835	1,385	1,875	2,080	6,175
Zero/negative Income (and none of the above problems)	375	0	0	0	375	279	0	0	0	279

Table 7 – Housing Problems Table

Data Source: 2007-2011 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,005	2,135	445	240	7,825	2,620	1,690	1,490	624	6,424
Having none of four housing problems	3,180	3,695	3,480	3,605	13,960	1,025	3,040	4,405	4,765	13,235
Household has negative income, but none of the other housing problems	375	0	0	0	375	279	0	0	0	279

Table 8 – Housing Problems 2

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,600	1,625	705	3,930	665	724	1,440	2,829
Large Related	239	125	110	474	154	210	550	914
Elderly	2,139	1,015	494	3,648	2,175	1,650	855	4,680
Other	2,230	1,720	749	4,699	440	495	505	1,440
Total need by income	6,208	4,485	2,058	12,751	3,434	3,079	3,350	9,863

Table 9 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,305	850	90	2,245	615	655	600	1,870
Large Related	170	60	20	250	114	110	190	414
Elderly	1,355	400	65	1,820	1,465	565	355	2,385
Other	1,990	645	85	2,720	390	335	265	990
Total need by income	4,820	1,955	260	7,035	2,584	1,665	1,410	5,659

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	195	135	135	110	575	60	20	64	55	199
Multiple, unrelated family households	30	15	20	0	65	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	225	150	155	110	640	60	20	64	55	199

Table 11 – Crowding Information - 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Although data is not readily available for individuals, 145 households were staying in emergency shelter, according to the 2014 South Shore Regional Network Point in Time Count. Five additional individuals were unsheltered during the Point in Time Count.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the FFY13 Point in Time Count, 49 sheltered individuals were survivors of domestic violence.

What are the most common housing problems?

Housing cost burden is the most common housing problem in Quincy and in the HOME Consortium.

Are any populations/household types more affected than others by these problems?

Over two-thirds of renters in all household categories earning less than 30% of AMI are severely cost burdened (have a cost burden of more than 50% of gross annual income). Seventy-three percent (73%) of elderly renters earning less than 30% of AMI are severely cost burdened. Elderly homeowners are facing a more severe cost burden, compared to other populations.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

General characteristics of households served by QCAP:

QCAP serves nearly 20,000 unduplicated people annually. In FY 14 (October 1, 2013 – September 30, 2014), our clients were 54% White, 20% Black/African American, 20% Asian, <1% American Indian/Alaska Native, and <1% Native Hawaiian/Pacific Islander. Of the clients who reported the type of family, 53% of clients served were families with children and 46% of those families were headed by a female single parent. 18% of clients served were elderly. The average annual income for QCAP households served was \$16,573.

In 2014, QCAP's Housing Program served more than 1,800 households. 930 households received housing information and referral services. In addition 409 homeless families in motels received comprehensive assessments, of which 117 were placed into permanent housing and received stabilization services; an additional 61 families were prevented from becoming homeless or moved from a homeless situation into stable, affordable housing. 89 households received mortgage foreclosure counseling, 14 of those were able to keep their homes, and the balance are still in counseling. 156 households learned about buying a home through the First-Time Homebuyers program. 146 clients attended the Affordable Housing Workshops. Of these, 82 received assistance completing and mailing applications. 83 seniors received reverse mortgage counseling.

Please see additional narrative under Appendix NA-10 .

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

One of the primary at risk populations we look at are those households at risk of homelessness. Our operational definition of such a household is one that has received a summons to appear in court for an eviction.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Particular housing characteristics linked with housing instability and an increased risk of homelessness are overcrowding, severe cost burden, and substandard housing conditions such as lack of kitchen or bathroom facilities. Other contributing factors are eviction, moving due to hardship, domestic violence, living in a hotel or motel and exiting an institution. The 2012 study “Rapid Re-Housing of Families Experiencing Homelessness in Massachusetts: Maintaining Housing Stability” published by Metropolitan Boston Housing Partnership, found that an overwhelming cause of homelessness in greater Boston (34% of all cases) was due to overcrowding.

Income is the single best indicator of a household’s risk for homelessness. When households are required to pay upwards of 75% of their income on rent, other areas suffer such as food, medical care and utilities. Another large cost to households with children is child care, and often households will accept subpar child care in order to make ends meet.

Persons unable to afford rent often are forced to stay with others, making for an overcrowded living situation. Persons report staying with persons who are abusive, using drugs, participating in illegal activities, etc due to not having an alternative. Persons will also stay with family and friends who are in subsidized housing, putting all of them at risk for homelessness, since this is a clear lease violation. Persons will also stay in places that are not technically rental units, such as an attic or basement that does not meet health or safety codes or in units that are in unsanitary or in significant disrepair. Persons do not want to involve the Board of Health or make complaints to their landlord for fear of having their rents raised or being evicted.

Rooming houses are linked to an increased risk of homelessness and the population there is generally quite unstable. Many of the individuals in rooming houses are receiving disability income and so are paying nearly their entire income toward rent. This means that even the slightest unanticipated financial issue can cause the individual to get behind and face eviction.

Discussion

As noted above, economic, social and health conditions can contribute to housing instability. Approximately 2 percent (1,600) of the Consortium’s households are living in overcrowding situations.

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Housing cost burden is the most prevalent housing characteristic facing the Consortium, and elderly homeowners are facing the most severe cost burden of any group. HOME, CDBG and ESG funds are integral in creating a new supply of, decent, safe and sanitary affordable housing, allowing homeowners to pay for necessary repairs and provide financial assistance to prevent homelessness.

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**NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205
(b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The purpose of this section is to examine specific needs categories to determine whether individual races or ethnic groups are experiencing disproportionately greater needs concerning moderate housing problems. A disproportionately greater need exists when the percentage of households within a category is at least ten percentage points higher than the percentage of households in the category as a whole. Housing problems, as identified below, can constrain a household from having basic housing necessities, such as a functional bathroom or kitchen, cause health and sanitary issues due to overcrowding, and create economic burdens that ultimately lead to housing instability. This data provides insight into the need to provide decent, safe, sanitary and affordable housing, and whether a greater need for such housing exists for individual racial or ethnic groups.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,800	2,030	654
White	7,715	1,585	604
Black / African American	660	70	0
Asian	955	290	45
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	284	45	10

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,650	2,905	0
White	5,865	2,625	0
Black / African American	625	50	0
Asian	670	165	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	289	40	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,475	4,335	0
White	4,355	3,605	0
Black / African American	295	320	0
Asian	554	330	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	140	44	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,900	5,345	0
White	2,935	4,550	0
Black / African American	190	200	0
Asian	565	480	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	165	95	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

All Income Levels:

Across all income levels, moderate housing problems were more common among racial and ethnic minorities than non-Hispanic White households. American Indian/Alaskan Native households experience the greatest disproportionate need in the Consortium (19%), followed by Hispanic households (18% greater need) and Black/African American households (11% greater need). Asian (-1%) and White (-3%) households have proportionately fewer housing problems compared to the Consortium as a whole.

Middle-Income (80 - 100% AMI):

Both Hispanic and Black/African American households at this income range have a disproportionately greater need than their racial and ethnic counterparts in the Consortium (24% and 15% greater need, respectively).

Moderate-Income (50 – 80% AMI):

American Indian/Alaska Native (45%) and Hispanic (11%) households have the greatest disproportionate need concerning moderate housing problems. Asian and Black/African American households have less of a need than the Consortium as a whole, while White households experiencing need is equal with the Consortium’s percentage.

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Low-Income (30 – 50% AMI):

Low-income American Indian/Alaska Native (28%), Hispanic (23%) and Black/African American (22%) households have a disproportionately greater need compared to their counterparts. Only White households have less need (-4%) compared to the Consortium as a whole.

Extremely Low-Income: (0 – 30% AMI):

81% of all extremely Low-Income households have at least one housing problem. Across all racial and ethnic groups, more extremely Low-Income households have housing problems than households in the income ranges identified above. Extremely Low-Income American Indian and Alaskan Native households have a 19% disproportionately greater need compared to the Consortium's Extremely Low-Income population as a whole.

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NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The purpose of this section is to examine specific needs categories to determine whether individual races or ethnic groups are experiencing disproportionately greater needs concerning severe housing problems. A disproportionately greater need exists when the percentage of households within a category is at least 10 percentage points higher than the percentage of households in the category as a whole. This analysis helps determine which racial and ethnic group(s) have the greatest need for decent, safe and sanitary affordable housing.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,620	4,215	654
White	5,955	3,345	604
Black / African American	570	145	0
Asian	745	500	45
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	229	100	10

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,815	6,735	0
White	2,855	5,635	0
Black / African American	220	460	0
Asian	505	330	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	170	159	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,935	7,885	0
White	1,535	6,425	0
Black / African American	170	455	0
Asian	140	750	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	65	120	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	859	8,375	0
White	579	6,905	0
Black / African American	25	360	0
Asian	185	855	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	40	225	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

Households with less income are more likely to have severe housing problems. Across all racial and ethnic groups, more extremely Low-Income (0 – 30% AMI) and Low Income (30 – 50% AMI) households in the Consortium experience severe housing problems (65% of households and 35% of households, respectively) compared to Moderate-Income households earning between 50 – 80% of AMI (18% of households experiencing severe housing problems) and households earning 80 – 100% of AMI (10% of households).

All Income Levels:

Across all income levels, the number of Hispanic and Black/African American and Asian households experiencing severe housing problems is substantially disproportionate compared to their counterparts. Almost twice as many Hispanic households and thirty percent more Black/African American households live with severe housing problems compared to the Consortium as a whole. Eighteen percent more Asian households experienced severe housing problems than the Consortium. Severe housing problems were lowest amongst White households (4% higher than the Consortium as a whole).

Middle-Income (80 - 100% AMI):

A greater percentage of Black/African American and Hispanic households in this income range are experiencing severe housing problems compared to the other racial and ethnic groups in the Consortium (21% more Black/African American households and 20% of Hispanic households, respectively). The percentage of Asian, White, American Indian/Alaska Native and Pacific Islander households experiencing severe housing problems are the same, or lower than the Consortium as a whole.

Moderate-Income (50 – 80% of AMI):

American Indian/Alaska Native households have a disproportionately greater need in the Consortium.

Low-Income (30 – 50% of AMI):

Hispanic, Black/African American and Asian households are disproportionately experiencing severe housing problems compared to the other racial and ethnic groups in the Consortium. Twenty percent more Hispanic households, 16% more Asian households and 15% more Black/African American households in this income range experience one or more severe housing problem than their racial and ethnic counterparts.

Extremely Low-Income (0 – 30% of AMI):

None of the racial or ethnic groups in the Consortium have a disproportionately greater need at this income level.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section assesses the need of any racial or ethnic group that is experiencing a disproportionately greater housing cost burden in comparison of the category as a whole.

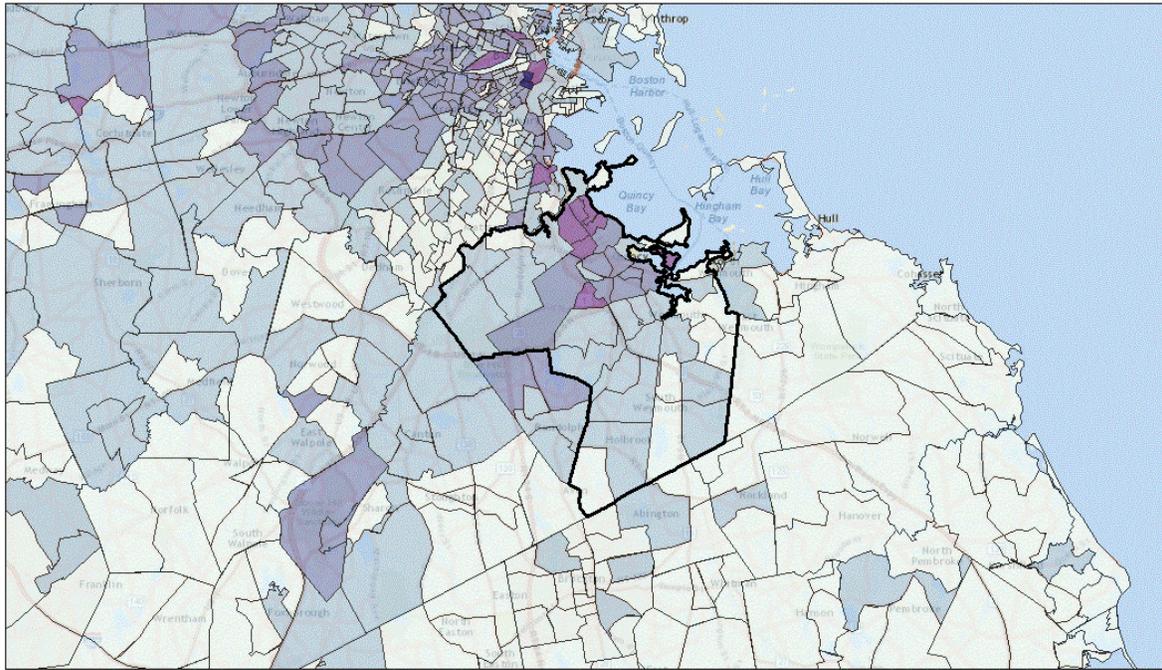
Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,075	13,045	13,324	654
White	45,910	15,225	11,150	604
Black / African American	2,065	1,025	955	0
Asian	5,285	2,029	1,335	45
American Indian, Alaska Native	15	25	30	0
Pacific Islander	0	0	0	0
Hispanic	884	645	509	10

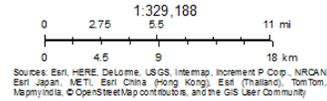
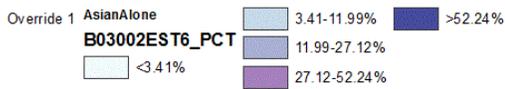
Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

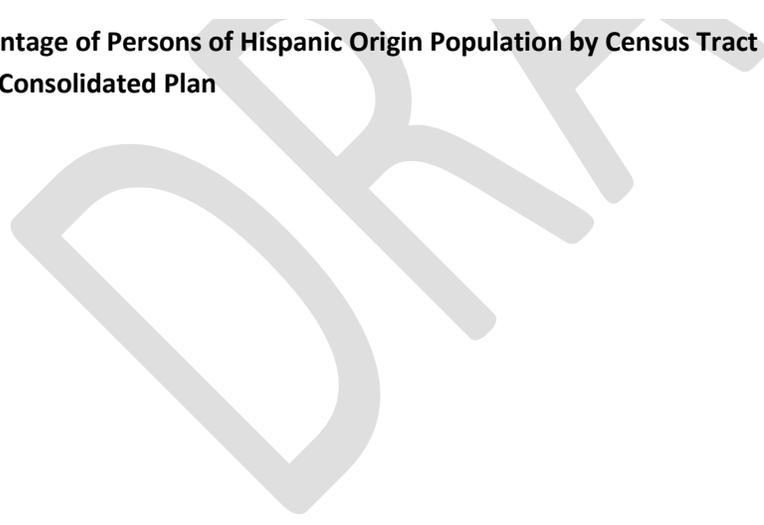
Percentage of Asian Population by Census Tract - City of Quincy and SSHC 2015-2019 Consolidated Plan



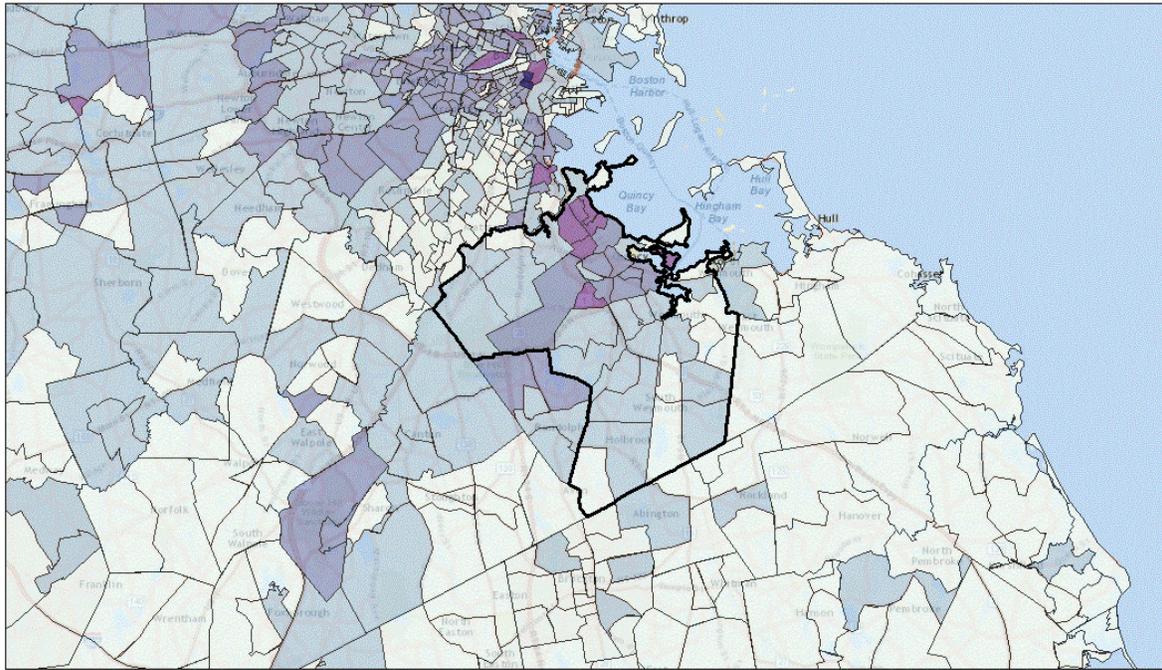
May 22, 2015



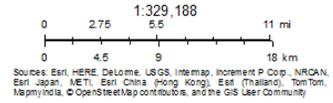
Percentage of Persons of Hispanic Origin Population by Census Tract - City of Quincy and SSHC 2015-2019 Consolidated Plan



Percentage of Asian Population by Census Tract - City of Quincy and SSHC 2015-2019 Consolidated Plan



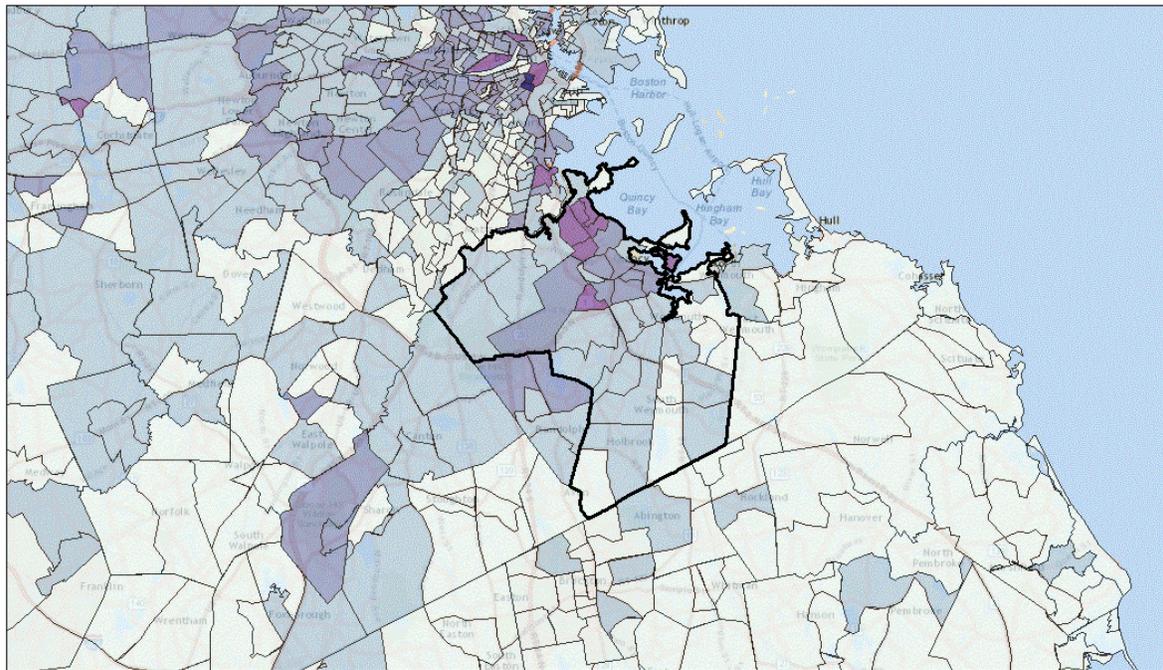
May 22, 2015



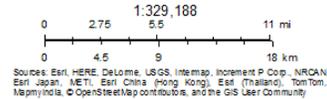
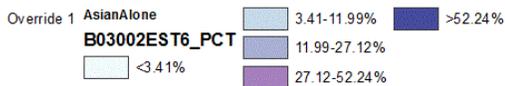
Percentage of Black or African American Population by Census Tract - City of Quincy and SSHC 2015-2019 Consolidated Plan

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Percentage of Asian Population by Census Tract - City of Quincy and SSHC 2015-2019 Consolidated Plan



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Percentage of Asian Population by Census Tract - City of Quincy and SSHC 2015-2019 Consolidated Plan

Discussion

Households experiencing housing moderate cost burden is prevalent in the Consortium. According to the South Shore HOME Consortium Fair Housing Plan (“Fair Housing Plan”), 25% of households in four out of five Consortium municipalities are identified as moderately cost-burdened, with the exception of Milton (18%). Quincy has the highest percentage of severely cost-burdened households (19% of households) and the largest number of severely cost-burdened households in the Consortium.

The breakdown by race and ethnic groups and income is as follows:

Moderate-Income (50 – 80% of AMI):

29% of Moderate-Income Hispanic households are cost-burdened, which is 13% higher than the Consortium as a whole.

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Low-Income (30 – 50% of AMI):

Low-income American Indian/Alaskan Native and Hispanic households are disproportionately cost-burdened, with 25% and 13% more households experiencing this housing problem compared to the Consortium as a whole

Extremely Low-Income (0 – 30% of AMI):

Extremely Low-Income Pacific Islander households are disproportionately cost-burdened, with 38% more households experiencing this housing problem compared to the Consortium.

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NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Hispanic, Black/African American and American Indian/Alaska Native households have the greatest need compared to the Consortium as a whole. The greatest need for these groups is most prevalent in the 30-50% AMI, 50-80% AMI, 80-100% AMI income categories. There is no disproportionate need for Extremely Low-Income households experiencing severe housing problems.

If they have needs not identified above, what are those needs?

Language barriers can also present difficulty to accessing decent, safe and sanitary housing. The Consortium's Fair Housing Plan notes the importance of implementing a Language Assistance Plan to help ensure that individuals have access to municipal programs and activities that will increase access to housing, transportation, employment, and education.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The Consortium does not have any Racially and Ethnically Concentrated Areas of Poverty (defined as a census tract as having a non-White population of 50 percent or more and 40 percent or more of the population living at or below the poverty line). According to the 2010 Census, the highest minority populations in the Consortium were located in the Germantown Section of Quincy and the area of Milton across the Neponset River from Mattapan Square, bounded by Blue Hill Avenue and Thatcher Street. The North Quincy, Montclair and Adams Shore sections of Quincy also had a higher non-White population compared to the Consortium as a whole. The following maps illustrate the areas within the Consortium with the greatest percentage of minority populations.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

This section identifies the demographics of residents currently living in public housing, as well as the existing supply of units and the waiting lists. It also identifies the different needs for households seeking public housing units in the Consortium.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	8	704	1,887	59	1,667	44	0	91

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	16	0	1	15	0
# of Elderly Program Participants (>62)	0	4	413	366	54	284	3	0
# of Disabled Families	0	2	130	749	4	650	19	0
# of Families requesting accessibility features	0	8	704	1,887	59	1,667	44	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	8	404	1,328	38	1,161	29	0	82
Black/African American	0	0	46	437	6	406	15	0	4
Asian	0	0	254	112	15	91	0	0	4
American Indian/Alaska Native	0	0	0	10	0	9	0	0	1
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	23	163	0	155	2	0	4
Not Hispanic	0	8	681	1,724	59	1,512	42	0	87

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Quincy Housing Authority has a total of 1,560 public housing units scattered throughout the City of Quincy. 619 are family units, and 941 are elderly units. Of these, 43 are wheelchair accessible. This includes 4 one bedroom and 5 two bedroom wheelchair accessible units in the family developments, and 34 one bedroom wheelchair accessible units in four elderly high rise developments scattered throughout the City.

As of May 1, 2015 data from the public housing waiting list and the transfer list indicates there are 96 applicants waiting for a 1 bedroom wheelchair accessible unit, and 8 waiting for a 2 bedroom wheelchair accessible unit. The average wait time is 3 - 5 years for a local applicant, and over 8 eight years for a non local applicant.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

In Quincy, the family public housing family waiting list is currently closed since February, 2013. At this time there are 627 applicants on the family public housing waiting list, 421 of which are eligible for a two bedroom unit, 186 are waiting for a three bedroom unit, and the remaining 22 applicants are waiting for a four bedroom unit. Over 90% of these families have a gross family income less than 30% of AMI. There are also an additional 2,961 applicants on the elderly/disabled public housing waiting list. Of these 2,961 applicants, 1,383 are elderly households, the remaining are younger disabled households. The majority of these families have a gross income of \$10,427, less than 30% of AMI.

The most immediate needs of residents of public housing and Section 8 housing choice voucher holders in Quincy is increased earned income. Although residents of public housing and section 8 housing choice voucher holders received assistance with their housing costs, their income is still not adequate to cover basic expenses such as day care, transportation, food and clothing. In addition, with regard to Section 8 voucher holders, the most immediate need is more affordable housing in the City and surrounding towns. Additionally, there is a need for credit counseling and repair, budgeting, security deposit and fuel assistance.

Milton has 12 state-funded family housing units and there are 100 families on the waiting list. The Town also has 144 Section 8 vouchers. The waiting list, which is controlled by the Massachusetts Chapter of the National Association of Housing and Redevelopment Officials (NAHRO), is 8 to 10 years long. The waiting list for senior/disabled housing is open, but the wait time is also many years long.

As of April 2014, 63 people were on the Holbrook Housing Authority's waiting list for family housing; 108 people were on the waiting list for elderly, one-bedroom housing; 214 were under 60 and disabled; and

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171 were on the Massachusetts Rental Voucher Program (MRVP) waiting list, which closed on February 2013. A majority of all applicants were non-residents. The waiting list far exceeds the current supply of affordable units in Holbrook, which totaled 84 units.

The Braintree Housing Authority reported the following numbers as of April 2014: 857 individuals on the Section 8 waiting list are local applicants. Of this number, more than half are families with children. In addition, 871 people are on the Braintree Housing Authority's family and elderly housing waiting lists; 544 seek elderly housing; 59 seek family housing; 40 are on the MRVP waiting list for elderly housing, and 231 are on the MRVP waiting list for 1, 2, and 3 bedroom apartments. The waiting list far exceeds the current supply of affordable units in Braintree, which totals 179 units.

How do these needs compare to the housing needs of the population at large

The needs of households residing in public housing are very similar to those to low-income households at large. The high cost of real estate continues to be a primary barrier to affordable housing. Additionally, the age of housing stock coupled with the existence of lead paint hazards limits financial resources for homeowners and landlords to abate lead paint. This ultimately impacts housing choices for families with young children. The age of existing housing stock also makes it difficult to rehabilitate units to become fully accessible units and can be prohibitively expensive. Finally, there is a continuing need for self-sufficiency and financial literacy and supportive services amongst public housing residents and low-income households at large.

Discussion

No addition discussion required.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

This sections includes the homeless needs assessment table and narrative with respect the nature and extent of homelessness in our Continuum of Care.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	278	417	140	125	239
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	5	145	997	684	143	52
Chronically Homeless Individuals	3	30	175	123	20	503
Chronically Homeless Families	0	5	5	1	2	550
Veterans	0	13	101	68	40	68
Unaccompanied Child	0	35	117	82	10	52
Persons with HIV	0	2	19	14	5	52

Table 26 - Homeless Needs Assessment

1. Persons in Households with Only Children - Zero - all categories: In MA must be 18 to stay in shelters for adults or in DHCD shelters for families (if HoH). Persons under 18 would be in other state systems of care. No under 18 unsheltered identified during PIT count. All data for adults includes young adults ages 18-24. Data sources: 1. Given night - Quincy/Weymouth CoC (MA-511) Point-in-Time Homeless Census Count - 1/29/2014

2. # experience homeless each year:

- a) families - Multiplier of 1.5 of PIT count, based on average turnover in MA Emergency Assistance system (shelters, motels) in a year's time.
- b) only adults - Father Bill's Place shelter - FY14 HMIS data (July 1, 2013-June 30, 2014) by Father Bill's & MainSpring - This is the only emergency shelter in the area. It serves homeless adults from Quincy, Weymouth and surrounding towns.
- c) chronic individuals - Estimate - combination of staff interview and guest self-assessment at Father Bill's Place.
- d) chronic families - Estimated based on PIT count. Don't have annualized data.
- e) veterans - Father Bill's FY14 data.
- f) unaccompanied youth - 117 = Father Bill's FY14 data (69) & est. 32 youth with dependent children from PIT x 1.5 (48)
- g) persons w/HIV - Father Bill's FY14 data.

3. # become homeless each year:

- a) families - estimate - Quincy & Weymouth account for approx. 5% of statewide PIT; 2,790 families entered MA emergency assistance shelter in 2014 (MA-DHCD data) = 140 is 5%.
- b) only adults - Father Bill's FY14 data - new entries that year.
- c) chronic families - 1% of annual pop, est. as 1% of total families becoming homeless
- d) only adult subpopulations - based on their % of annual adult homeless pop. Divided that % by total adults becoming homeless: chronic (18%), veterans (10%), young adults (12%), people w/HIV (2%).

4. Exiting homelessness:

- a) families - estimate @ 30% based on FBMS two years of family shelter data for exits to housing. FBMS family shelters in adjacent communities; proxy for exits from this community.
- b) only adults - Father Bill's FY14 data - exits to housing.
- c) subpopulations - combination of Father Bill's FY14 exits to housing, identified by subpopulation, and estimates.

5. # of days:

- a) families - estimate from FBMS FY14 family shelter data
- b) only adults - Father Bill's shelter FY14 data
- c) chronic individuals - estimate from Father Bill's FY14 data
- d) chronic families - estimate
- e) veterans - Father Bill's shelter FY13 data (FY14 data not available)
-) young adults & persons w/HIV - applied same length of stay as for "only adults."

Data Source Comments:

May 22, 2015

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

N/A, data is available and has been entered above. Some entries are based on estimates.

DRAFT

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	266	4
Black or African American	147	0
Asian	1	0
American Indian or Alaska Native	8	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	63	1
Not Hispanic	360	4

Data Source Comments: Source: MA-511 CoC Point In Time Count 1/29/2014

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

There were 104 homeless families sheltered in Quincy/Weymouth as of the 2014 homeless point-in-time count (278 persons in those households). Annually, there are an estimated 156 homeless families sheltered in Quincy/Weymouth (based on average shelter turnover of 1.5 families; 417 persons in those households). Homeless families in shelter in this community are extremely low-income, with incomes no more than 115% of the federal poverty limit as per MA shelter eligibility guidelines. Given their low incomes and given Massachusetts has the 7th highest rental costs in the country (*Out of Reach 2014*, National Low Income Housing Coalition), homeless families need significant housing assistance in order to end their homelessness and sustain housing. A small subset of families, less than 10% are chronically homeless or otherwise have significant disabilities and would need permanent supportive housing.

There are more resources available to homeless families of veterans than to homeless families in general, including VASH and rapid re-housing resources through Supportive Services for Veteran Families (SSVF). Father Bill’s & MainSpring operates the SSVF program for Norfolk County. As a result, few families of veterans enter the shelter system, and when they do are able to exit more rapidly. There is an emergency shelter for families in an adjacent community (Stoughton, Norfolk County) with two units for veteran families that is available to any homeless families of veterans in the region.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The above chart [see Excel chart] indicates that as of the night of the 2014 point-in-time count, out of 428 homeless persons (all adults and children), 63% were white, 34% black/African-American and 3% other; 15% were Hispanic and 85% non-Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Thanks to the intensive work of homeless service providers and the local governments of Quincy and Weymouth to engage the unsheltered homeless and move them to shelter and housing, there has been an 85% drop in the unsheltered population since 2007, from 34 to 5 in 2014 based on the PIT counts. No families have ever been identified as unsheltered based on 8 years of PIT data. The sheltered population as of the PIT count was 428 persons: 65% in family households and 35% only adults. The number of homeless families has increased in recent years with the increase in family homelessness statewide, and more families being sheltered by the Commonwealth of MA in motels within Quincy and Weymouth, which have been used as overflow sites when shelters are full. The region's shelter for homeless adults, Father Bill's Place, operates in chronic overflow, with an average of 129 adults nightly in FY2014; a 35% increase since FY2008.

Discussion:

No additional discussion.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

This section describes the characteristics of special needs populations in our community, and discusses the housing and supportive service needs of those populations.

Describe the characteristics of special needs populations in your community:

We have found special needs populations in our community to have any one of the following characteristics: Elderly and Frail Elderly, Severe Mental Illness, Developmentally Disabled, Physically Disabled, Persons with Alcohol or other Drug Addictions, Persons with HIV/AIDS, Victims of Domestic Violence, and Other including Veterans, Abused and Neglected Children, Public Housing Residents, Racial and Ethnic Populations, and Ex-offenders.

What are the housing and supportive service needs of these populations and how are these needs determined?

Simply put, there is a general lack of available housing for these special needs populations. The primary need is additional housing itself, and not necessarily a specific type of housing. Cuts to federal and state funding have increased the need for additional allocations for housing. The state has decreased the number of units and programs available for mentally ill and for those with alcohol or drug addictions. The local domestic violence shelter does not have enough beds to meet demand, and the local housing authority has a waiting list for all three of its housing types.

Supportive services needs for these populations are as follows, and were determined through a variety of sources, including focus groups, roundtable discussions, interviews, and third party need assessment plans:

Elderly/Frail Elderly - Mental Health counseling, Financial counseling, Outreach & Communication, Limited English assistance, Transportation, Hoarding counseling, Physical Programs, Educational Programs, Intergenerational Programs, Reduced Cost Arts & Music Programs, Bus Trips, and Holiday Programs.

Severe Mental Illness - Persons with severe mental illness face difficulties with basic, everyday activities such as keeping themselves safe, caring for their basic physical needs, or maintaining safe and adequate housing. Extensive histories of hospitalization, unemployment, substance abuse, homelessness, and involvement in the criminal justice system are common. Although Quincy has several excellent behavioral health providers including inpatient treatment beds, the need for these services remains high.

Developmentally and Physically Disabled – These individuals often have life-long disabilities that affect daily functioning in three or more of the following areas: capacity for independent living, economic self-

sufficiency, learning, mobility, receptive and expressive language, self-care, and self-direction. The City of Quincy has worked cooperatively with area agencies serving the disabled, and continued coordination of these supportive services will be critical to these populations over the next five years.

Persons w/ Alcohol/Other Drug Addictions - These individuals need supportive services such as monitoring, screening, information and referral, detox medication, education, and self-help groups.

Persons w/ HIV/AIDS and their Families – This population needs supportive services such as case management, emergency financial assistance, food, transportation, early intervention, education, and wellness and nutrition.

Victims of Domestic Violence - the incidence of domestic violence has been linked with substance abuse and economic stress, such as job loss, so supportive service needs for this population may include counseling and job search/placement services.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The Department of Public Health (as of June 2013), reports that 202 individuals with HIV/AIDS are living in the City of Quincy, which is below the state "crude rate" of 261 persons per 100,000. This populations need supportive services such as case management, emergency financial assistance, food, transportation, early intervention, education, and wellness and nutrition.

Discussion:

No additional discussion.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

All eligible public facilities such as: Senior Centers, Handicapped Centers, Homeless Facilities, Youth Centers, Neighborhood Facilities, Child Care Centers, Health Facilities, Mental Health Facilities, Parks and/or Recreation Facilities, Parking Facilities, Tree Planting, Fire Stations/Equipment, Abused/Neglected Children Facilities, Asbestos Removal, Non-Residential Historic Preservation, and Other Public Facility Needs.

Public Facilities address the community need for adequate year round recreational, educational, and well equipped facilities that serve all segments of the community and provide for future City growth, while being accessible to those with disabilities.

Request for proposals and available funding will determine allocation of funds.

How were these needs determined?

Please see PR-10 and PR-15.

Describe the jurisdiction's need for Public Improvements:

All eligible public improvements such as: Water/Sewer Improvements, Street Improvements, Sidewalks, Solid Waste Disposal Improvements, Flood Drainage Improvements, and Other Infrastructure.

Infrastructure is the basic facilities, services, and installations needed for the functioning of a community or society.

Request for proposals and available funding will determine allocation of funds.

How were these needs determined?

Please see PR-10 and PR-15.

Describe the jurisdiction's need for Public Services:

All eligible public services such as: Senior Services, Handicapped Services, Legal Services, Youth Services, Child Care Services, Transportation Services, Substance Abuse Services, Employment/Training Services, Health Services, Lead Hazard Screening, Crime Awareness, Fair Housing Activities, Tenant Landlord Counseling, and Other Services.

Special (Non-Homeless) Needs include: Elderly and Frail Elderly, Severe Mental Illness, Developmentally Disabled, Physically Disabled, Persons with Alcohol or Other Drug Addictions, Persons with HIV/AIDS,

Victims of Domestic Violence, or Other (Veterans, Abused & Neglected Children, Public Housing Residents, Racial & Ethnic Populations, and Ex-offenders).

Other needs include: Language Assistance. The purpose of Language Assistance is to ensure that residents of the City of Quincy have meaningful access to program information and services even though they may be limited in their English proficiency.

The goal of public services is to improve the quality of life in the community.

Request for proposals and available funding will determine allocation of funds.

How were these needs determined?

Please see PR-10 and PR-15.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Based on the figures provided from 2006-2010 Census data, the most prevalent type of housing in the Consortium is the one-unit detached structure, which represents 50% of all residential properties. The next most prevalent housing types are the 2-4 unit structure and 20 or more unit building, each representing 18% of the Consortium's housing stock. Ten percent of the housing stock consists of 5-19 unit buildings and 3 percent are one-unit, attached structures. Less than one percent of the housing stock is mobile homes and recreational vehicles.

Most of the Consortium's housing stock is owner-occupied units (63 percent of all households live in owner-occupied dwellings), compared to renters (38%). A majority of the owner-occupied units (71% of all units) have 3 or more bedrooms. The Consortium has a smaller amount of owner-occupied two-bedroom units (24%). Only 5% of owner-occupied units have one bedroom. Conversely, the majority of the rental housing stock (41%) is one-bedroom units. This is followed closely by two-bedroom units (36% of the rental housing stock). Eighteen percent of the rental housing stock consists of three or more bedrooms. Studio / zero bedroom units make up the remaining 6% of the rental housing stock.

According to MAPC's Study *Population and Housing Demand Projections for Metro Boston*, Baby Boomers (those born between 1945 and 1970) will have a substantial influence on household changes and housing needs in Quincy over the next twenty years. As this generation ages, the number of householders over 65 are projected to increase by 57 percent between 2010 and 2030. Also according to MAPC's analysis new households headed by someone currently under the age of 35 will need an additional 7,900 housing units through 2020 and householders currently over the age of 55 will need 4,100 fewer units than they do today. After accounting for the units freed up by departing seniors and a conservative vacancy rate, this translates into net demand for 1,300 single family and 2,800 multi-family units through 2020.

This analysis corroborates with RKG Associates Inc.'s 2013 Residential Absorption Analysis of Quincy, which anticipates that by 2018 sixty percent of the overall rental demand will be from householders aged 65 and over and households 35 and younger.

RKG Associates Inc.'s study points out the significant demand for rental units affordable to households making under \$60,000 per year, which equates to rents in the \$1,500 per month or less. The study further noted that with high land and construction costs, the importance of federal, state and local subsidies to create units at these price points and still make the development financially feasible.

MA-10 Housing Market Analysis: Number of Housing Units - 91,410, 91.210(a)&(b)(2)

Introduction

The following section of the Consolidated Plan describes the number, type, tenure and size of housing available in the Consortium.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	47,105	50%
1-unit, attached structure	2,905	3%
2-4 units	16,303	17%
5-19 units	9,552	10%
20 or more units	17,096	18%
Mobile Home, boat, RV, van, etc	436	0%
Total	93,397	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	230	0%	2,185	7%
1 bedroom	2,727	5%	13,192	40%
2 bedrooms	12,885	23%	12,052	36%
3 or more bedrooms	39,839	72%	5,814	17%
Total	55,681	100%	33,243	100%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There are numerous federal, state and local housing programs available within the Consortium. Both Quincy and Weymouth are Community Development Block Group (CDBG) Entitlement communities. Braintree, Quincy, and Weymouth also have the Community Preservation Act (CPA), a locally-enacted program that funds open space protection, historic preservation, affordable housing creation and outdoor recreation. The CPA raises funds locally through the imposition of a surcharge of not more than 3% of the tax levy against real property. CPA funds can create affordable housing for households earning

less than 100% of AMI. The City of Quincy's Inclusionary Housing Ordinance helps ensure the creation of affordable rental and for-sale units. Since 2001, the Inclusionary Housing Ordinance has created xx affordable units and has received \$xxx,xxx from fees-in-lieu payments, which is then used to finance new affordable housing developments.

The Consortium contains approximately 2,310 public housing units, as well as 1,241 privately-owned Project Based Section 8 units. These units serve family, elderly and individual households earning below 50% and 30% of Area Median Income. These units are funded through state and federal public housing programs.

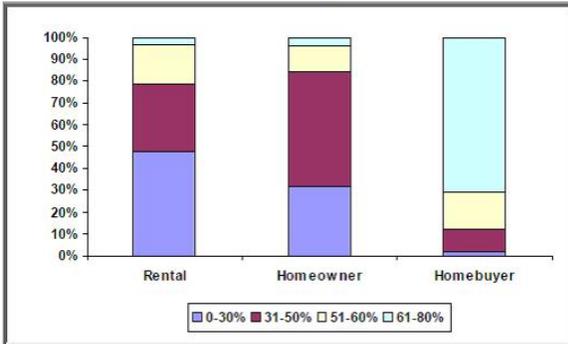
The Consortium has 755 existing HOME-assisted units, 277 of which are affordable rental units. The majority of the Consortium's HOME-assisted rental units (96%) are affordable for households earning below 60% of AMI. Of these rental units, 47% are affordable for households earning between 0 – 30% of AMI, 31% are affordable to households earning between 31 – 50% AMI and 18% are affordable to households earning 51 – 60% AMI. The remaining 4% of the HOME-assisted rental units are affordable to households earning between 61 – 80% of AMI.

Most of the HOME-assisted rental units serve single/non-elderly households (55%). This is followed by related/single parent households (24%), elderly households (9%) related/two parent households (7%), and 5% "other" households. The majority of the HOME-assisted rental units (37% and 25%) are 0 and 1 bedroom units, respectively. The large number of 0 bedroom units, which are often referred to as single room occupancy units, and 1 bedroom units is largely a result of the Consortium's creation of permanent supportive housing for homeless individuals in conjunction with the South Shore Network Continuum of Care's successful Housing First model.

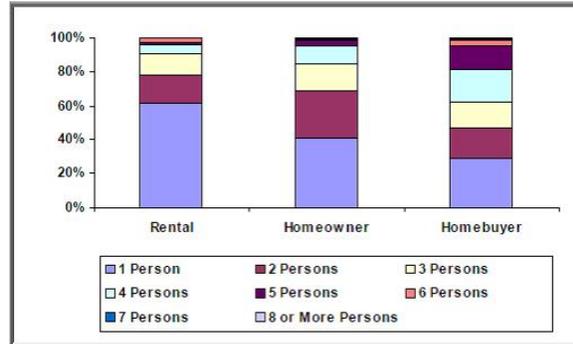
The Consortium has assisted 203 homebuyers with the purchase of their first home. Forty-four percent of first time homebuyers are related/two parents followed by 30% single/non-elderly and 20% related/single parent households. Only 1% of homebuyer households are elderly, and 3% characterized as "other."

The charts below illustrate the income range breakout, family size break out and household / type breakout for HOME-assisted projects in the Consortium since FY92.

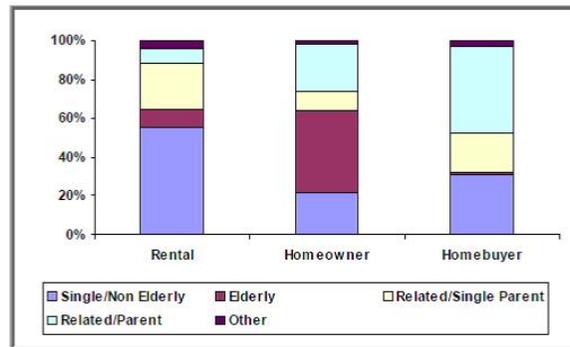
b. Income Range Breakout



c. Family/Size Breakout



d. Household Type Breakout



Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)



Household Size, Income and Type for HOME-Assisted Units

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the Massachusetts Community Economic Development Assistance Corporation's *Expiring Use Inventory Report*, the Consortium has 1,241 units with expiring Section 8 contracts by 2020. These units will remain on the affordable housing inventory if the Project Based Section 8 contracts are extended.

Another important tool to preserve existing privately-owned affordable housing in Massachusetts is Chapter 40T. This legislation, passed in 2009, establishes notification provisions for tenants, a right of first refusal for the Mass Department of Housing and Community Development or its designee to purchase publicly assisted housing, and modest tenant protections for projects with affordability restrictions that terminate.

Projects within the Consortium with expiring use contracts include:

Milton has 100 Project-Based Section 8 units at the Winter Valley Residences that expired in November 30, 2014. The Town of Milton will provide an update on efforts to retain those units. Phase II of Winter Valley has 32 Project-Based Section 8 units due to expire in 2019. A 5-unit WORK Inc. development has Project-Based Section 8 units set to expire in 2016.

Quincy has 856 units with Project Based Section 8 contracts that will expire by 2020. The contracts for each respective property are in the process of being renewed on a 1-year or 5-year basis, as allowed by HUD. Six of the fifteen properties (565 units) are also HUD Section 202 or HUD Section 236 Program projects operated by mission-driven nonprofit agencies, which considerably lessens the likelihood that the affordability restrictions will lapse and the units convert to market rate.

- **Bauer House** was constructed under the HUD Section 202 PRAC program. The building was dedicated on September 22, 1996. A residence for independent seniors 62 years of age and older, Bauer House consists of 75 units that include 70 one-bedroom units and 4 handicap accessible one-bedroom units.
- **Fenno House** was constructed under the HUD Section 202 program, at a cost of \$2.6 million, and was dedicated in 1973. Fenno House provides 151 apartments for the elderly. Wollaston Lutheran Church Apartments, Inc. applied to HUD for an additional \$3 million grant to convert 39 units for use as affordable assisted living apartments. After demolition and re-construction was complete, the Assisted Living facility was licensed and opened in March, 2004.
- **Town Brook House** was constructed under the HUD Section 202 program and was dedicated on November 30, 1980. A residence for senior citizens and people with disabilities, Town Brook House consists of 136 one-bedroom units and 15 two-bedroom units, and is subsidized with 150 Project Based Section 8 Vouchers.
- **Quincy Point Apartments** was built between 1965 and 1972 and consists of 497 studio apartments and 143 one-bedroom apartments for the elderly. In 2015 this property will be undergoing an extensive \$42 million in capital improvements and an extension of affordability for at least 30 years. MassHousing is providing financing for the recapitalization and rehabilitation effort.
- **Granite Place** was built in 1978 with the HUD Section 8 New Construction Program (Project-Based Section 8) and a negotiated alternative tax payment through enabled through Massachusetts General Law Chapter 121(A). This project consists of 270 units, 269 of which have Project-based Section 8 contracts.

Does the availability of housing units meet the needs of the population?

The Consortium does not have enough existing housing affordable to low- and moderate-income households. Approximately 8.5% of the Consortium's 94,047 housing units qualify on the

Commonwealth of Massachusetts' Subsidized Housing Inventory, which is short of the state's goal of having 10 percent of each community's year-round housing stock as deed restricted affordable housing. As of December, 2014, the breakdown of each community's Subsidized Housing Inventory, is as follows:

Braintree:	7.7%
Holbrook:	10.3%
Milton:	4.9%
Quincy:	9.6%
Weymouth:	8.1%

Describe the need for specific types of housing:

According to MAPC's *Population and Housing Demand Projections for Metro Boston*, the Consortium's net demand for new housing units will 59% multi-family units and 41% single family units by 2020. Quincy and Weymouth have a higher projected demand for multifamily homeownership and rental units, whereas Milton, Holbrook and Braintree have a higher projected demand for rental and ownership single family units.

The projected demand varies by age cohort. According to MAPC's projections, the 15-34 age group has the greatest demand for multi-family units, with this housing type making up 75% of the group's total housing demand. Householders between ages 55 – 74 are also projected to need more multifamily rental and ownership units. The largest housing demand for the 35-54 age cohort is single family housing, with 82% of these households needing both single-family and ownership and rental housing units by 2020.

Discussion

The increasing polarization in age demographics is driving the type of new housing the area will require in the next 10 years. More aging baby boomers and single young adults will be making up Greater Boston's population. Both of these age groups are attracted to the amenities and conveniences that multifamily ownership and rental units offer, such as proximity to employment, transit options, low-maintenance living and physically accessible living accommodations. The projections generally suggest that the existing single family supply will be absorbed and less new production required to meet future demand. Conversely, more multifamily ownership and rental options will be needed, and this projection is already evident with the recent increase in multifamily production in the market.

There is also a significant homeless population in Massachusetts that needs permanent housing. Many of these family and individual households are living in hotels designated by the State as emergency overflow shelters. These shelters cost \$180 million per year. The Governor of Massachusetts has recently committed to phasing out the emergency shelter system and instead focusing on creating more

permanent housing opportunities and homeless prevention programs. There will be a continuing demand for more individual and family permanent supportive housing for homeless households.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

This section of the Consolidated Plan examines the cost of housing in the Consortium. Specific areas of consideration are the availability of housing at all income levels, the affordability of housing, and how existing market rental rates compare to the Fair Market Rent and the HOME Investment Partnership's Program rent limits.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	\$185,700	\$341,600	84%
Median Contract Rent	\$744	\$1,109	49%

Table 29 – Cost of Housing

Rent Paid

Rent Paid	Number	%
Less than \$500	5,913	17.8%
\$500-999	9,752	29.3%
\$1,000-1,499	12,692	38.2%
\$1,500-1,999	3,866	11.6%
\$2,000 or more	1,020	3.1%
Total	33,243	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

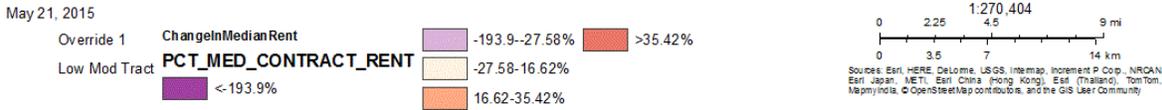
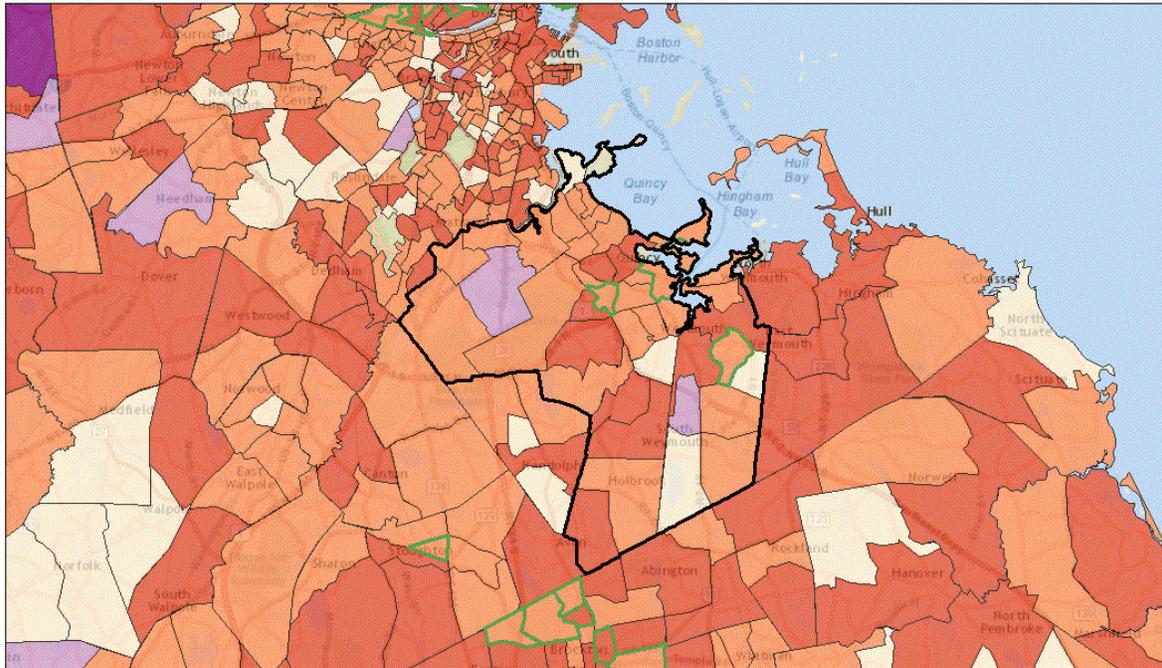
Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	3,650	No Data
50% HAMFI	7,260	719
80% HAMFI	15,150	2,238
100% HAMFI	No Data	5,717
Total	26,060	8,674

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Change in Median Rent - South Shore HOME Consortium - 2015-2019 HUD Consolidated Plan



Change in Median Rent - South Shore HOME Consortium - 2015-2019 HUD Consolidated Plan

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,035	1,156	1,444	1,798	1,955
High HOME Rent	1,042	1,164	1,408	1,619	1,786
Low HOME Rent	856	917	1,101	1,271	1,418

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Affordability Gap for:	50% AMI or below	50-80% AMI	80% AMI or above
Braintree	1,400	10	(1,400)
Holbrook	360	35	(390)
Milton	700	180	(890)
Quincy	5,000	(3,800)	(1,200)
Weymouth	3,000	(1,500)	(1,500)
TOTAL	10,460	5,075	5,380
Source: MAPC			
www.housing.ma			

User Table 1 - Household Affordability Gap in South Shore HOME Consortium

Is there sufficient housing for households at all income levels?

There is not sufficient housing for households at all income levels. The largest affordability gap in the Consortium exists for households earning below 50% of AMI, according to MAPC’s data. To obtain the affordability gap, MAPC calculated the difference between the number of households at a given income level and the number of units affordable to those households. The data shows a shortage of 10,460 units affordable to households earning less than 50% of AMI. Using this methodology, the Consortium has a surplus of units affordable to households earning between 50 – 80% AMI (5,075 units) and 80% AMI or above (5,380 units).

It is important to note that the surplus of housing for these income levels is dwindling as real estate prices continue to increase throughout Greater Boston. Additionally, the supply varies depending on community. For example, the data estimates a shortage of units affordable to households earning between 50 – 80% AMI in Braintree, Holbrook and Milton. A breakdown of each community is provided below. A positive gap indicates a shortage of units affordable at a given income level.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing affordability is likely to decline as home and rental prices increase in Greater Boston. The South Shore continues to grow as a desirable place to live for its proximity to Boston and its own numerous social and economic resources and amenities. The demand for affordable housing, especially rental housing in the Greater Boston, will cause further strain in the affordable housing supply. For example in Milton, the median gross rental in 2011 was \$1,268, 52.8% higher than the median of \$830 in 2000, almost double the median rent in 1990, and four times the median rent in 1980. Federal housing programs, such as the HOME Program and the Continuum of Care, are important resources in ensuring that the Consortium’s most vulnerable households as well as moderate-income populations are not priced out of the rental housing market and displaced due to rising rent and home prices.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The maximum HOME rent and Fair Market Rent are similar to the Area Contract Rent figure provided by the Census. However, more current data from Zillow shows that Quincy's median rent is much higher at \$1,700, and the average median rent of the Consortium is \$1,838.

More affordable housing is needed as rents outpace fair market value and fewer households are able to afford housing without being cost burdened.

Discussion

Extremely-Low Income households face the largest affordability gap. It is important to continue targeting federal resources for this income group. It is also important to keep in mind that as home prices and rents continue to increase the affordability gap will also increase for all households earning below 80% of AMI. It is imperative to preserve existing deed-restricted affordable units and continue affordable housing production to keep pace with the changing market, which is pricing out low and moderate income households. It is also important to distinguish the areas where housing costs are increasing more rapidly, and target affordable housing production in those areas.

The map below shows that the percent change of median rent has increased in all but 7 census tracts in the Consortium, with the greatest increases coming in dense and/or mixed-use neighborhoods with multiple transportation options with access to social, civic and economic opportunities. Providing affordable housing in these locations is integral in creating upward economic mobility for low and moderate-income households.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

The condition of the Consortium's housing stock will help determine how much and what type of housing rehabilitation is required (e.g., lead paint removal). This section identifies housing with one or more substandard conditions and the need for owner and rental rehabilitation.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

The Consortium defines substandard condition to include units with one or more of the following characteristics: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) with 1.01 or more occupants per room; 4) selected monthly owner costs as a percentage of household income greater than 30 percent, and; 5) gross rent as a percentage of household income greater than 30 percent.

The Consortium uses a different threshold when defining housing that is substandard and suitable for its rehabilitation programs. Housing rehabilitated with the assistance of the Consortium's or the City of Quincy's rehabilitation programs may be housing that does not meet one or more of the Massachusetts Building and Sanitary Codes, local ordinances or codes. The unit may also require accessibility improvements in order for the tenant or owner to enjoy the full use of the property, or weatherization and flood mitigation efforts.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	19,353	35%	14,235	43%
With two selected Conditions	333	1%	845	3%
With three selected Conditions	77	0%	49	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	35,918	65%	18,114	54%
Total	55,681	101%	33,243	100%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,605	5%	3,060	9%
1980-1999	7,381	13%	5,760	17%
1950-1979	17,879	32%	11,583	35%
Before 1950	27,816	50%	12,840	39%
Total	55,681	100%	33,243	100%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	45,695	82%	24,423	73%
Housing Units build before 1980 with children present	1,280	2%	929	3%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	N/A	N/A	N/A
Abandoned Vacant Units	N/A	N/A	N/A
REO Properties	N/A	N/A	N/A
Abandoned REO Properties	N/A	N/A	N/A

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

The Consortium is comprised of communities with a high percentage (46%) of its housing stock built prior to 1950. The age of housing stock contributes to the need for rehabilitation assistance for low and moderate-income owner and renter-occupied units. Since 1992, the Consortium has provided \$2,767,437 in HOME funds to assist 228 homeowners in rehabilitating their homes. Since its inception in 1974, the City of Quincy's Office of Housing Rehabilitation and its current subrecipient NeighborWorks Southern Mass have together provided \$4,769,075 in CDBG funds to rehabilitate 659 single family homes. These programs provide vital upgrades to existing housing such as accessibility improvements, flood mitigation, lead paint removal and allowing older adults maintain their homes and age-in-place.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Assuming that all households are distributed evenly across pre- and post-1980 rental units, approximately 24,800 out of 32,800 low- and moderate-income households in the Consortium are living in rental units constructed prior to 1980, or about 75 percent.

Discussion

The removal of lead paint, architectural barriers and flood issues are integral in retaining a safe and diverse housing stock for individual, elderly, and families with children households. Housing rehabilitation is essential in furthering the goals of retaining affordable housing for income eligible households, and ensuring equal opportunity for people with disabilities and families with children. With 76% of the Consortium's housing stock with at least one substandard condition, there is a clear need to continue providing resources to preserve our existing housing stock.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

This section provides information on the state and supply of public housing. In some instances, only federal public housing is listed.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	8	719	1,755	58	1,246	271	0	891
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

See response below.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Quincy Housing Authority owns and manages 1,590 public housing units scattered throughout the city. Of the 1,590, a total of 899 units are located in the Germantown section of Quincy. **Riverview**, built in 1952 consists of 45 four family homes. The buildings are wood frame, steam heat. The exteriors of all 45 buildings were re-sided between 2004 and 2010 and new roofs were installed on 42 buildings. French drains have

been installed in eight buildings to eliminate frequent basement flooding. 80% of the parking lots and walkways were repaved including reclamation of a considerable amount of green space. In 2012, twelve handicapped ramps were replaced and six were repaired to bring them into Section 504 compliance. **Snug Harbor**, built in 1950 consists of 100 two-story, four unit wood-frame buildings. In 2003 the kitchens were remodeled and in 2006 all roofs were replaced. In 2010 - 2012 all siding was replaced with cedar clapboards and full window replacements were done on 64 buildings. **Crowley Court**, built in 1950, consists of 12 garden style brick exterior buildings containing 44 units. The Authority is replacing the original tub enclosures on a vacancy basis, along with bathroom and kitchen floors. Lastly in the Germantown section of Quincy is **O'Brien Towers**, an 8 story masonry building containing 274 elderly/disabled units. In 2009 some windows and doors were replaced, and in 2010 some sliding doors and more windows were replaced. In 2012 renovations were made to the parking lots and a walkway was installed from the building to the street. Also in 2012 renovations were made to the common restrooms and laundry room to bring them into Section 504 compliance.

In the Quincy Point Section of Quincy is **Pagnano Towers**, a 14 story masonry building containing 156 one bedroom elderly/disabled units. In 2010 the windows and balcony doors were replaced. In 2012 the smaller parking lot was renovated, and the large parking lot was seal coated and a wrought iron fence installed. Also in 2012 the common restrooms and laundry rooms underwent renovation to bring them into Section 504 compliance. Upgrades were also made to the exterior lighting and surveillance system. Also bordering Quincy Point is **Louis George Village**, which consists of eleven garden style buildings containing a total of 75 units built in 1965. **Sawyer Towers** a 10 story masonry building consisting of 150 elderly/disabled units, built in 1970. Also in this area of Quincy is one 2 family home, which was built in 1975 on **South Street**. This building is wood frame consisting of 1 three bedroom and 1 four bedroom unit. In the West Quincy area is **Drohan** Apartments, a 3 story masonry development containing 40 one bedroom elderly/disabled units. This development sits was built in 1980. In 2012 the parking lot was upgraded and repaved and exterior lighting and surveillance system added. Also in West Quincy is **West Acres**. Built in 1948, this development consists of 9 buildings of four units each, for a total of 36 two bedroom family units. Lastly, the Authority owns one 4 bedroom single family home on **Franklin Street**. This home was acquired by the Authority in 1981. The building is a two story, wood frame building. The house went through extensive renovation in the Spring of 2015. Lastly, in Wollaston is Tobin **Towers**, a 200 unit 12 story masonry building for elderly/disabled households, built in 1976. It consists of 190 one bedroom units, and 10 two bedroom units. In 2014 the surveillance system was upgraded along with exterior lighting. The fire alarm system was also replaced.

Public Housing Condition

Public Housing Development	Average Inspection Score
Pagnano Towers	74
Riverview	73
Drohan Apartments	84
O'Brien Towers	69
Pleasantville - Weymouth	74

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The restoration and revitalization needs in public housing are being addressed by the Quincy Housing Authority with the use of Capital Improvement funds from both DHCD and HUD. The needs include the following:

- Asbestos Abatement
- Low flow toilets, sinks, faucets and shower heads
- Unit painting
- Replacement of damaged or rusted exterior building doors
- Balcony renovations
- Hallway flooring replacement
- Kitchen renovations
- Bathroom fan replacement
- Exterior railing replacement
- Walkway and roadway paving repairs
- Cape Cod berm replacement
- Fencing replacement
- Hot water tank replacement
- Roof repairs
- Fire Alarm upgrade
- Site lighting upgrade
- Electrical panel replacement

Two of the family units owned by the Milton Housing Authority will be vinyl sided in 2015 to preserve the building envelope, followed by two additional units in 2016. Walkways at the senior complex will be repaired or replaced to prevent tripping hazards. Each property currently has new roofs, windows and furnaces.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Quincy Housing Authority provides funds from its annual operating budget for self-sufficiency programs available to all public housing residents and section 8 voucher holders. Further, the Authority continues to seek additional funding to support Family Self Sufficiency programs. Most recently the Authority applied for and was awarded grant money to offer state subsidized public housing resident and MRVP voucher holders the opportunity to participate in MassLEAP. MassLEAP, sponsored by the Department of Economic and Community Development is a grant program providing funds to the Authority to offer direct support and counseling to improve and encourage career, education and asset building goals. Further, the Authority offers homeownership programs which allow both Public Housing and Section 8 voucher holders the opportunity become homeowners with the Authority providing cash assistance towards the mortgage payment. The Authority further provides career development through its career development center located at 26 Figurehead Lane in Germantown. The career development center runs a computer school, elder services, Homeownership and Family Self Sufficiency Programs and various sessions throughout the year on skill building, such as interviewing techniques, resume writing, self-esteem program, and ESOL classes. Together the staff has years of experience providing direct services and referrals which have greatly improved the living environment for public housing residents.

The Quincy Housing Authority further continues to improve and upgrade the software system that runs the key tag security system at our elderly/disabled properties. We have also, with a combination of HUD funds and local Community Preservation grants, upgraded the exterior lighting and the security camera systems at our elderly/disabled properties.

The Quincy Housing Authority is also using capital improvement funding to improve the living environment of low and moderate income families residing in public housing. The various capital work items enumerated above will greatly improve the everyday living environment for these tenants.

Discussion:

See response above.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

This section includes the "facilities and housing targeted to homeless households" chart, as well as narrative on mainstream resources available to these populations.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	83	211	0	141	0
Households with Only Adults	122	27	0	185	5
Chronically Homeless Households	0	0	0	98	5
Veterans	5	0	0	14	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source Comments: Facilities as of the Jan. 29, 2014 Point-in-Time homeless count. FAMILIES:
 Year round family beds: Friends of the Homeless (71), DOVE DV shelter (12)
 Overflow: 211 - MA-DHCD uses motels around the state for overflow shelter. Families placed in motels in this region may be from wider Greater Boston area. Overflow bed count varies greatly year-to-year depending on homeless numbers and local motel availability.
 ONLY ADULTS:
 Year round only adults beds: Father Bill Place (110), emergency beds in the community (8), DOVE DV beds for adults (4) Overflow beds are provided at Father Bill's Place based on per-night need. On the night of the PIT count, 27 additional beds were provided (beds or floor mats).
 Special Populations:
 Chronically Homeless - No designated ES beds, so "0" was entered. However, Father Bill's Place operates with a harm reduction model: no one is turned away. 30 chronically homeless sheltered on the night of the PIT count.
 Veterans -At least 5 beds at Father Bill's Place for veterans funded by the VA. Additional beds for veterans provided as needed. 13 were sheltered on the night of the count.
 Unaccompanied Youth - No designated ES beds in the region. Youth must be at least 18 to stay in MA-DHCD funded shelters (Father Bill's Place). 3 were sheltered on night of PIT count.
 Unaccompanied Youth - No designated PSH beds in the region. On average 5-10 PSH beds occupied by unaccompanied youth ages 18-24.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Both Quincy and Weymouth use CDBG funds to help provide services to homeless persons staying at Father Bill's Place shelter and/or moving to permanent housing. Weymouth CDBG helps to fund shelter beds and case management services for homeless persons. Quincy CDBG helps to fund services and shelter beds for homeless veterans. Employment services targeted to homeless persons are provided by FBMS by an employment specialist located at the Quincy One Stop Career Center and available to homeless individuals and families from Quincy and Weymouth. These services are funded through a combination of HUD CoC resources and mainstream in-kind support from the Quincy One Stop Career Center. Boston HealthCare for the Homeless Program provides healthcare services for homeless individuals at Father Bill's Place and to families at Friends of the Homeless of the South Shore. Mamet Community Health Center provides additional healthcare screening and services to homeless persons in this region. Eliot Community Human Services has a mental health clinician onsite at Father Bill's Place to assist homeless persons with accessing mental health services. This position is funded through a US Dept of Health & Human Services PATH grant. These mental health services are complemented by additional mainstream resources provided by the MA Department of Mental Health (DMH). In particular, DMH funds supportive services provided to homeless persons who move to permanent supportive housing in this region. These resources serve as matching funds/resources to HUD CoC permanent supportive housing for those with serious mental illness.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The Quincy & Weymouth region has a significant stock of facilities and services to meet the needs of homeless persons, as indicated in the above chart. Father Bill's Place, the emergency shelter for adults is a low-threshold shelter that places no sobriety or other restrictions on entry. It serves many chronically homeless individuals. As of 2015, Quincy and Weymouth have 103 permanent supportive housing units designated for chronically homeless persons, surpassing the goal of the Quincy Ten Year Plan to End Chronic Homelessness to create 100 units by 2015. Nearly all other permanent supportive housing units not designated for this population are prioritized for chronically homeless persons. Intensive case management services to assist chronically homeless persons to stabilize in housing are provided along with these units through a combination of funding from the HUD CoC program, MA Dept of Mental Health, Medicaid-funded case management, and private resources.

For veterans, a combination of VA funding and Quincy CDBG provides emergency shelter targeted to homeless veterans at Father Bill's Place. The VA Supportive Services for Veteran Families (SSVF) funds Father Bill's & MainSpring to assist homeless veterans to be rapidly rehoused, providing both case

management and flexible rental funds. The region also has 14 designated units of permanent supportive housing for homeless veterans, including an 8-unit SRO. Veterans are also housed in other permanent supportive housing targeted to homeless persons in the region. On average 30 veterans are tenants in the region's permanent supportive housing between both designated and non-designated units.

For unaccompanied youth, there are no designated facilities but they are sheltered at Father Bill's Place or in family shelter and also have access to permanent supportive housing. On average 5-10 unaccompanied youth are tenants in the region's permanent supportive housing.

For families, MA-DHCD funds the Friends of the Homeless of the South Shore family shelter (71 beds); it also provides overflow beds by renting area motels which are used for families from the Greater Boston region. The state also funds DOVE shelter for 12 families and 4 single women fleeing domestic violence.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

This section identifies the supportive housing needs and actions to assist non-homeless individuals with special needs. These services are essential in helping different populations in Quincy and the HOME Consortium communities.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Please see section NA-45 “Non-Homeless Special Needs Assessment,” which specifically identifies the supportive services needs for these populations. These needs were determined through a variety of sources, including focus groups, roundtable discussions, interviews and third party need assessment plans. Further information can also be found in SP-50 “Public Housing Accessibility and Involvement,” which discusses the supportive housing needs for public housing residents.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The MA Dept. of Mental Health (DMH) has regulations and procedures for discharges from state facilities and services, and closely monitors and tracks discharges. DMH homeless policy states that in no instance shall a person be discharged from an in-patient facility with directions to seek emergency shelter, and that every effort must be made through careful discharge planning to work with the client and area resources to seek adequate, permanent housing. All discharges from DMH facilities are documented in a comprehensive database to monitor activity and ensure compliance with current laws and regulations. The CoC shelter for individuals tracks discharges from public systems of care and shares data with the LC, which coordinates with both DMH and the MA ICHH to ensure local adherence with this policy. 2012 state data shows 32% of DMH discharges to the legal system, 24% to family or non-family housing; 13.4% to DMH residential community services; 6.4% transferred to another DMH facility; 9.3% to non-DMH community programs; 5.5% to state funded group living; 4.9% to other (moved against medical advice, deceased, declined further treatment, met treatment goals).

Massachusetts Operational Services Division (OSD) oversees all state procurements and contracts and provides standard contracting language for state Departments stating that the Commonwealth has determined discharging consumers to shelters or places not meant for human habitation is inappropriate and that through the implementation of aggressive and comprehensive discharge planning the number of consumers who enter homelessness will be reduced. These standards are reviewed during site visits, annual reports, review of discharge and admissions data, analysis of billing data, and risk management analysis. The MA Dept. of Public Health (DPH) ensures that all of its

contracts for healthcare and substance abuse facilities include this language and that discharges are closely monitored. The CoC shelter for individuals tracks discharges from public systems of care and shares data with the South Shore Network LC, which coordinates with both DPH and the MA ICHH to ensure local adherence with this policy. Providers routinely discharge consumers primarily to state funded transitional support and residential recovery programs.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Quincy will continue to provide CDBG Human Services and ESG grants to subrecipients that provide these essential services. The Consortium will continue to utilize HOME funds to create additional, permanent affordable and accessible housing units.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Please see response above.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

In some areas, dimensional requirements for commercial/business districts are not conducive for residential uses thus limiting housing opportunities and choices that are close to employment, transit and services. Parking and other dimensional requirements can also make residential development difficult. Neighborhood opposition to multi-family and affordable housing development can also have a negative effect on affordable housing production and is often a big hurdle to overcome.

The high cost of real estate continues to be a primary barrier to affordable housing. High development costs and lack of available land for new development limits opportunity to site affordable housing and create more housing choices for households at different income levels. Other economic factors include 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 also makes it difficult to rehabilitate units to become fully accessible units and can be prohibitively expensive.

Additionally, a recent decision by the Government Accountability Office will require grant-specific accounting of the HOME, CDBG and ESG Programs beginning in FFY15. This change will most impact the HOME Program. It will specifically tie HOME commitments to the origin year of a grant. Previously, the two-year HOME Commitment Deadline was evaluated on a cumulative basis. The current funding allocation amongst the Consortium members ranges from Holbrook receiving the lowest share of funds (\$18,094) to Quincy receiving the highest amount (\$336,193).

Due to this change, the Consortium will consider re-evaluating its funding allocation structure. The communities receiving a smaller percentage of funds may not have enough funds to commit to make a project viable before the deadline. Considering alternatives such as pooling resources into one general fund may help the Consortium adapt to the regulatory change. It may also provide a greater regional impact in creating affordable units, and produce an economy of scale for the Consortium.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

This information is forthcoming.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	5	N/A	0	N/A	N/A
Arts, Entertainment, Accommodations	9,240	N/A	26	N/A	N/A
Construction	5,513	N/A	10	N/A	N/A
Education and Health Care Services	26,642	N/A	52	N/A	N/A
Finance, Insurance, and Real Estate	15,082	N/A	26	N/A	N/A
Information	3,198	N/A	7	N/A	N/A
Manufacturing	3,210	N/A	10	N/A	N/A
Other Services	9,274	N/A	14	N/A	N/A
Professional, Scientific, Management Services	7,281	N/A	19	N/A	N/A
Public Administration	3,265	N/A	3	N/A	N/A
Retail Trade	13,047	N/A	22	N/A	N/A
Transportation and Warehousing	1,813	N/A	4	N/A	N/A
Wholesale Trade	2,793	N/A	7	N/A	N/A
Total	100,363	N/A	--	N/A	N/A

Table 40 - Business Activity

Alternate Data Source Name: Labor Statistics

Data Source Comments: Number of workers is aggregate data from all Consortium communities. Source: Massachusetts Dept. of Labor and Workforce Development, 2010 CensusJobs data by business sector is not available

Labor Force

Total Population in the Civilian Labor Force	54,635
Civilian Employed Population 16 years and over	49,787
Unemployment Rate	8.87
Unemployment Rate for Ages 16-24	33.58
Unemployment Rate for Ages 25-65	6.48

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	14,125
Farming, fisheries and forestry occupations	2,561
Service	4,853
Sales and office	12,661
Construction, extraction, maintenance and repair	3,463
Production, transportation and material moving	2,281

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	20,665	43%
30-59 Minutes	21,210	44%
60 or More Minutes	5,929	12%
Total	47,804	100%

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,037	490	1,942
High school graduate (includes equivalency)	9,042	1,171	2,380
Some college or Associate's degree	10,271	963	1,894

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	19,740	895	2,384

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	41	195	559	1,812	1,608
9th to 12th grade, no diploma	730	601	506	1,796	1,812
High school graduate, GED, or alternative	1,962	2,865	3,148	6,632	4,824
Some college, no degree	3,375	2,624	1,919	4,592	2,168
Associate's degree	273	857	1,090	2,062	875
Bachelor's degree	1,757	7,319	3,013	4,717	1,351
Graduate or professional degree	163	3,372	1,885	2,713	1,312

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,250
High school graduate (includes equivalency)	32,025
Some college or Associate's degree	38,521
Bachelor's degree	53,182
Graduate or professional degree	66,259

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

This information is forthcoming.

Describe the workforce and infrastructure needs of the business community:

This information is forthcoming.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

This information is forthcoming.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

This information is forthcoming.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

This information is forthcoming.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

This information is forthcoming.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

This information is forthcoming.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

This data is not currently available.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

According to the 2010 Census, the highest minority populations in the Consortium were located in the Germantown Section of Quincy and the area of Milton across the Neponset River from Mattapan Square. No other Consortium community had a Census Tract with more than 50% non-White population. However, the North Quincy, Montclair and Adams Shore sections of Quincy also had a higher non-White population compared to the Consortium as a whole. The Adams Shore and Germantown, Quincy Point and Southwest sections of Quincy had the largest concentration of moderate-income families (comprising $\leq 50\%$ of the total population).

Also according to the 2010 Census, Quincy was estimated to have a total of 4,224 households in poverty, or roughly 1 in 10 households. The Adams Shore and Germantown section had the highest percent of households in poverty with 30% of the total. The Quincy Point Census Tract was the second highest in Quincy with an estimated 1 in 5 households below the poverty line. The Broad Street area in Weymouth has a poverty rate of 18%. None of the remaining Consortium communities have poverty rates higher than 10%.

To meet HUD's threshold of a Racially and Ethnically Concentrated Area of Poverty (RCAP), a census tract must have a non-white population of 50 percent or more (i.e., non-Hispanic whites must be in the minority). To meet the poverty threshold the tract must have the lower of 40 percent or more of the population living at or below the poverty line or a poverty rate that is three times the average tract rate, weighted by population, for the metro area/region. None of the Consortium's census tracts meet either of these thresholds. In fact, RCAP's are rare in Massachusetts. Out of 1,455 census tracts in the Commonwealth, 68 meet RCAP thresholds.

What are the characteristics of the market in these areas/neighborhoods?

The neighborhoods of Adams Shore and Germantown, Quincy Point, Southwest Quincy, Montclair and North Quincy are all dense, demographically diverse areas within the City. With the exception of Adams Shore and Germantown, these neighborhoods encompass primary commercial and transportation corridors. These neighborhoods also contain a majority of the City's subsidized and public housing units. Each of these neighborhoods has a mature housing stock. Some areas are transitioning faster than others. For example, Quincy Point has seen the recent special permit approval to reuse a commercial lot for 144 units of market rate rental housing. This development is next to the new construction of 12 units

of veteran's permanent housing and a recently constructed 24-unit affordable housing development (both HOME funded projects developed by NeighborWorks Southern Mass), recently built market rate condominium units and new construction of additional market rate condominium units.

Are there any community assets in these areas/neighborhoods?

These neighborhoods are home to many community assets. The South Shore YMCA - Germantown Neighborhood Center offers a variety of educational, self-sufficiency and family resource programs. Snug Harbor Elementary School, a local church, Manet Community Health Center and the Germantown Fire Station are also in the neighborhood, as well. The neighborhood is accessed to the MBTA bus and also has an abundance of natural resources and open space, with two playgrounds and numerous beaches. The South Shore YMCA also provides afterschool programming one day per week and during school vacations for low- and moderate-income households in Quincy Point. Quincy Point is also served by public transportation and is in a commercial corridor. Although a dense neighborhood, Quincy Point also has numerous public parks and beaches. Quincy Point also has a number of churches serving many religions. The North Quincy Community Center provides programs and activities for seniors, such as senior drop-in, senior lunch, Bingo, English as Second Language classes, Holiday celebrations and safety programs.

Are there other strategic opportunities in any of these areas?

These neighborhoods do provide strategic opportunities. For example, sections of the Quincy Point neighborhood are undergoing significant reinvestment in multifamily rental and condominium housing from private entities and non-profit developers. This diversity of housing stock and affordability will further enrich the social and mixed-income dynamic of the neighborhood. There are also possible economic development opportunities nearby with the construction of the Fore River Bridge into Weymouth and the opportunities within the Fore River Shipyard as a marine-related industrial center.

The Wollaston neighborhood is positioned for growth, as it is built-up around the Wollaston MBTA Train Station. Re-Envisioning Wollaston was completed by MAPC in 2014. This neighborhood plan details potential changes to land use and zoning, as well as recommendations for how to improve walking, biking, and transit access from surrounding neighborhoods to Wollaston Center and the Red Line station.

In Germantown, the Quincy Housing Authority is using the peninsula's natural landscape and the street layouts to create street-scape beautifications such as tree plantings. The goal is to focus the initial efforts up to and around an existing rotary and community center to create a sense of a small-town center.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Target areas are not applicable.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction

The priorities for allocating investments geographically were based on the locations of low- and moderate-income households or persons being targeted. The Service (or geographic) Areas of many of the city's housing and homeless projects are city-wide because they are targeted to meet the needs of low- and moderate-income households and persons throughout the city.

However, where there is a concentration of low- and moderate-income households or persons with specific community development needs in certain neighborhoods, the city's projects, programs or activities were designed to address such a need in those specific areas. For example, Area Benefit Neighborhood Centers and Associations, represents public service programs that will be implemented in neighborhood centers to benefit particular low- and moderate-income neighborhoods or Census tracts. Similarly, Limited Clientele Neighborhood Centers and Associations, represent public service programs that will be implemented by neighborhood centers that service limited-clientele and/or low- and moderate-income persons residing in specific Census tracts. In addition, part of the city's CDBG funds will be used for several public service programs for many groups that are presumed to have low to moderate income. They include programs for seniors and homeless individuals. Furthermore, the city will set aside CDBG funds for public works that will benefit specific low-moderate income areas and public facilities that address the needs of low- and moderate-income persons or neighborhoods.

The areas of minority concentration in Quincy are North Quincy and Germantown. The minorities in North Quincy are primarily Asian-Americans and for that reason, the City is providing CDBG funds to Asian programs that will be undertaken by the Asian American Services Association and the North Quincy Community Center, both of which are located in North Quincy. The minorities in Germantown are more diverse and for that reason, the City has provided CDBG funds for the various public services programs and the physical expansion of the Germantown Neighborhood Center.

Programs, projects and activities that will be funded with CDBG, HOME and ESG funds are intended to meet the underserved needs of housing, the homeless, public services, and community development. Where site-specific activities have not been identified within specific Projects, priority will be given to those that meet the more urgent underserved needs.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Rental Housing Objectives
	Priority Level	High
	Population	Low Moderate Middle Families with Children Individuals Families with Children Persons with Mental Disabilities Persons with Physical Disabilities
	Geographic Areas Affected	
	Associated Goals	Rental Housing Objectives
	Description	Needs analysis revealed that rental housing objectives such production and rehab were a high priority need.
	Basis for Relative Priority	Relative priority based on results of needs assessment.
	2	Priority Need Name
Priority Level		High
Population		Low Moderate Middle Families with Children Individuals Families with Children
Geographic Areas Affected		
Associated Goals		Owner Housing Objectives - Asst for Homeownership

	Description	Needs analysis revealed that owner housing objectives such as assistance for homeownership should be a high priority.
	Basis for Relative Priority	Relative priority based on needs assessment.
3	Priority Need Name	Homeless Objectives - Permanent Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Homeless Objectives - Permanent Housing
	Description	The needs analysis revealed that permanent housing should be a high priority.
	Basis for Relative Priority	Relative priority based on needs assessment.
	4	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Homeless Objectives
	Description	The needs analysis revealed that emergency shelter and veterans housing should be a high priority.
	Basis for Relative Priority	Relative priority based on needs assessment.
5	Priority Need Name	Homeless Objectives - Employment Initiative
	Priority Level	High
	Population	Extremely Low Low Moderate Individuals Mentally Ill Persons with HIV/AIDS
	Geographic Areas Affected	
	Associated Goals	Homeless Objectives - Employment Initiative

	Description	The needs analysis revealed that continuation of the City's South Shore Housing & Employment Initiative should be a high priority.
	Basis for Relative Priority	Relative priority based on needs assessment.
6	Priority Need Name	Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Infrastructure Improvements
	Description	The needs analysis revealed that infrastructure improvements, such as neighborhood public improvements and urban district revitalization projects should be a high priority.
	Basis for Relative Priority	Relative priority based on needs assessment.
	7	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate Families with Children Elderly Public Housing Residents Individuals Families with Children Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facilities
	Description	The needs analysis revealed that public facilities objectives such as neighborhood center and community health center renovations should be a high priority.
	Basis for Relative Priority	Relative priority based on needs assessment.
8	Priority Need Name	Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Developmental Disabilities Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Public Services
	Description	The needs analysis revealed that public service projects such as family, senior, limited clientele, elderly, frail elderly, limited english proficient, developmentally disabled, and youth programs should be a high priority.
	Basis for Relative Priority	Relative priority based on need assessment.
9	Priority Need Name	Economic Development
	Priority Level	High
	Population	Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Economic Development
	Description	The needs analysis revealed that economic development projects such as commercial loans, TA to microenterprise and TA for jobs creation should be a high priority.
	Basis for Relative Priority	Relative priority based on needs assessment.

10	Priority Need Name	Code Enforcement
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Code Enforcement
	Description	The needs analysis revealed that code enforcement should be a high priority.
	Basis for Relative Priority	Relative priority based on needs assessment.
11	Priority Need Name	Owner Housing Objectives - Acq., Production, Rehab
	Priority Level	High
	Population	Low Moderate Middle Families with Children
	Geographic Areas Affected	
	Associated Goals	Owner Housing Objectives - Acq., Production, Rehab
	Description	The needs analysis revealed that owner housing objectives such as acquisition, production, and rehab should be a high priority.
	Basis for Relative Priority	Relative priority based on needs assessment.

Narrative (Optional)

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The median rent in the Consortium is unaffordable for very-low income households. There is a shortage of mobile housing vouchers, and very few new vouchers are being issued.
TBRA for Non-Homeless Special Needs	TBRA assistance is currently provided to low-income families with one or more disabled adult family members. A need exists to assist persons with disabilities access decent safe and sanitary affordable housing.
New Unit Production	Approximately 36% of the Consortium’s population is low- moderate-income. Currently, 8.5% of the Consortium’s housing stock is included on the subsidized housing inventory (Holbrook has the highest at 10.3%; Milton the lowest at 4.9%). New affordable units are needed to meet the affordable rental and ownership demand and lack of supply in the Consortium.
Rehabilitation	84% of the Consortium’s housing stock was built prior to 1978. Approximately 75% of low- and moderate-income renters live in pre-1980 housing.
Acquisition, including preservation	Due to high land costs, it is essential to subsidize the acquisition cost of a property to create affordable housing within the Consortium. Regulatory tools such as Massachusetts General Law Chapter 40T are essential in preserving expiring use properties. HOME is an important source of funds to preserve existing affordable housing, especially as the market continues to become more expensive.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

This sections includes the anticipated resources that will be received by the city over the next 5 years, as well as a discussion as to how these funds will leverage additional resources.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amt. Available Reminder of ConPlan (\$)	Narrative Description
			Annual Allocation: (\$)	Program Income: (\$)	Prior Year Resources: (\$)	Total: (\$)		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,691,394	45,420	1,300,000	3,036,814	6,765,576	Community Development Block Grant
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	583,668	25,088	1,900,000	2,508,756	2,334,672	HOME Investment Partnership Program

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amt. Available Reminder of ConPlan (\$)	Narrative Description
			Annual Allocation: (\$)	Program Income: (\$)	Prior Year Resources: (\$)	Total: (\$)		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	155,516	0	0	155,516	622,064	Emergency Solutions Grant
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Admin and Planning Housing Services Other	3,473,704	0	0	3,473,704	13,894,816	

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds are used by subrecipients who then apply for additional grant funds from other federal and state government resources, as well as from private foundations. Without being able to use CDBG, HOME, ESG, and McKinney funds as matching resources, these subrecipients would

not be able to leverage the additional resources necessary to accomplish their respective missions. Matching requirements under HUD CPD programs will be satisfied through monitoring of subrecipients.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There are several pieces of land and property that are owned by the city that will be used to address the needs identified in the plan. These properties include the Germantown Neighborhood Center, the Ward 2 Community Center, the Ward 4 Community Center, the North Quincy Community Center, the Squantum Community Center (potential use), and the Kennedy Center. All of these centers host public services programs, which address the public services needs identified in the plan.

Discussion

Please note, the figures under "expected amount remainder of Con Plan" are estimates based on the first year allocation, and do not take into account potential cuts or increases to program budgets in subsequent years.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Quincy Department of Planning & Community Development	Government	Planning	Jurisdiction
South Shore YMCA Germantown Neighborhood Center	Subrecipient	Non-homeless special needs public services	Jurisdiction
South Shore YMCA Quincy Branch	Subrecipient	Non-homeless special needs public services	Jurisdiction
HOUGHS NECK COMMUNITY COUNCIL	Subrecipient	Non-homeless special needs public services	Jurisdiction
QUINCY COMMUNITY ACTION PROGRAM	CHDO	Non-homeless special needs Ownership Rental public services	Jurisdiction
Quincy After School Child Care, Inc.	Subrecipient	Non-homeless special needs public services	Jurisdiction
Asian American Service Association	Subrecipient	Non-homeless special needs public services	Jurisdiction
City of Quincy Council on Aging	Subrecipient	Non-homeless special needs public services	Jurisdiction
The Good Shepherd's Maria Droste Services	Subrecipient	Non-homeless special needs public services	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Please see appendix for full response to SP-40.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Please see the Appendix.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Please see the Appendix.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Please see the Appendix.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing Objectives	2015	2020	Affordable Housing		Rental Housing Objectives		Rental units constructed: 6 Household Housing Unit Rental units rehabilitated: 54 Household Housing Unit
2	Owner Housing Objectives - Asst for Homeownership	2015	2020	Affordable Housing		Owner Housing Objectives - Asst for Homeownership		Direct Financial Assistance to Homebuyers: 196 Households Assisted
3	Owner Housing Objectives - Acq., Production, Rehab	2015	2020	Affordable Housing		Owner Housing Objectives - Acq., Production, Rehab		Homeowner Housing Rehabilitated: 32 Household Housing Unit
4	Homeless Objectives - Permanent Housing	2015	2020	Homeless		Homeless Objectives - Permanent Housing		Housing for Homeless added: 374 Household Housing Unit
5	Homeless Objectives	2015	2020	Homeless		Homeless Objectives - Emergency & Veterans		Overnight/Emergency Shelter/Transitional Housing Beds added: 180 Beds Housing for Homeless added: 16 Household Housing Unit
6	Homeless Objectives - Employment Initiative	2015	2020	Homeless		Homeless Objectives - Employment Initiative		Jobs created/retained: 60 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Infrastructure Improvements	2015	2020	Non-Housing Community Development		Infrastructure		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
8	Public Facilities	2015	2020	Non-Housing Community Development		Public Facilities		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1964 Persons Assisted
9	Public Services	2015	2020	Non-Housing Community Development		Public Services		Public service activities for Low/Moderate Income Housing Benefit: 10000 Households Assisted
10	Economic Development	2015	2020	Non-Housing Community Development		Economic Development		Businesses assisted: 8 Businesses Assisted
11	Code Enforcement	2015	2020	Non-Housing Community Development		Code Enforcement		Housing Code Enforcement/Foreclosed Property Care: 220 Household Housing Unit

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Rental Housing Objectives
	Goal Description	Rental housing objectives such as production and rehabilitation projects will be undertaken.
2	Goal Name	Owner Housing Objectives - Asst for Homeownership
	Goal Description	Projects such as downpayment assistance and fair housing counseling will be undertaken.
3	Goal Name	Owner Housing Objectives - Acq., Production, Rehab
	Goal Description	Projects such as acquisition, production, and rehab for homeownership will be undertaken.
4	Goal Name	Homeless Objectives - Permanent Housing
	Goal Description	Projects to create / retain permanent housing for homeless individuals will be undertaken.
5	Goal Name	Homeless Objectives
	Goal Description	Projects to create / retain emergency shelter beds and veterans housing beds will be undertaken.
6	Goal Name	Homeless Objectives - Employment Initiative
	Goal Description	The South Shore Housing & Employment Initiative project will be undertaken.
7	Goal Name	Infrastructure Improvements
	Goal Description	Neighborhood public improvements and urban district revitalization projects will be undertaken.

8	Goal Name	Public Facilities
	Goal Description	Public facilities projects such as community center renovations and community health center renovations will be undertaken.
9	Goal Name	Public Services
	Goal Description	Public services projects such as family, senior, limited clientele, elderly, frail elderly, limited english proficient, developmentally disabled, and youth programs will be undertaken.
10	Goal Name	Economic Development
	Goal Description	ED projects such as commercial loans, TA to mircoenterprise, and TA for jobs creation will be undertaken.
11	Goal Name	Code Enforcement
	Goal Description	Code enforcement projects in low/moderate income neighborhoods will be undertaken.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

We estimate providing HOME-assisted affordable housing to 60 households in the next five fiscal years. 40 households will be assisted by the production of new rental units or assisted through the tenant-based rental assistance program, and 20 households will receive assistance in purchasing their first home or rehabilitating their existing home. We estimate that the households assisted with rental housing opportunities will be extremely low and low-income. Homebuyer and homeowner households will likely be moderate income families.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Quincy Housing Authority has a Section 504 Voluntary Compliance Agreement with HUD. The QHA will be creating five (5) new handicapped accessible units at Pagnano Towers in 2017 and five (5) new handicapped accessible units at O'Brien Towers in 2018.

Activities to Increase Resident Involvements

The Quincy Housing Authority has a very active resident community. All public housing and Section 8 voucher holders have input and representation on various boards. The Quincy Housing Authority encourages tenant participation and supports resident organizations. Office space is provided along with financial support. Further, the Quincy Housing Authority staff regularly meets with resident associations to review policy and procedure, and discuss and address any issues or concerns. A resident advisory board regularly meets with Quincy Housing Authority management to discuss policy and make recommendations. Further, each resident association may address the Quincy Housing Authority Board of Commissioners at the month board meetings. The resident associations further provide ongoing feedback through direct email with senior resident staff.

Each housing development owned by the Weymouth Housing Authority (WHA) 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 residents of Milton's senior/disabled property meet with the Milton Housing Authority Executive Director every quarter to discuss resident needs.

Is the public housing agency designated as troubled under 24 CFR part 902?

Not applicable.

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

In some areas, dimensional requirements for commercial/business districts are not conducive for residential uses thus limiting housing opportunities and choices that are close to employment, transit and services. Parking and other dimensional requirements can also make residential development difficult. Neighborhood opposition to multi-family and affordable housing development can also have a negative effect on affordable housing production and is often a big hurdle to overcome.

The high cost of real estate continues to be a primary barrier to affordable housing. High development costs and lack of available land for new development limits opportunity to site affordable housing and create more housing choices for households at different income levels. Other economic factors include 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 also makes it difficult to rehabilitate units to become fully accessible units and can be prohibitively expensive.

Additionally, a recent decision by the Government Accountability Office will require grant-specific accounting of the HOME, CDBG and ESG Programs beginning in FFY15. This change will most impact the HOME Program. It will specifically tie HOME commitments to the origin year of a grant. Previously, the two-year HOME Commitment Deadline was evaluated on a cumulative basis. The current funding allocation amongst the Consortium members ranges from Holbrook receiving the lowest share of funds (\$18,094) to Quincy receiving the highest amount (\$336,193).

Due to this change, the Consortium will consider re-evaluating its funding allocation structure. The communities receiving a smaller percentage of funds may not have enough funds to commit to make a project viable before the deadline. Considering alternatives such as pooling resources into one general fund may help the Consortium adapt to the regulatory change. It may also provide a greater regional impact in creating affordable units, and produce an economy of scale for the Consortium.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Update of Housing Production Plan

The City of Quincy is currently working with the Metropolitan Area Planning Council to update its Housing Production Plan. This plan will identify approaches and actions that will enable the City to reach its goal of achieving 10% of its housing stock as affordable to low- and moderate-income households over the next five years.

Preserve and Rehabilitate Existing Housing Stock

The City will continue to fund its Housing Rehabilitation Program. The Department will also explore targeting the Program in certain neighborhoods, such as Brewer's Corner and enhance marketing efforts

to older adults. Finally, PCD will explore applying to the Quincy Affordable Housing Trust Fund for additional resources to assist more households.

Continuing Education and Public Awareness

Continue providing education to elected officials, real estate professionals and the public regarding affordable and fair housing. For example, PCD staff will explore providing newly elected officials with an affordable housing orientation.

Continue Efforts with Non-Profit Developers

Focus on working with its Community Housing Development Organizations and other non-profits to identify new development opportunities within each of the communities.

Zoning Reform

Endeavor to reduce concentrations of poverty and facilitate the construction and inclusion of more affordable and accessible housing through the adoption of zoning tools like inclusionary zoning and 40R Smart Growth Overlay Districts.

Leveraging Additional Resources

The Milton Affordable Housing Trust was recently capitalized with a modest appropriation from Town Meeting; while not enough to engage in development or purchase land, the money will help the Trust in its efforts to raise more funds and educate the Town on the importance of affordable housing. The City of Quincy will continue to match HOME funds with payments in lieu of unit creation as required by the City's Inclusionary Zoning Ordinance.

Implement Fair Housing Plan Strategies

With the assistance of the Regional Fair Housing Committee, seek to implement the actions identified in the Consortium's Fair Housing Plan adopted in 2014.

Explore Funding Model Alternatives

Work with stakeholders to explore strategies to adapt to changing federal commitment requirements. One possibility is pooling HOME funds and issuing one request for proposals for housing development projects and programs, as priority needs are identified or shift.

Create and Preserve Housing

Continue to operate its First Time Homebuyer Program and Rehabilitation Program. The First Time Homebuyer Program will continue to be supplemented with the Massachusetts' Housing Partnership's affordable ONE Mortgage product and various MassHousing products.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

The region's strategic plan goals include reducing and eliminating unsheltered homelessness and whenever possible moving unsheltered people directly to housing using a Housing First approach. Under Housing First, housing and intensive supportive services are provided first, without sobriety or related admission constraints. With the stability of a place to live, people then reduce substance abuse and achieve greater stability. The plan is to continue and to intensify the current outreach approach: staff from Father Bill's & MainSpring (FBMS), assisted by clinicians from Boston Health Care for the Homeless and Eliot Community Human Services, work in collaboration with the City of Quincy and Town of Weymouth to conduct outreach to unsheltered homeless persons. They engage them to enter shelter, assess/triage their needs, and move them to housing. There has been an 85% drop in unsheltered homelessness in the region since FY2007.

The Commonwealth of MA has a mandate to shelter any eligible homeless families that include children under age 18. As a result, there are no unsheltered families in this region.

Addressing the emergency and transitional housing needs of homeless persons

The goal is to continue to use Father Bill's Place as the regional emergency shelter for homeless individuals, but to reduce emergency shelter capacity over the next several years using strategies that will increase resources for prevention, assessment, triage, affordable housing, and permanent supportive housing.

For families, the state has a strategy and mandate to ensure that eligible homeless families receive emergency shelter. The MA Department of Housing & Community Development (DHCD) funds the region's family shelter operated by Friends of the Homeless of the South Shore; DHCD also provides overflow beds in area motels. A local goal would be to work with the state to reduce family homelessness and the use of area motels as overflow shelters. Strategies would include increased prevention, assessment and triage, shelter diversion, and rapid rehousing through access to increased housing assistance.

Several years ago, the region made the strategic decision to eliminate its transitional housing facilities and to reallocate those funds for more permanent supportive housing for families.

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.

The region's providers have developed housing and employment strategies in order to reduce the need for emergency shelter and shorten shelter stays.

For individuals, FBMS has a five-year strategic goal of adding approximately 60-100 units for a variety of populations staying at Father Bill's Place (chronically homeless, veterans, youth, etc.) in order to eliminate the shelter's overflow and ultimately to reduce shelter capacity in favor of housing. FBMS operates the region's current 185 beds of permanent supportive housing for individuals, much of it for chronically homeless persons: 93% of tenants remain housed for one year or longer. The strategic goal is to shorten shelter stays by moving homeless individuals to housing as rapidly as possible. The approach and resources needed are multiple: increase assessment and triage at shelter entry with a focus on creating an appropriate exit plan for each person; create more permanent supportive housing especially for the chronically homeless; add other affordable housing resources; and expand employment services, supportive services, and mainstream benefits so homeless persons will have the income/supports to afford and sustain housing.

For families, the strategy is to work with the state on shortening shelter stays and moving families to affordable housing. Strategies include: assessment and triage of families as soon as they enter shelter, increased workforce development, significantly expanded affordable housing resources. Given the high costs of housing in this region, it is difficult for homeless families to obtain and sustain housing with the limited rapid rehousing resources currently available. The state's current strategy is to provide state-funded rapid rehousing funds (\$6,000 per family) to move families from shelter.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The region's long-term strategy is to secure additional resources to prevent homelessness. It seeks to engage persons about to become homeless and divert them from shelter entry by adding a combination of tenant counseling, mediation services, and significantly increased emergency flexible funds to prevent evictions and homelessness. In addition, the region seeks to bring the statewide Tenancy Preservation Program to Quincy and Weymouth. TPP successfully works in housing courts throughout Massachusetts with tenants whose disabilities are leading to eviction as well as with their landlords, with a 90% success

rate at keeping tenants housed. The Quincy/Weymouth region does not have a housing court, but would seek to have TPP services added at the district court.

The region also seeks to work with publicly funded institutions and related systems of care to establish a zero tolerance policy around discharges to homelessness of adults and unaccompanied youth. At present, 20% of entries to Father Bill's Place annually are persons discharged from other systems of care.

Finally, the region seeks to work with homeless service providers and mainstream public and private agencies in order to expand social services, health care, and employment services for the different subpopulations of homeless persons. The intent is to end homelessness more rapidly by helping people to gain employment, benefits and services so they can obtain and sustain housing. The intent is also to help people avoid becoming homeless in the first place.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Quincy and Quincy HOME Consortium will use CDBG and HOME funds through its housing rehabilitation programs (in partnership with NeighborWorks Southern Mass and the city's health department) to comply with the Lead Paint Rule and eliminate lead hazards in homes, particularly those occupied by low and moderate-income households.

How are the actions listed above related to the extent of lead poisoning and hazards?

If a homeowner submits an application for a housing rehabilitation project, one of our inspectors will check for lead. Or, if the applicant already knows they have lead, or if lead is discovered through a code enforcement inspection through our health department, they will be offered a housing rehab loan or grant either through the city's community development office, or through NeighborWorks Southern Mass. NWSM can offer a grant or loan either through the city's/consortium's CDBG/HOME funds or through their administration of the state's Get Out the Lead Program. So in short, the actions listed above are related to the extent of lead poisoning and hazards as they become known to one of the agencies that is equipt to detect the lead.

How are the actions listed above integrated into housing policies and procedures?

The actions listed above have already been integrated into housing policies and procedures in that housing rehab inspectors and our code enforcement inspector will check for lead even if they are not called to inspect for lead in the first place. That is to say, a lead check is performed on all properties that are inspected by our inspectors. This increases the chance of being able to provide lead abatement assistance to clients that may not have even been aware that lead was in their home - especially those with children under 6 years old.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

GOALS

Cross-Sector Collaboration:

The City of Quincy Department of Planning & Community Development (PCD) strives to provide leadership in region-wide community engagement through a bi-partisan, cross-sector, multi-level initiative. Target audience includes: youth, individuals and families, seniors, public service professionals, corporate community partners, and local government officials. Efforts may include: one-on-one meetings, focus groups, community service fairs, capacity-building workshops, and social media outreach. For more information on these efforts, please see PR-15. The goal of these efforts are not only to drive citizen participation; however, but to also encourage and open the lines of communication for cross-sector collaboration. We know that CDBG cannot manage all the needs of individuals and families in poverty in our jurisdiction; therefore, we encourage and nonprofits, for-profits, and government organizations who have reach within our jurisdiction (whether a CDBG, HOME, or McKinney subrecipient or not) to participate in opportunities to collaborate to reduce poverty in our community.

CDBG Public Service Programs:

- Good Shepherd Maria Droste – Mental Health Counseling services
- Quincy Community Action Program – Emergency Food Center
- South Shore YMCA - Germantown Neighborhood Center & Food Pantry
- South Shore YMCA – Quincy Branch provides Inclusion Programs for Teens & Adults and Neighborhood Afterschool Programs at Ward 4, Ward 2, and North Quincy.
- Houghs Neck Community Council provides support to several of the City’s neighborhood associations and centers as a viable 501(c) 3 for Houghs Neck Community Center, North Quincy Community Center, Ward IV Neighborhood Center, and Montclair/Wollaston Neighborhood Association.
- Asian-American Service Association, Inc - Wollaston Senior Center
- Quincy After School Child Care
- Father Bill’s & MainSpring Homeless Veterans Reintegration Program (HVRP)

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan.

The programs described above directly serve poverty-level and low-income households with the assistance from the City of Quincy’s CDBG Human Service grants. These programs are community assets that together with permanent affordable housing are an integral component to directly address poverty and foster economic, educational and social opportunity. The coordination of poverty reducing goals,

programs and policies tie in with the Human Service competitive grant process. Each year, PCD issues a request for proposals for programs that specifically address the identified priority needs, objectives and outcomes within this Consolidated Plan.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City and the Consortium execute memoranda of agreement or contracts with subrecipients that contain, among others, scope of services and performance goals (outputs and outcome) with respect to the use of CDBG, HOME, ESG, and McKinney funds. In addition, the City and the Consortium conduct monitoring visits of these subrecipients and assist them with technical assistance to aid them with program planning and implementation.

The Consortium will collect performance information on active activities that will be evaluated and entered regularly in the Integrated Disbursement Information System (IDIS). For example, public services beneficiary information will be entered at least quarterly in the IDIS system. The respective program managers meet regularly with their respective subrecipients and CHDOs to keep track of project status and issues. Agreements with subrecipients state that the Consortium will reserve the right to withhold payment or release of funds if beneficiary reports are not submitted and if their accomplishments do not meet agreed-upon performance goals.

As it had done in the past, the Consortium is prepared to reduce or discontinue funding of subrecipients that have problems with timeliness of expenditures or other performance or compliance matters. With respect to Public Works projects, the Quincy PCD and DPW have executed a Memorandum of Understanding that spells out roles and expectations relative to CDBG funded projects.

In short, we will ensure long-term compliance through regular desk monitoring and on-site monitoring of all activities based on written agreements executed with subrecipients.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

This sections includes the anticipated resources that will be received by the city over the next 5 years, as well as a discussion as to how these funds will leverage additional resources.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan (\$)	Narrative Description
			Annual Allocation: (\$)	Program Income: (\$)	Prior Year Resources: (\$)	Total: (\$)		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,691,394	45,420	1,300,000	3,036,814	6,765,576	Community Development Block Grant

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan (\$)	Narrative Description
			Annual Allocation: (\$)	Program Income: (\$)	Prior Year Resources: (\$)	Total: (\$)		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	583,668	25,088	1,900,000	2,508,756	2,334,672	HOME Investment Partnership Program
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	155,516	0	0	155,516	622,064	Emergency Solutions Grant

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan (\$)	Narrative Description
			Annual Allocation: (\$)	Program Income: (\$)	Prior Year Resources: (\$)	Total: (\$)		
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Admin and Planning Housing Services Other	3,473,704	0	0	3,473,704	13,894,816	

Table 53 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds are used by subrecipients who then apply for additional grant funds from other federal and state government resources, as well as from private foundations. Without being able to use CDBG, HOME, ESG, and McKinney funds as matching resources, these subrecipients would not be able to leverage the additional resources necessary to accomplish their respective missions. Matching requirements under HUD CPD programs will be satisfied through monitoring of subrecipients.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There are several pieces of land and property that are owned by the city that will be used to address the needs identified in the plan. These properties include the Germantown Neighborhood Center, the Ward 2 Community Center, the Ward 4 Community Center, the North Quincy Community Center, the Squantum Community Center (potential use), and the Kennedy Center. All of these centers host public services programs, which address the public services needs identified in the plan.

Discussion

Please note, the figures under "expected amount remainder of Con Plan" are estimates based on the first year allocation, and do not take into account potential cuts or increases to program budgets in subsequent years.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing Objectives	2015	2020	Affordable Housing		Rental Housing Objectives		Rental units constructed: 2 Household Housing Unit Rental units rehabilitated: 11 Household Housing Unit
2	Owner Housing Objectives - Asst for Homeownership	2015	2020	Affordable Housing		Owner Housing Objectives - Asst for Homeownership		Direct Financial Assistance to Homebuyers: 40 Households Assisted
3	Owner Housing Objectives - Acq., Production, Rehab	2015	2020	Affordable Housing		Owner Housing Objectives - Acq., Production, Rehab		Homeowner Housing Rehabilitated: 7 Household Housing Unit
4	Homeless Objectives - Permanent Housing	2015	2020	Homeless		Homeless Objectives - Permanent Housing		Housing for Homeless added: 75 Household Housing Unit
5	Homeless Objectives	2015	2020	Homeless		Homeless Objectives - Emergency & Veterans		Overnight/Emergency Shelter/Transitional Housing Beds added: 36 Beds Housing for Homeless added: 4 Household Housing Unit
6	Homeless Objectives - Employment Initiative	2015	2020	Homeless		Homeless Objectives - Employment Initiative		Jobs created/retained: 12 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Infrastructure Improvements	2015	2020	Non-Housing Community Development		Infrastructure		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
8	Public Facilities	2015	2020	Non-Housing Community Development		Public Facilities		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 393 Persons Assisted
9	Public Services	2015	2020	Non-Housing Community Development		Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
10	Economic Development	2015	2020	Non-Housing Community Development		Economic Development		Businesses assisted: 2 Businesses Assisted
11	Code Enforcement	2015	2020	Non-Housing Community Development		Code Enforcement		Housing Code Enforcement/Foreclosed Property Care: 44 Household Housing Unit

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Rental Housing Objectives
	Goal Description	
2	Goal Name	Owner Housing Objectives - Asst for Homeownership
	Goal Description	
3	Goal Name	Owner Housing Objectives - Acq., Production, Rehab
	Goal Description	
4	Goal Name	Homeless Objectives - Permanent Housing
	Goal Description	
5	Goal Name	Homeless Objectives
	Goal Description	
6	Goal Name	Homeless Objectives - Employment Initiative
	Goal Description	
7	Goal Name	Infrastructure Improvements
	Goal Description	
8	Goal Name	Public Facilities
	Goal Description	
9	Goal Name	Public Services
	Goal Description	
10	Goal Name	Economic Development
	Goal Description	

11	Goal Name	Code Enforcement
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

Enhance Suitable Living Environment - Activities will be funded during the program year to make services and facilities available or accessible to low- and moderate-income people and/or to limited clientele with a presumed benefit, as a means of addressing issues in their living environment. As a result, these projects will directly enhance the suitable living environment of residents through new or improved accessibility, affordability, or sustainability.

Create Decent Housing - Activities will be funded in the program year to create decent housing with new or improved availability, affordability, or sustainability. In addition to improving the quality of life for residents in these units, other housing-related projects, (such as fair housing counseling and first time homebuyer programs) will directly benefit both individuals and households.

Provide Economic Opportunities - Activities will be funded in the program year, with goals to provide economic opportunity through new or improved accessibility, affordability, or sustainability.

#	Project Name

Table 55 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The areas of minority concentration in Quincy are North Quincy and Germantown. The minorities in North Quincy are primarily Asian-Americans and for that reason, the City is providing CDBG funds to Asian programs that will be undertaken by the Asian American Services Association and the North Quincy Community Center, both of which are located in North Quincy. The minorities in Germantown are more diverse and for that reason, the City has provided CDBG funds for the various public services programs and the physical expansion of the Germantown Neighborhood Center.

Geographic Distribution

Target Area	Percentage of Funds

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The priorities for allocating investments geographically were based on the locations of low- and moderate-income households or persons being targeted. The Service (or geographic) Areas of many of the city's housing and homeless projects are city-wide because they are targeted to meet the needs of low- and moderate-income households and persons throughout the city.

However, where there is a concentration of low- and moderate-income households or persons with specific community development needs in certain neighborhoods, the city's projects, programs or activities were designed to address such a need in those specific areas. For example, Area Benefit Neighborhood Centers and Associations, represents public service programs that will be implemented in neighborhood centers to benefit particular low- and moderate-income neighborhoods or Census tracts. Similarly, Limited Clientele Neighborhood Centers and Associations, represent public service programs that will be implemented by neighborhood centers that service limited-clientele and/or low- and moderate-income persons residing in specific Census tracts. In addition, part of the city's CDBG funds will be used for several public service programs for many groups that are presumed to have low to moderate income. They include programs for seniors and homeless individuals. Furthermore, the city will set aside CDBG funds for public works that will benefit specific low-moderate income areas and public facilities that address the needs of low- and moderate-income persons or neighborhoods.

Discussion

Programs, projects and activities that will be funded with CDBG, HOME and ESG funds are intended to meet the underserved needs of housing, the homeless, public services, and community

development. Where site-specific activities have not been identified within specific Projects, priority will be given to those that meet the more urgent underserved needs.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

This section identifies the one-year housing goals for the City of Quincy’s CDBG and HOME funds and the South Shore HOME Consortium.

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	32
Special-Needs	0
Total	42

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	2
The Production of New Units	10
Rehab of Existing Units	28
Acquisition of Existing Units	2
Total	42

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

The South Shore HOME Consortium plans the following actions in the coming fiscal year:

- Continue to work with the Consortium’s non-profit and CHDO organizations to provide new affordable rental opportunities for low- and moderate-income households, including families with children. As of this draft, development proposals are under discussion in Braintree and Weymouth.
- Continue the regional First Time Homebuyer Program to provide at least two (2) household with downpayment assistance to an income-eligible household.
- Utilize the Consortium’s and the City of Quincy’s Housing Rehabilitation Programs with the goal of rehabilitating 28 housing units. PCD will also explore targeting its rehabilitation dollars in the Brewer’s Corner neighborhood of Quincy and marketing the program to older adults as a resource to help age-in-place.
- Working with NeighborWorks Southern Mass to complete the construction and occupancy for

the East Howard Street project, which will house 12 veterans and their families (10 HOME-assisted units).

- Working with NeighborWorks Southern Mass to complete the rehabilitation and re-occupancy of the existing 78 rental unit Kendrigan Place project (11 HOME-assisted units). The opportunity of right of first refusal to purchase the property and preserve its existing affordable units was enabled through the Chapter 40T program.
- Implement the actions identified in the Consortium's Fair Housing Plan.
- Explore Consortium funding model alternatives that will better position the Consortium to meet the change to HOME grant deadlines and create a more regional approach to affordable housing development and program management.
- Continuing the dialogue on zoning reform. Milton's Planning Board is studying potential zoning amendments that would improve the Town's accessory apartment bylaw, enable multifamily housing development and institute inclusionary zoning.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

This section provides information on the actions planned to address public housing needs, how residents participate and interact with management, and efforts to promote self-sufficiency and homeownership.

Actions planned during the next year to address the needs to public housing

According to the Quincy Housing Authority's (QHA) draft *2015-2020 Five Year and Annual Plan*, the QHA will focus on the following five key strategies and their actions:

Maximizing the number of affordable units available for all eligible populations by:

- Employing effective maintenance and management policies to minimize the number of public housing units off-line.
- Reduce turnover time for vacant public housing units.
- Reduce time to renovate public housing units.
- Participate in the *Consolidated Plan* development process to ensure coordination with broader community strategies.
- Provide improved systems of on-site management.
- Maintain Section 8 lease up rates.
- Continue marketing the Section 8 program to owners.

Increasing the number of affordable housing units by:

- Applying for additional Section 8 vouchers, should they become available.
- Leverage affordable housing resources in the community through the creation of mixed-finance housing.
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

Target available assistance to families at or below 30% and 50% of AMI through the QHA's Public Housing Admission and Continued Occupancy Policy and Section 8 Admin Plan.

Target available assistance to Families with Disabilities by:

- Carrying out the modifications needed in public housing based on the Section 504 needs Assessment for Public Housing.
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available.
- Provide for Section 504 renovations and reasonable accommodations as required/feasible.

Conduct activities to affirmatively further fair housing by:

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them locate those units.
- Market the Section 8 program to owners outside of areas of poverty/minority concentration areas.
- Provide meaningful access to Limited English Proficiency households.

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

The Quincy Housing Authority encourages tenant participation and supports resident organizations. All public housing and Section 8 voucher holders have input and representation on various boards. Office space is provided along with financial support. Further, QHA staff regularly meets with resident associations to review policy and procedure and discuss and address any issues or concerns. A resident advisory board regularly meets with QHA management to discuss policy and make recommendations. Further, each resident association may address the QHA Board of Commissioners at the monthly board meetings. The resident associations further provide ongoing feedback through direct email with senior resident staff.

Each housing development owned by the Weymouth Housing Authority (WHA) 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. Residents in Milton Housing Authority units meet quarterly with the Executive Director to provide feedback and address any issues or concerns.

One of the goals of the QHA draft *2015-2020 Five Year and Annual Plan* is to promote homeownership while protecting and educating homebuyers and creating financially sustainable homeownership opportunities. The objectives include continuing to promote the Homeownership program to both Section 8 and Public Housing Residents; continuing to provide and promote homebuyer workshops; and ensuring homebuyers have adequate savings. The QHA includes a homeownership pamphlet in its briefing package, encourages voucher holder participation in the Family Self-Sufficiency (FSS) and Section 8 Homeownership Program and directs interested voucher holders to the QHA's Homeownership Coordinator.

As of the draft *2015-2020 Five Year and Annual Plan*, the QHA had 13 families in its homeownership program. It is the goal of the QHA to increase this by three (3) during the next five years. Additionally, 41 QHA residents were participating in the Housing Choice Voucher FSS Program along with 24 participants in the Public Housing FSS Program. Public Housing residents are required to participate in community service work with QHA Support Services staff on various tasks and projects. The QHA has recently been awarded a renewal of both HCV and PH FSS Program Coordinator grants.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not Applicable.

Discussion

The Consortium's public housing authorities play an extremely important role in the lives of the area's Extremely Low- and Low-Income population. The PHAs are responsible for providing and maintaining stable housing. They also provide the support services needed to help stabilize families and foster self-sufficiency to create economic opportunities and reduce dependency on rental subsidies. Communication between residents and management is key to maintain thriving living environments.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

This section describes the consortium's one year goals and actions for reducing and ending homelessness, and discusses the shelter needs of homeless persons.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The region will continue to reduce unsheltered homelessness through a combination of outreach, engagement, access to shelter, and access to permanent supportive housing using a Housing First approach. The region, in collaboration with the state's family shelter system supplemented by private resources for short-term emergency shelter stays, will continue to ensure no homeless families are unsheltered.

Addressing the emergency shelter and transitional housing needs of homeless persons

FBMS will continue to work with the City of Quincy and Town of Weymouth on strategies to reduce the overflow of individuals in emergency shelter (improved assessment and triage, zero tolerance of discharges from other systems of care, increased housing subsidies/assistance and rapid re-housing resources).

Homeless service providers will continue to work with the state to reduce the overflow of families in emergency shelter and motels in the region through improved shelter diversion and increased resources for housing and workforce development services to shorten shelter stays and speed movement to housing.

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

For individuals, the annual goals at Father Bill's Place are to: improve triage and assessment services, shorten shelter stays, increase exits to housing and treatment, secure additional resources to create permanent supportive housing, and identify and address the long-term housing needs by subpopulations. The intent of these short-term goals is ultimately to reduce shelter capacity and replace

it with complementary housing resources and rapid exit strategies.

For families, the annual goals are to work with the state on expanding assessment and triage of families as soon as they enter shelter, increased workforce development, and significantly expanded affordable housing resources.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The region's short-term strategy is for homeless and mainstream service providers and local and state government to collaborate in order to improve and expand prevention services (tenancy counseling, mediation services, and flexible funds to prevent evictions and homelessness). The region will also continue to document data on entries to Father Bill's Place from other systems of care and to advocate with publicly funded institutions and related systems of care to establish a zero tolerance policy around discharges to homelessness of adults and unaccompanied youth. The intent is to increase significantly the resources available to assess and divert people from entering shelter so they can avoid becoming homeless. Emergency shelter services could then be reduced. Finally, the region will seek ways for homeless and mainstream service providers and local and state government to partner in order to increase resources that address the housing, health, social service, employment and other needs of homeless persons.

Discussion

No additional discussion.

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

The Quincy Planning and Community Development Department continues to work to the eliminate barriers to affordable housing and fair housing in partnership with the other Consortium towns. The Consortium's Fair Housing Plan provides insight into the public policies that may have negative effects on the creation of affordable housing and residential investment. In some areas, dimensional requirements for commercial/business districts are not conducive or allowed for residential uses thus limiting housing opportunities and choices that are close to employment, transit and services. Parking and other dimensional requirements can also make residential development difficult. Neighborhood opposition to multi-family and affordable housing development can also have a negative effect on affordable housing production and is often a big hurdle to overcome.

The region also has numerous economic barriers that impact the ability to provide affordable housing. The high cost of real estate continues to be a primary barrier to affordable housing. High development costs and lack of available land for new development limits opportunity to site affordable housing and create more housing choices for households at different income levels. Other economic factors include 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 also makes it difficult to rehabilitate units to become fully accessible units and can be prohibitively expensive.

Additionally, a recent decision by the Government Accountability Office will require grant-specific accounting of the HOME, CDBG and ESG Programs beginning in FFY15. This change will most impact the HOME Program. It will specifically tie HOME commitments to the origin year of a grant. Previously, the two-year HOME Commitment Deadline was evaluated on a cumulative basis. The current funding allocation amongst the Consortium members ranges from Holbrook receiving the lowest share of funds (\$18,094) to Quincy receiving the highest amount (\$336,193). Due to this change, the Consortium will consider re-evaluating its funding allocation structure. The communities receiving a smaller percentage of funds may not have enough funds to commit to make a project viable before the deadline. Considering alternatives such as pooling resources into one general fund may help the Consortium adapt to the regulatory change. It may also provide a greater regional impact in creating affordable units, and produce an economy of scale for the Consortium.

Actions it planned 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

Update of Housing Production Plan

The City of Quincy is currently working with the Metropolitan Area Planning Council to update its

Housing Production Plan. This plan will identify approaches and actions that will enable the City to reach its goal of achieving 10% of its housing stock as affordable to low- and moderate-income households over the next five years.

Preserve and Rehabilitate Existing Housing Stock

The City will continue to fund its Housing Rehabilitation Program. The Department will also explore targeting the Program in certain neighborhoods, such as Brewer's Corner and enhance marketing efforts to older adults. Finally, PCD will explore applying to the Quincy Affordable Housing Trust Fund for additional resources to assist more households.

Continuing Education and Public Awareness

Continue providing education to elected officials, real estate professionals and the public regarding affordable and fair housing. For example, PCD staff will explore providing newly elected officials with an affordable housing orientation.

Continue Efforts with Non-Profit Developers

Focus on working with its Community Housing Development Organizations and other non-profits to identify new development opportunities within each of the communities.

Zoning Reform

Endeavor to reduce concentrations of poverty and facilitate the construction and inclusion of more affordable and accessible housing through the adoption of zoning tools like inclusionary zoning and 40R Smart Growth Overlay Districts.

Leveraging Additional Resources

The Milton Affordable Housing Trust was recently capitalized with a modest appropriation from Town Meeting; while not enough to engage in development or purchase land, the money will help the Trust in its efforts to raise more funds and educate the Town on the importance of affordable housing. The City of Quincy will continue to match HOME funds with payments in lieu of unit creation as required by the City's Inclusionary Zoning Ordinance.

Implement Fair Housing Plan Strategies

With the assistance of the Regional Fair Housing Committee, seek to implement the actions identified in the Consortium's Fair Housing Plan adopted in 2014.

Explore Funding Model Alternatives

Work with stakeholders to explore strategies to adapt to changing federal commitment requirements. One possibility is pooling HOME funds and issuing one request for proposals for housing development projects and programs, as priority needs are identified or shift.

Create and Preserve Housing

Continue to operate its First Time Homebuyer Program and Rehabilitation Program. The First Time Homebuyer Program will continue to be supplemented with the Massachusetts' Housing Partnership's affordable ONE Mortgage product and various MassHousing products.

Discussion

See above.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The City of Quincy and the Quincy HOME Consortium have identified multiple actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Geographic Isolation and Transportation: 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. The City also funds transportation for the City's elders for both medical and social needs.

Language Barriers: The City of Quincy has prepared a Language Assistance Plan which will address the language barriers within the City.

Capacity within the service provider area: The City of Quincy provides Technical Assistance to its service providers.

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

Actions planned to foster and maintain affordable housing

The city will maintain existing affordable housing through the operation of homeowner and multi-family rehabilitation programs; and the Housing authority will maintain affordable housing through the following programs:

- "667" State-aided housing for the elderly/disabled
- "667" State-aided congregate units for the elderly/disabled
- "705" State-aided family housing
- Massachusetts Rental Voucher Program
- Department of Mental Health
- Section 8 Housing Choice Voucher Program

Actions planned to reduce lead-based paint hazards

Quincy will continue to use its Housing Rehabilitation programs as the main vehicle for disseminating information about lead paint issues and for eliminating lead paint hazards. An Office of Housing

Rehabilitation brochure details the program requirements. NeighborWorks Southern Mass will administer the state's "Get Out the Lead Program" on behalf of the consortium.

Actions planned to reduce the number of poverty-level families

Provide translation, counseling, outreach and referrals to the growing Asian population to enable them to access government and other services.

Provide mental health counseling to low/moderate-income people without mental health benefits.

Provide training, job placement and case management through the Homeless Veterans Reintegration Program (HVRP).

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

The Houghs Neck Community Center provides Senior socialization, information and volunteer opportunities. Youth activities include reading, playgroups, arts, drug and alcohol awareness, game night, and socials. Women's groups include aerobics, Pilates, computers, and Outreach. Community resources include a safe supervised meeting place with information and referral.

The Montclair/Wollaston Association provides funds for musical instruments for low and moderate income kids

Provide Senior Drop-in, Senior Lunch, Bingo, ESL, Holiday Celebrations both traditional American and Asian, and Police Department Safety programs at the North Quincy Community Center.

Provide mental exercise, camaraderie and socialization activities at Squantum Community Center.

Provide 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.

Provide 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.

The Southwest Community Center Emergency Food Center enables clients to save money on a food budget to pay their rent and utility bills. Clients also receive a range of other support services.

Offer 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.

Offer Teen Center Social Group is 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.

Offer educational, social, and recreational opportunities for adults with developmental disabilities.

Actions planned to develop institutional structure

Administration

Program Managers within the City of Quincy Department of Planning and Community Development (PCD) are responsible for managing all federal funds associated with the project categories identified within these plans.

After the City's mayor approves the annual budgets associated with CDBG, HOME, ESG, and McKinney funds, it is PCD's responsibility to ensure all resources are 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 a Consolidated Annual Performance and Evaluation Review (CAPER) to report on its accomplishments, expenditures, and effectiveness in implementing the goals within these plans.

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.

Strengths and Gaps in the Delivery System

The institutional structure, by and large, is in place to carry out the Consortium's housing and community development plan. The City, through its Department of Planning and Community Development, has been 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 and therefore are well aware of the appropriate regulations and have expertise specific to the activities that they undertake with Consortium assistance.

The gaps in the delivery system are in the form of varying degrees of limitations in terms of manpower capacity and other resources among the different organizations involved in the planning and

implementation of the various components of the Consortium’s housing and community development plan, as outlined below:

Public Services – Many of the public service providers have limited resources, i.e. staff, technology, money. The Department of Planning and Community Development will offer technical assistance to encourage collaboration among agencies, support volunteer initiatives, provide guidance for managing data and developing quality outcomes, and pass along information about other grants and resources available in the public service sector.

Housing Development – There are two CHDO designated organizations in the Consortium, both of which have access to various resources.

Technical Assistance

The Department of Planning and Community Development (PCD) intends to continue providing organizations involved in these types of activities with as much technical assistance as possible to help make their activities a success. PCD conducts between 1-3 training workshops per year to assist subrecipients in meeting their grant obligations and improve their program operations.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Quincy fosters coordination between public housing and assisted housing providers by appointment of Quincy Housing Authority (QHA) board and staff on a variety of City Boards. In addition, the City works closely with the QHA to assist residents that are participating in the Family Self-sufficiency Program with home ownership opportunities.

The QHA and the Department of Planning and Community Development collaborate on many housing and community development issues and projects. QHA staff are members of the Fair Housing Committee; the CoC's Board on Homelessness; and Affordable/Inclusionary Housing committee, and actively participated in the creation of the Germantown Neighborhood Center. In turn, the City has supported QHA initiatives 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.

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. Weymouth is negotiating Local Initiative Agreements with housing developers to add 8 new units to the subsidized inventory.

The Braintree Housing Authority (BHA) maintains the following housing programs:

“667” State-aided housing for the elderly/disabled

“667” State-aided congregate units for the elderly/disabled

“705” State-aided family housing

Massachusetts Rental Voucher Program

Department of Mental Health

Section 8 Housing Choice Voucher Program

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.

Discussion

No additional discussion.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

This section discusses specific program requirements to CDBG, HOME, and ESG.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	800,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	800,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

In awarding the HOME First Time Homebuyer programs to local banks, the City of Quincy and the Town of Weymouth received concessions for borrowers, which generated eligible HOME match and leveraged HOME funds with private investment.

- 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

Affordability of HOME funded properties is enforced by recorded deed restrictions requiring repayment of HOME assistance upon sale, refinancing, transfer of ownership or violation of the affordability restrictions. Recapture provisions state that payment in full of all principal shall be due and payable when the borrower chooses to sell, refinance, or secure a home equity loan on the house. Units must be owner-occupied for the full term of the loan. Payments in full of all principal together with any additional amounts required are due and payable when the participant chooses to sell, refinance the house or secure a home equity loan on the house which was purchased with the principal. If the participant chooses to sell the house, they pay to the Note Holder a sum of the selling price equal to the percentage that the Lenders loan of principal bore to the purchase price when the participant first purchased the house. If the participant refinances the house or secures a home equity loan, they will pay to the Note Holder a sum of the fair market value determined by the assessors office for the City of Quincy for taxing purposes for the fiscal year in which the participant refinances, equal to the percentage that the Lenders loan of principal bore to the purchase price when the participant first purchased the house. We believe this constitutes a fair return on investment.

- 3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

Affordability of HOME funded properties is enforced by recorded deed restrictions requiring repayment of HOME assistance upon sale, refinancing, transfer of ownership or violation of the affordability restrictions. Recapture provisions state that payment in full of all principal shall be due and payable when the borrower chooses to sell, refinance, or secure a home equity loan on the house. Units must be owner-occupied for the full term of the loan. Payments in full of all principal together with any additional amounts required are due and payable when the participant chooses to sell, refinance the house or secure a home equity loan on the house which was purchased with

the principal. If the participant chooses to sell the house, they pay to the Note Holder a sum of the selling price equal to the percentage that the Lenders loan of principal bore to the purchase price when the participant first purchased the house. If the participant refinances the house or secures a home equity loan, they will pay to the Note Holder a sum of the fair market value determined by the assessors office for the City of Quincy for taxing purposes for the fiscal year in which the participant refinances, equal to the percentage that the Lenders loan of principal bore to the purchase price when the participant first purchased the house. We believe this constitutes a fair return on investment.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The Consortium does not plan on using HOME funds to refinance existing debt secured by multifamily housing. In any case, the Consortium's Refinancing Guidelines are as follows:

The applicant seeking HOME funds must see to the following:

Show that rehabilitation is the primary activity. This requirement is met by meeting a required ratio of HOME investment between rehabilitation and refinancing of 1:1 or higher;

Provide a review of management practices to demonstrate that disinvestment in the property has not occurred, that the long-term needs of the project can be met and that the feasibility of servicing the targeted population over an extended affordability period can be demonstrated;

State whether the new investment is being made to maintain current affordable units, create additional affordable units or both;

Specify whether the investment of HOME funds will be jurisdiction-wide or limited to a specific geographic area (for example, Neighborhood Revitalization Strategy area, Empowerment Zone or Enterprise Community);

Specify the required period of affordability (whether it is the required 15 years or longer); and

State that it will not use HOME funds to refinance multifamily loans made or insured by any other federal program, including Community Development Block Grant (CDBG).

Emergency Solutions Grant (ESG)
Reference 91.220(I)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Our CoC has established a governance charter and an executive committee, which is responsible for creating official written standards for the CoC.

In the meantime, the current written standards we use for providing ESG assistance are the program rule; grant agreement; and local grantee/subgrantee contracts (written agreements).

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Families: State-funded EA family shelter has a centralized assessment system. Families must request shelter at a local welfare office. EA has written standards for eligibility, admission, services, operations, and the like. Emergency shelter for families in the CoC is part of this EA system. HomeBASE, the state RRH resource, is accessed either at the central intake site or at EA shelter and has written eligibility and service standards.

Individuals: FBMS operates the only CoC year-round adult shelter, Father Bills Place. Adults are assessed at entry and triaged for services, housing, or other exit. There is an outreach team, based at Father Bills Place that conducts frequent outreach to assess and assist the unsheltered. The system for individuals has yet to develop written standards as per ESG rule 576.400.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City of Quincy utilizes a Request for Proposals process to solicit proposals for program funding. Proposals are reviewed and ranked by a committee of PCD staff. Allocations are prorated, if necessary, based on the federal grant amount, and among the highest ranking proposals.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

N/A - the jurisdiction already includes formerly homeless individuals on its Board on Homelessness, and consults with these individuals with respect to policies and funding decisions regarding facilities and services funded under ESG.

5. Describe performance standards for evaluating ESG.

The city's Department Planning and Community Development has implemented a Performance and Outcome Measurement System in order to quantify the effectiveness of programs and establish clearly defined outcomes. Using goals set by the subrecipients in their proposals for funding, the department drafts contracts which relate reimbursements specifically to accomplishments. Where possible, the focus is on outcome accomplishments rather than output accomplishments. Subrecipients are reimbursed only when they can provide accurate and appropriate documentation that demonstrates program accomplishments and can provide back-up documentation for eligible costs as spelled out in the contractual agreement. Subrecipients who do not accomplish their proposed goals will not be reimbursed for their full grant amount, and funds will be recaptured at fiscal year end and made available for other eligible ESG programs. Department staff will work closely with subrecipient organizations to ensure that these contract goals are reached. In the event of unforeseen obstacles, department staff will be willing to amend contractual goals when warranted. These performance standards have already been accepted by member agencies of the CoC that have entered into contracts with the City of Quincy for ESG and CDBG funds, and these standards will be further developed from time to time in consultation with the CoC.

Discussion

No additional discussion.

Appendix - Alternate/Local Data Sources

1	Data Source Name Housing Problems
	List the name of the organization or individual who originated the data set. City of Quincy Planning and Community Development Department
	Provide a brief summary of the data set. Expands on CHAS data provided by HUD by providing percentages.
	What was the purpose for developing this data set? To determine disproportionate need.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? This data is provided by HUD for the Jursidiction.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? This is 2007 - 2011 CHAS data
	What is the status of the data set (complete, in progress, or planned)? Complete
	2
Data Source Name Zillow Rent Data	
List the name of the organization or individual who originated the data set. City of Quincy Planning and Community Development	
Provide a brief summary of the data set. Zillow provides time-sensitive information on key housing market indicators and prices.	
What was the purpose for developing this data set? To utilize more accurate and time-sensitive housing market data at the local level than is provided by HUD.	
How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Zillow provides data for most municipalities in the country. Zillow does not parse the data by certain populations, only by sub-markets. Some communities do not have complete data.	

	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The common data range is 5 years, with year- and month-to-date analyses.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>
3	<p>Data Source Name</p> <p>Cost of Housing</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Quincy Planning and Community Development Department</p>
	<p>Provide a brief summary of the data set.</p> <p>Provides more up-to-date cost of housing.</p>
	<p>What was the purpose for developing this data set?</p> <p>Data provided by HUD was null.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>This is 2009-2013 ACS 5-Year Summary Data</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>5 years (2009 - 2013)</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
4	<p>Data Source Name</p> <p>Labor Statistics</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Massachusetts Department of Labor and Workforce Development</p>
	<p>Provide a brief summary of the data set.</p> <p>Provides industry and worker statistics for each municipality in Massachusetts. Derived from 2010 Census data.</p>
	<p>What was the purpose for developing this data set?</p> <p>This is more accurate data then what was originally provided.</p>

	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>This is comprehensive data derived from the 2010 U.S. Census. This is aggregate data from all five Consortium communities.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>This data is from the 2010 U.S. Census.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>This data is complete.</p>

Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan governs Weymouth's use of Community Development Block Grant (CDBG) funds for a five year period from FY 2015 to FY 2019. CDBG funds are provided annually as an entitlement to Weymouth from the US Dept. of Housing and Urban Development to meet the priority needs of low and moderate income residents for affordable housing, and community and economic development. Weymouth also receives 23% of the HOME Investment Partnership funds allocated by HUD to the City of Quincy each year, for buying, building, and improving housing for rent and ownership. Quincy is the lead jurisdiction of the South Shore HOME Consortium, made up of the Towns of Braintree, Holbrook, Milton, and Weymouth, and the City of Quincy. The focus of this Consolidated Plan is on the use of CDBG funds. HOME program activities are covered in the Consortium Consolidated Plan, prepared by the City of Quincy.

The Consolidated Plan is executed through an Annual Action Plan that identifies the government departments and non-profit agencies that will be funded to carry out programs to meet the needs of low and moderate income residents for public services, affordable housing, street improvements and more. The Annual Action Plan is the first year of the five year period covered by the Consolidated Plan.

In all, the Consolidated Plan includes a needs assessment relative to non-housing community development needs, a market analysis, a strategic plan that identifies priority needs and the goals for meeting such needs; and an Annual Action Plan (for FY 2015-2016).

2. Summary of the objectives and outcomes identified in the Plan

Priority Needs, Goals to Meet Needs, and Objectives and Outcomes

The Consolidated Plan describes several interconnected items related to projects to be funded through the CDBG program from FY 2015 to FY 2019: priority needs; five year and one year goals to meet needs; and objectives and outcomes relating to projects to be funded.

Priority Needs: The Town identified several priority needs both through consultation (Section PR-10) with area service providers serving Weymouth residents and through citizen participation efforts (Section PR-15). In all, the Town has identified six priority need categories: public services; public infrastructure improvements (e.g., streets, and flood and drainage systems); public facility improvements (including ones related to barrier removal and ones that do not involve the removal of barriers to disabled persons and seniors); single family housing rehabilitation; and public housing modernization.

Five Year Goals and One Year Goals: The Consolidated Plan also identifies the five year and one year goals for meeting priority needs. The five year goals include, for example, the estimated number of single family housing units that may be assisted with CDBG funds during the next five years. The one year goals are the goals that will be met during FY 2015-2016. For example: the Town will provide five zero-interest, deferred payment loans to income qualified homeowners for housing improvements.

Objectives: HUD has identified three objectives, only one of which must be met by each funded project: create suitable living environments; provide decent housing; and create economic opportunities. Each CDBG funded activity must meet one of the three objectives. For example, a project to provide zero-interest, deferred-payment loans to low and moderate income homeowners to rehabilitate homes furthers the objective of *providing decent housing*.

Outcomes: HUD has identified three outcomes that may result from a funded project; again, it is only necessary that a project produce on outcome. The three outcomes recognized by HUD include promotion of: availability and accessibility; affordability; and sustainability. Using the same example provided above, regarding housing rehabilitation loans, such loans serve the outcome of *enhancing the sustainability of housing*.

See Chart 1 - Objectives and Outcomes.

Finally, to better understand how needs, goals, objectives and outcomes are related, consider the single family rehabilitation program:

- *Priority need:* Rehabilitation of single family homes owned by low and moderate income Weymouth residents;
- *Five year goal:* To provide zero-interest, deferred-payment loans to 25 homeowners;

- *One year goal:* To provide 5 of the 25 loans during FY 2015-2016.
- *Objective:* To ensure sustainability; and
- *Outcome:* To provide decent, affordable housing.

See Chart 2 - Needs, Goals, Objectives and Outcomes for Housing Rehabilitation.

CHART 1 – OBJECTIVES AND OUTCOMES OF EACH GOAL



Chart 1



Chart 2

3. Evaluation of past performance

The Town has performed well during the prior fiscal year (FY 2014-2015). Among the activities that were funded in the year were public services, including case management by Father Bill's/Mainspring, subsidized before and after school child care slots for low and moderate income families, senior services (transportation and courses and workshops for seniors), and consultations with perspective and existing public housing residents at the Weymouth Housing Authority. CDBG funds were also provided to Camp Fire Eastern MA to operate its Science, Technology, Engineering, and Math Program (STEM) for children of income qualified families. These activities have been implemented on schedule and within budget. CDBG funds were also used to fund street and park improvements in low and moderate income Target Areas. Such projects include street improvements Erickson Road and Klasson Lane and improvements in the Sundin Road area. Also, the Town funded park improvements at House Rock Park and Bradford Hawes Park. The use of CDBG funds for these projects will begin during the summer. See the photo of improvements made to date at Brad Hawes using non CDBG funding: CDBG funds will be used to add lighting to the park. One project that is behind schedule is the installation of a generator at

the J. Crehan Elderly Housing Complex: the WHA is still working to obtain appropriate quotes regarding prices for the project.



Brad Hawes Park

4. Summary of citizen participation process and consultation process

The Town conducted extensive citizen participation and consultation activities pursuant to HUD regulations and to the Town's Citizen Participation Plan. See Sections PR-10 and PR-15 for detailed descriptions of consultation and citizen participation activities, respectively.

Citizen Participation

Citizen participation efforts included conducting a needs assessment meeting with residents and civic associations and collecting input relative to priority needs. CDBG staff also participated in an additional meeting with civic associations hosted by the Mayor. Finally, CDBG staff appeared before the Weymouth Housing Authority's Board of Commissioners during a regularly scheduled meeting. At that meeting, there were members of the public in attendance. At each venue, CDBG staff members presented an overview of the CDBG program, informed attendees about the importance of public input regarding the use of public funds (e.g., CDBG funds), and sought feedback on needs. The Town also developed and widely disseminated a survey on resident needs soliciting identification of priority needs concerning low and moderate income residents.

For the first time during a Consolidated Plan process, the Town used a survey to seek information on priority needs. The Town ensured that surveys were widely making copies at various locales through Weymouth, including: the Town website; the Office of the Mayor; the Department of Elder Services; the central public library (Tufts); all five public housing locations; and an area of *environmental justice concern* (based on data collected by the Commonwealth's Executive Office of Environmental Affairs (EOEA). An EJ population is one that is "most at risk of being unaware or unable to participate in environmental justice decision-making or to gain access to state environmental resources," based on

attributes that 25% of the area residents are minorities. One area of environmental justice concern is the Queen Anne's Apartment Complex. See photo below. Also, see Map 2, Areas of Minority Concentration and Environmental Justice.

Finally, the Town met with representatives from the media to promote the five year planning process and the survey. The Town provided survey forms to Town commissions, committees, and boards, the members of which must be Weymouth residents.

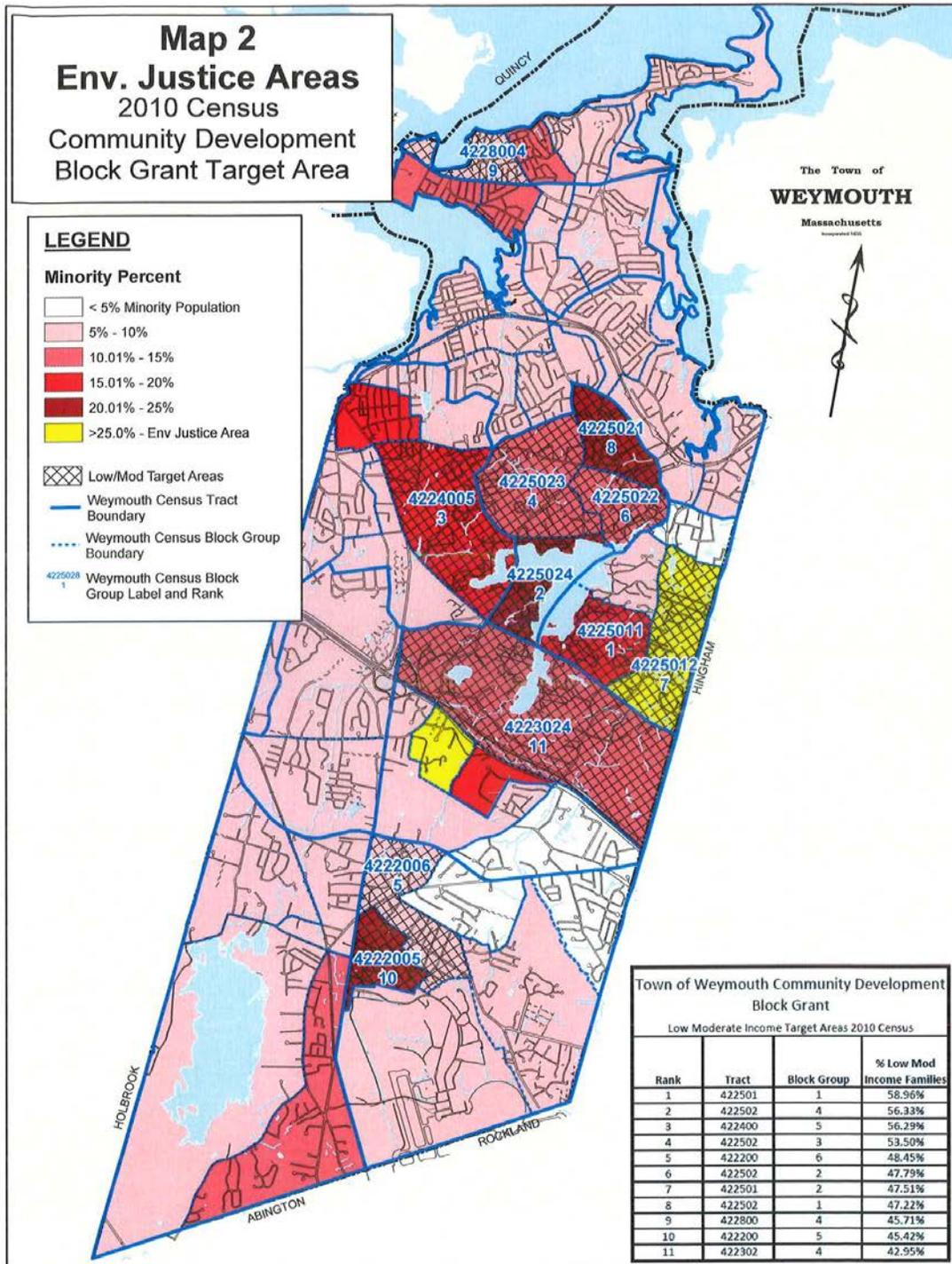
Consultation

The Town engaged in extensive consultation efforts during development of this Consolidated Plan. The Town recognized that, as HUD states in its Citizen Participation and Consultation Toolkit (2014), "while regulations define the minimum requirements that apply during Consolidated Plan development, ongoing citizen participation and consultation throughout the program year will achieve greater results." The Town hosted three well-attended consultation meetings with Town departments and with major area service providers.

On November 12, 2014, the Town conducted a meeting with Town department managers to solicity input on priority needs of residents, especially low and moderate income residents. Attendees included, but were not limited to: Planning Department; Policy Department; Fire Department; Health Department; Human Resources Department; Library Services; and Youth and Family Services. In addition to this meeting, the Town conducted two meetings with many area service providers. The first meeting was held on November 19 and the second was conducted on December 2, 2014. The service providers had expressed such an interest in attending that in order to accommodate the demand, the Town scheduled the second meeting. Finally, the Town met with some service providers independently upon request to gather additional needs-related data.



Queen Anne's Apartments



Map 2 -Minority Concentration and Environmental Justice Areas

5. Summary of public comments

The Town did not receive comments relative to the Consolidated Plan during the 30 day comment period.

6. Summary of comments or views not accepted and the reasons for not accepting them

As stated, the Town did not receive any comments.

7. Summary

The Consolidated Plan identifies priority needs of low and moderate income residents in Weymouth for affordable housing and for community and economic development. The plan also identifies the objectives to be achieved over the five year period from FY 2015 to FY 2019. The Town engaged in extensive citizen participation and consultation activities to promote involvement in the identification of needs. These efforts enabled the Town to identify the scope of the needs of low and moderate income residents in Weymouth.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		Weymouth Dept. of Planning & Community Development

Table 59– Responsible Agencies

Narrative

The Town of Weymouth is the lead agency with respect to the Community Development Block Grant (CDBG) program. CDBG funds are provided annually to Weymouth as an entitlement to be used predominately to meet the needs of low and moderate income residents in the areas of affordable housing, and community and economic development. Weymouth administers its CDBG program. The Town also receives funding from two other HUD programs: HOME Investment Partnership Funds (used to develop and maintain affordable housing) and Continuum of Care (CoC) Funds (used to meet the many needs of the homeless). The City of Quincy is the lead agency with respect to HOME and CoC funds.

HOME Investment Partnership Funds (HOME funds) are provided on a formula basis to Weymouth through the City of Quincy as the lead agency of the South Shore HOME Consortium, representing the City of Quincy, and the Towns of Weymouth, Braintree, Holbrook, and Milton. HOME funds are used in partnership with local nonprofit groups for activities that build, buy, or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

McKinney-Vento funds are used to address homelessness and are provided through the Quincy/Weymouth Continuum of Care (CoC), of which Weymouth is a member. The CoC is a partnership designed to end homelessness community-wide, provide funds for use by nonprofit providers and state and local governments to rehouse homeless individuals and families quickly while minimizing the trauma and dislocation caused, to promote access to and the use of mainstream programs by homeless individuals and families; and to optimize self-sufficiency among the homeless. The CoC represents local government, businesses, faith organizations, formerly homeless persons and service providers who work

together to coordinate all efforts taking place within the continuum to address the issues of homelessness.

Consolidated Plan Public Contact Information

Contact information relative to CDBG funding and activities in Weymouth is as follows:

Jody Lehrer, JD, MPA, Community Development Coordinator

Town of Weymouth

Department of Planning and Community Development

75 Middle Street

Weymouth, MA 020189

781.340.5015

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The Town consulted with many public and private agencies in the development of Weymouth's Consolidated Plan for the use of Community Development Block Grant (CDBG) funds. Among the agencies consulted were those offering assisted housing, health services, and social and fair housing. Combined, these agencies offer services for seniors, children and youth, homeless persons, the disabled, and more.

With respect to consulting with homeless service providers, Weymouth is a member of the Quincy/Weymouth Continuum of Care (CoC), a partnership that focuses on serving the homeless regionally. The CoC, of which the City of Quincy is the lead jurisdiction, represents local government, businesses, faith organizations, formerly homeless persons and service providers who work cooperatively within the continuum to address the issues of homelessness. Through the CoC, member communities like Weymouth consulted with providers experienced in serving chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. In addition to consultation carried out through the CoC, the Town consulted independently with Father Bill's/Mainspring, the lead service provider for Weymouth's homeless. The Town also obtained data from the state regarding lead paint hazards and poisoning instances in Weymouth. Other consultation efforts included reaching out to the Weymouth Health Department, and to the Weymouth Housing Authority through its Board of Commissioners and representative tenant associations on the board.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Enhancing Coordination Among Providers

The DPCD encourages enhanced coordination in a variety of ways among its many service providers including public and assisted housing providers and other private and governmental service agencies. Some of the coordination efforts are identified below:

1. The Mayor conducts regular meetings with department managers at which information critical to Town wide services is provided enabling a more comprehensive approach to service delivery.
2. The Town furthers coordination among service providers by conducting annual technical workshops during the RFP process to review proposals and avoid awarding public funds to services already offered to Weymouth residents.
3. The Town promotes coordination among service providers so that during the consultation process each provider understands what programs are available from other providers (i.e., the fire department

did not realize that another agency offered transportation services for residents to stores and other sites that may reduce the number of unnecessary calls for an ambulance when what a resident may want is a ride to a store).¹ Therefore, the usefulness of consultation meetings went beyond merely facilitating in the identification of priority needs.

4. The Town fosters coordination through active involvement in the Fair Housing Advisory Committee. This committee has representation from public and private sector providers, faith based groups, realtors, public housing authorities, and municipal boards and commissions.

5. The Town's efforts to enhance coordination among the many area service providers can be seen through its active participation in the Quincy/Weymouth Continuum of Care (CoC), a partnership of local governments, businesses, faith based groups, and others, who cooperatively address the needs of homeless families and individuals.

6. The Town promotes coordination among service providers relative to the needs of homeless persons residing in area parks or otherwise outside in Weymouth, through a task force assembled by Office of the Mayor. The task force is made up of Town representatives from the Police Department, Parks and Recreation, Conservation, Planning and Community Development, Health Department, as well as from non-profit homeless service providers (Father Bill's/Mainspring). This task force developed a protocol for addressing the needs of homeless person residing outside. The protocol requires that if a town employee receives notification regarding such a homeless individual, the employee notifies a designated FBMS Outreach Team that, in turn, will reach out to the homeless individual and help to find appropriate housing or shelter. The goal of the protocol is to "engage with the homeless person within 72 hours of learning about the person."

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

As mentioned in Section ES-05, the Executive Summary, Weymouth is a member of the Quincy/Weymouth CoC, under the direction of the City of Quincy. Programs directed at meeting the needs of homeless persons, including chronically homeless individuals and families, families with children, veterans and unaccompanied youth, are carried out on a regional basis under the CoC. The Town, along with other CoC members, cooperate closely regarding homeless-related programs. Weymouth's Consolidated Plan contains information regarding CoC programs but full descriptions of such programs are found in the South Shore HOME Consortium Consolidated Plan.

Furthermore, as discussed above, the Town promotes coordination relative to serving homeless persons through a task force, appointed by the Mayor, focused on homelessness. The task force is made up of Town representatives from the Police Department, Parks and Recreation, Conservation, Planning and Community Development, Health Department, as well as from non-profit homeless service providers (Father Bill's/Mainspring). This task force analyzes circumstances in the Weymouth regarding the Town's

homeless population (including homeless "camps" set up at various locations throughout the Town) and strategizes on how to serve the needs of such homeless individuals. The task force has developed a protocol for serving the homeless who are living outside. Essentially, if a Town employee encounters a homeless person residing outside or if the employee receives notification regarding such a homeless individual, the employee will notify the FBMS Outreach Team. The Team will reach out to the homeless individual and help to find appropriate housing or shelter. The goal of the protocol is to "engage with the homeless person within 72 hours of learning about the person."

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Town of Weymouth does not receive EMS funds. However, as to the development of performance standards and evaluation of outcomes, and development of policies and procedures regarding HMIS administration, these responsibilities fall to the City of Quincy as the lead jurisdiction with regard to the Continuum of Care.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 60– Agencies, groups, organizations who participated

1	Agency/Group/Organization	NEIGHBORHOOD HOUSING SERVICES OF THE SOUTH SHORE
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town consulted with Neighborhood Housing Services (now called NeighborWorks Southern Mass) during meetings conducted with area service providers. NWSOMA is one of two Community Housing Development Organizations (CHDOs) serving Weymouth and surrounding communities and offers services relating to homebuyer needs, like education, realty, financial coaching, and foreclosure counseling. NWSOMA is also a leading nonprofit housing developer for low-income families, veterans, disabled persons, and formerly homeless individuals. Its portfolio includes single-family, two-family, and multi-family units as well as single-room occupancy (SRO) units. The outcome of the consultation is that housing needs continue to be a high priority in Weymouth.
2	Agency/Group/Organization	WEYMOUTH HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town consulted with Weymouth Housing Authority (WHA) during meetings conducted with area service providers as well as during an independent meeting with the WHA Board of Commissioners and with the Executive Director and Residential Services Coordinator. The WHA owns and manages five public housing complexes including one federally aided complex for the elderly and disabled, two state aided complexes for the elderly and disabled, one federally aided family complex, and one state aided family complex. WHA also administers federal Section 8 housing choice vouchers. The outcome of the consultation is that services for public housing residents continues to be a high priority need in Weymouth.
3	Agency/Group/Organization	QUINCY COMMUNITY ACTION PROGRAM (QCAP)
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town consulted with Quincy Community Action Programs (QCAP), one of the two CHDOs serving Weymouth (and Quincy), during meetings conducted with area service providers Quincy Community Action Program (QCAP) is one of two CHDOs serving Weymouth and Quincy. It offers safe, affordable housing and advocates for, develops, and manages housing for low and moderate income families and individuals in Quincy and Weymouth. It offers one of the most comprehensive housing programs in the area, including assistance for first time homebuyers, homeowners, tenants, landlords, homeless and near homeless families in order to help secure and stabilize housing. The outcome of the consultation regarding housing services is that housing services remain a high priority need in Weymouth.
4	Agency/Group/Organization	CHDO QCAP
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Needs of children

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town consulted with QCAP during its meetings with area service providers conducted as part of its five year consolidated planning process. Some of the service agencies, such as QCAP, serve numerous segments of society, such as adults, teens, and children, and provide many types of services (such as housing, education, workforce development, and childcare services). QCAP offers early childhood education and care, food and nutrition and many other programs benefiting children. The outcome of the consultation is that the provision of affordable childcare for low and moderate income Weymouth families is a high priority in Weymouth.
5	Agency/Group/Organization	South Shore Elder Services, Inc
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The DPCD consulted with South Shore Elder Services (SSES) during meetings with area service providers as part of the five year consolidated planning process. SSES provides many services to eleven communities including Braintree, Cohasset, Hingham, Holbrook, Hull, Milton, Norwell, Quincy, Randolph, Scituate and Weymouth. SSES supports seniors so that they may remain as independent as possible and advocates for elders and their caregivers. SSES has a contract with the Massachusetts Executive Office of Elder Affairs (Elder Affairs) to coordinate and provide many in-home services to ill and frail low-income elders in the eleven South Shore communities. Some programs such as Meals on Wheels are available regardless of income. The outcome of the consultation regarding the priority needs of seniors is that many unfulfilled needs exist. The outcome of the consultation is that in order to ensure that seniors remain healthy, independent, and active, the needs of seniors for many services continue to be a high priority in Weymouth.

6	Agency/Group/Organization	SOUTH SHORE ARC
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The DPCD consulted with the ARC of the South Shore during meetings with area service providers as part of the five year consolidated planning process. The Arc of the South Shore provides services and advocacy for children and adults with cognitive, physical, and other intellectual and developmental disabilities. The agency is a family oriented, community-based non-profit agency, and strives to ensure that all individuals are able to participate fully in their community. The outcome of this consultation is that the needs of severely disabled adults in Weymouth remain a high priority in Weymouth.
7	Agency/Group/Organization	Father Bill's/Mainspring
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-homeless Services-Employment Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The DPCD consulted with the Father Bill's/Mainspring (FBMS) during both of its meetings with area service providers as part of the five year consolidated planning process. FBMS helps homeless persons obtain a home by giving temporary shelter and food, locating safe and affordable housing, and providing permanent housing with supportive services. FBMS also helps homeless persons and those at risk of homelessness to achieve self-sufficiency. FBMS regularly tracks information regarding publicly funded institutions and systems of care regarding the release of persons into homelessness. Data shows that Weymouth ranks as the number two community in the region in terms of the percentage of homeless persons and therefore, the many needs of the homeless continue to be a high priority need in Weymouth. The outcome of this consultation is that the needs of homeless persons and those with HIV/AIDs continue to be high priority needs in Weymouth.
8	Agency/Group/Organization	DOVE Inc
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Victims of domestic violence
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The DPCD, during development of this consolidated plan, consulted through phone conversations and email representatives from DOVE (Domestic Violence Ended), an organization that works with adults, teens, and children who have been abused emotionally, financially, physically, and sexually. Services include a crisis hotline and other services such as crisis intervention, danger assessment and safety planning, supportive counseling, emergency shelter, legal advocacy and representation, community outreach, education, and training. The outcome of consultation with this organization is that the needs of victims of domestic violence have been identified as a high priority need in Weymouth.

9	Agency/Group/Organization	WEYMOUTH
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Health related needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The DPCD consulted with its own departments, boards, and commissions, including the Department of Health, during development of the Town's Consolidated Plan. Consultation included the Town's health department. The Weymouth Health Department improves, promotes, and protects the personal and environmental health of our residents through many programs including inspection services, nursing services (e.g., flu vaccines, B12, blood pressure clinics), wellness programs, substance abuse prevention programs, and more. The outcome of the consultation is that needs related to public health continue to be a high priority in Weymouth.
10	Agency/Group/Organization	QCAP
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Education related needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The DPCD consulted with QCAP during meetings with service providers as part of the five year consolidated planning process. QCAP offers many services including education related services and workforce development. QCAP offers adults the chance to return to school to study for the High School Equivalency Assessment, to learn English, to help with job readiness skills. Adult education was cited as a significant need during consultation meetings. The outcome of the consultation is that the needs for adult education remain a high priority in Weymouth.
11	Agency/Group/Organization	QUINCY
	Agency/Group/Organization Type	Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Weymouth, as one of five local government members of the Fair Housing Advisory Committee of the South Shore HOME Consortium, consults regularly with committee members including during development of the consolidated plan. This collaborative effort ensures not only consultation regarding fair housing but consultation among local governments in general. Consortium members jointly developed the South Shore HOME Consortium Regional Fair Housing Plan for FY 2015-2019. Other Committee members include faith based groups, realtors, and housing authorities. The Metropolitan Area Planning Council provided technical assistance with plan development. Communities receiving CDBG and HOME Investment Partnership funds must affirmatively further fair housing by conducting fair housing planning, and assessing and addressing impediments to fair housing choice. Such jurisdictions must 1) have a current Analysis of Impediments to Fair Housing Choice, 2) implement recommendations made during analysis and 3) document efforts to improve fair housing choice. The outcome of consultation efforts is that the need to improve fair housing is identified as a high priority in Weymouth and the surrounding region.</p>
12	<p>Agency/Group/Organization</p>	<p>MASSACHUSETTS</p>
	<p>Agency/Group/Organization Type</p>	<p>Child Welfare Agency Other government - State</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Child welfare</p>

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The DPCD consulted with the Massachusetts Department of Children and Families (DCF) regarding child welfare during development of the Town's Consolidated Plan. DCF continues to have a caseload relating to child abuse among Weymouth households. Data showing that 69% of all calls regarding child abuse in the Coastal Area (which includes ten area towns and cities) are screened to investigate. Of this percentage, 50% become ongoing cases. The outcome of the consultation reveals that the need for services pertaining to child abuse are a high priority in Weymouth.
13	Agency/Group/Organization	METROPOLITAN AREA PLANNING COUNCIL
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Weymouth, as a member of the Fair Housing Advisory Committee of the South Shore HOME Consortium, consulted with the Metropolitan Area Planning Council, or MAPC, during preparation of the Fair Housing Plan for FY 2015-2019. Consultation with the MAPC constituted not only consultation with a regional organization but with a planning organization as well. The outcome of consultation with this regional planning organization is that, consistent with the section of this Consolidated Plan pertaining to consultation with the City of Quincy (the lead jurisdiction of the Fair Housing Committee), the need to improve fair housing continues to be a high priority in Weymouth.
14	Agency/Group/Organization	Pond Plain Improvement Assn.
	Agency/Group/Organization Type	Business Leaders Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Needs in town in general

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The DPCD consulted with civic associations and neighborhood and invited business associations but none responded. The consultation with civic associations took place during meetings with service providers as part of the five year consolidated planning process. Additionally, the CDBG staff met with civic leaders at a meeting conducted by the Mayor's office to solicit input on priority needs. The outcome of the consultation is that the Town will continue to interface with business and civic leaders regarding relative needs in the Commonwealth (e.g., improvements to neighborhood centers).</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

There were no types of major service providers that were not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Quincy	The goals of this strategic plan where they address the needs of the homeless are consistent with the goals of the South Shore HOME Consortium strategic plan. Homelessness is addressed regionally under the direction of the City of Quincy as the lead jurisdiction of Continuum of Care (CoC). Likewise, Weymouth's strategic plan, as it addresses HOME Investment Partnership funding, is consistent with the Consortium's strategic plan as the lead jurisdiction is the City of Quincy.
Open Space/Recreation Plan	Town of Weymouth	The goals of the strategic plan, where they concern open space and recreation (such as park improvements) are consistent with the goals of the Town's Open Space and Recreation Plan, developed by the Town in 2014.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Weymouth Capital Improvement Plan-Annual	Town of Weymouth	Each year the Town prepares its capital budget and staff members from the CDBG program review capital improvement needs and coordinate with Town departments to identify needs that are consistent with priority needs of low and moderate income residents, such as the need for public infrastructure improvements in low/moderate income target areas eligible for CDBG funds.
Weymouth Master Plan Update-April 2001	Town of Weymouth	Under state law in Massachusetts, a Master Plan is, in relevant part, a "statement...designed to provide a basis for decision making regarding the long term physical development of the municipality" that includes area based and Town-wide goals regarding such things as housing, water and sewer infrastructure, government services, and buildings and facilities. Many goals match the goals of the CDBG program including responding to the need for affordable housing and reducing demand on Town's water system and the cost of sewage disposal through needed infrastructure. Infrastructure improvements, for example, can be tailored to meet the needs of low and moderate income residents in target areas where such improvements may be supported with CDBG and other leveraged funds.
2014 Fair Housing plan	South Shore HOME Consortium	Another planning effort considered during preparation of this five year consolidated plan is the Fair Housing Plan (FHP) developed as a result of a collaborative effort of the South Shore HOME Consortium (SSHC) and the MAPC, which included hosting three fair housing forums in Weymouth, Quincy, and Braintree.
2008 MetroFuture Regional Plan	Metropolitan Area Planning Council	Another example of a planning effort considered during preparation of this consolidated plan, is the MetroFuture Regional Plan. The FHP is consistent with the goals of the MetroFuture Regional Plan. For example, both aim to help persons with physical or mental disabilities and low income persons in general to find suitable housing and services.

Table 61– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The DPCD contacted adjacent communities regarding the CDBG five year planning process and the need to identify priority needs of Weymouth's low and moderate income residents, although Weymouth received no input from such communities, which included the Towns of Abington, Hingham, Holbrook, Braintree, and the City of Quincy. The DPCD also cooperated on programs addressing the needs of the region's homeless through the CoC. Another example of cooperation and coordination with adjacent units of local governments is the development of the FHP. The FHP, as mentioned previously, was developed by the Fair Housing Advisory Committee of the South Shore HOME Consortium. Committee members included Weymouth and four contiguous communities, as well as faith based groups, realtors, and housing authorities. The Metropolitan Area Planning Council provided technical assistance with plan development. Weymouth also closely cooperates with the Town of Braintree on many development issues in Weymouth Landing, a village center bisected by the two communities.

Narrative

Overall, in the preparation of this Consolidated Plan, the Town consulted with many public and private agencies including agencies offering assisted housing, health services, social and fair housing, services for seniors, children and youth, homeless persons, the disabled, and more. The Town considered consistency with many other public plans in the development of the Consolidated Plan such as the Open Space and Recreation Plan. Finally, the Town fostered cooperation and coordination among public entities, including adjacent units of local government in the development of this Consolidated Plan.

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Pursuant to HUD regulations at 24 CFR 91.105, the Town encouraged citizen participation in the development of the Consolidated Plan and the identification of the priority needs of low and moderate income residents. The Town conducted a range of activities to enhance citizen participation including: hosting a widely promoted public meeting at Town Hall; conducting a meeting tailored to public housing residents, who are not generally well represented at the larger public meetings; meeting with civic associations who regularly meet with the Office of the Mayor; and surveying residents regarding the needs of low and moderate income persons. Each action taken to promote citizen participation is described separately below.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Environmental justice areas</p>	<p>The DPCD conducted a public meeting that although not well attended drew enthusiastic and participatory residents who actively participated in the identification of needs relative to low and moderate income residents in Weymouth. The Town obtained very useful input regarding what residents see as key needs in the community relating to public services, housing, and community development.</p>	<p>Among the critical needs identified through the active group of resident attendees at the meeting were those relating to senior citizens, such as the need for blood pressure clinics, flu shots, etc. The residents also stressed the need for various types of improvements to public facilities to improve access to disabled persons by removing barriers. Residents cited specific buildings that they maintained needed such improvements.</p>	<p>There were no comments not received as the purpose of the meeting was to receive input on the overall priority needs of residents.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Meeting with Mayor and Civic Associations	Reaching residents through civic associations	The DPCD met with the Mayor and civic association representatives during the Mayor's monthly meeting with such representatives. At the meeting, the DPCD presented an overview of the CDBG program and the five year planning process and disseminated copies of the surveys already posted on the Town website and made available at sites throughout the Town, as described in item 4, below.	The DPCD received comments regarding various potential projects in Town and their eligibility for CDBG funding including parks and playgrounds and necessary improvements at the McCulloch Building, used as both the senior center and as office space for Town departments. Attendees also discussed the necessity of leveraging various funding sources to complete projects.	There were no comments that were not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	Minorities Non-targeted/broad community Residents of Public and Assisted Housing	The DPCD published the required notice in the newspaper regarding the 30 day comment period pertaining to the draft Consolidated Plan.	No comments were received regarding the Consolidated Plan.	No comments were received regarding the Consolidated Plan.	

Table 62– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Pursuant to HUD regulations at 24 CFR 91.205, this Consolidated Plan must contain a summary of estimated housing needs over the upcoming five year period based on US Census data and other reliable data. The summary must also contain information on the nature and extent of homelessness and populations and those at risk of homelessness, including sheltered and unsheltered homeless populations. Additionally, the summary must estimate the number of persons who, although not homeless, require supportive housing services (e.g., the elderly, frail elderly, the disabled, persons addicted to drugs or alcohol, persons with AIDs/HIV. Finally, the summary must estimate the number of housing units with occupied by low or moderate income families that contain lead-based paint.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The Town has used CDBG funds to make improvements to many public facilities over the years under the CDBG program. There are 24 public buildings that serve as work sites for Town employees, and to which residents have access. There are also 33 recreational areas owned by the Town that are open to the public. Public buildings include, but are not limited to, such buildings as public primary and secondary schools, beach comfort station, the high school, the fire station, the police station, public libraries, the Town Hall, and more. Public buildings may also include civic or neighborhood associations, the American Legion Hall and other like facilities. Recreation areas are those identified as such in the Town's 2014 Open Space and Recreation Plan and include parks and playgrounds.

The town has supported through CDBG funds many projects involving physical improvements to public buildings and parks and recreational sites, including removal of architectural barriers to severely disabled adults and seniors. Past public facility improvement projects have included, but are not limited to:

- Johnson School - access improvements;
- Pingree Primary School-access improvements;
- Ralph Talbot -access improvements;
- Murphy Elementary - access improvements;
- Abigail Adams Campus of the Weymouth Middle School-access improvements;
- Fogg Library - access improvements;
- Lane Beach Comfort Station - access improvements; and
- Newell Playground- neighborhood park in low-moderate income area (improvements included barrier removal and parking for the disabled).

The Town considers needed improvements to public facilities to be a priority need. Such improvements include those to buildings, and parks and recreational areas. The Town aims to support, through CDBG and other available funds, further improvements to public facilities in the next five years. Such improvements may include, but are not limited to, removal of architectural barriers in public buildings and parks to enable access by seniors and severely disabled adults. Other needed improvements may include improvements to parks and recreational facilities located in a low and moderate income target area (see Map 1 in Section SP-10 for the eleven low/moderate income Target Areas in Town).

How were these needs determined?

The need for improvements to public facilities was identified through broad service provider consultation and citizen participation efforts, described in Sections PR-10 and PR-15, respectively, of this Consolidated Plan. As part of the gathering of information on needs from residents and providers, the Town conducted a needs survey during the development of this Consolidated Plan. Input on needs

gathered from citizens and service providers offering myriad services to Weymouth residents revealed many needs for services relating to affordable housing and economic and community development. Community development needs including the need for public facility improvements are priority needs in Weymouth.

Describe the jurisdiction's need for Public Improvements:

The Town has funded many public improvements over the years to the Town's infrastructure including streets, water and sewer, sidewalks, and more. Such improvements were typically made to infrastructure based on the service area being the residents in identified low and moderate income Target Areas. See Map 1 in Section SP-10 of this Consolidated Plan for the location of Target Areas. Such areas are those that are determined through the US Census and HUD data and contain a minimum percentage of low and moderate income residents. Based on the 2010 Census, the minimum percentage of low and moderate income residents that must exist in an area to be considered a target area is 42.95%.

How were these needs determined?

The need for improvements to public improvements to infrastructure has been identified through broad service provider consultation and citizen participation efforts, described in Sections PR-10 and PR-15, respectively. Additionally, the Town conducted a needs survey during the development of this consolidated plan, as described above. The survey results indicated that improvements to streets and water and sewer utilities and to other infrastructure were a high priority.

In addition to the survey results, the Town relied on the DPW to further identify priorities regarding necessary public infrastructure improvements, including one relating to roads, drainage, water and sewer and more. The DPW considered factors including when particular streets were last upgraded or improved, present condition of streets and other infrastructure, and more. The DPW understands that eligibility for CDBG funds for such improvements must be based upon the meeting of a national objective under HUD regulations such as that the project serves residents in a low and moderate income Target Area, identified on Map 1 (Section SP-10 in this Consolidated Plan).

Describe the jurisdiction's need for Public Services:

The need for public services in Weymouth has continued unabated over the years and, in fact, many organizations have reported increased needs including, but not limited to, the need for services for the homeless, the need for food (from the food bank), and the need for childcare for low and moderate income households. The Town has provided CDBG funds to support many types of public services over the years including:

- Before and after school care and vacation care programs;
- Transportation to seniors (to congregate meal sites, medical appointments, etc.);
- Workshops, courses, and programs for seniors (e.g., hearing tests, blood pressure clinics, line dancing, knitting, horseshoes, etc.);
- Consultation with public housing residents on supportive needs;
- GED training;
- Homeless case management; and
- STEM (science, technology, engineering, and math) courses for children of low and moderate income households.

There continues to be a significant need for many public services benefitting a wide array of populations in Weymouth including seniors, severely disabled adults, youth (over 13), and children (ages 3-13), the homeless, and low and moderate income residents in general. The need for these services funded over the years (identified above) continue, some specific needs are identified as well through the survey conducted by the Town. They include: youth programs, homeless services, financial management services and budgeting, fuel assistance, transportation services for homeless children and the seniors, adult education, career counseling, workforce development and training, psychiatric counseling, and more.

How were these needs determined?

The need for public services described above were identified through the consultation with service providers and through citizen participation efforts undertaken by the Town during development of the Consolidated Plan. These efforts (service provider consultation and citizen participation) are described in Sections PR-10 and PR-15, respectively. Additionally, the Town conducted a needs survey during the development of this Consolidated Plan. The Town intends to meet the needs of many groups over the next five years in part through CDBG funding, including needs relating to seniors, children, youth, homeless persons, and low and moderate income residents in general.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section of the Consolidated Plan contains a housing market analysis describing significant characteristics of the housing market, including the following features required in accordance with HUD regulations found at 24 CFR 91.210:

1. Supply, demand, condition, and cost of stock available to serve disabled persons, low income persons with special needs like those with HIV/AIDs and their families;
2. Numbers of units -and physical condition of units - of public housing and restoration or revitalization needs relative to to public housing, and needs relative to public housing, and information regarding Section 504 housing;
3. Number of units currently assisted by federal, state, or local funds and whether units will be lost from assisted housing inventory for any reason;
4. Facilities, housing and services for the homeless;
5. Facilities and services for special needs populations that are not homeless but require supportive housing and programs and programs to ensure that persons released from mental and physical health facilities receive supportive housing; and
6. Barriers to affordable housing.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

This section of the Consolidated Plan contains data pertaining to: business sectors in Weymouth (e.g., arts, entertainment, accommodations); the labor force (e.g., numbers of unemployed persons); occupations by sector (e.g., management, business, financial); time traveled to work; education; median earnings in the past 12 months; and additional narrative.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	12	0	1	0	-1
Arts, Entertainment, Accommodations	202	0	16	0	-16
Construction	69	0	6	0	-6
Education and Health Care Services	252	0	20	0	-20
Finance, Insurance, and Real Estate	117	0	9	0	-9
Information	32	0	3	0	-3
Manufacturing	97	0	8	0	-8
Other Services	50	0	4	0	-4
Professional, Scientific, Management Services	125	0	10	0	-10
Public Administration	0	0	0	0	0
Retail Trade	144	0	12	0	-12
Transportation and Warehousing	74	0	6	0	-6
Wholesale Trade	59	0	5	0	-5
Total	1,233	0	--	--	--

Table 63 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	30,890
Civilian Employed Population 16 years and over	28,504
Unemployment Rate	7.72
Unemployment Rate for Ages 16-24	20.59
Unemployment Rate for Ages 25-65	5.66

Table 64 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector		Number of People
Management, business and financial	6,745	
Farming, fisheries and forestry occupations	1,263	
Service	2,315	
Sales and office	7,939	
Construction, extraction, maintenance and repair	3,374	
Production, transportation and material moving	1,591	

Table 65 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	13,876	51%

Travel Time	Number	Percentage
30-59 Minutes	9,145	34%
60 or More Minutes	4,003	15%
Total	27,024	100%

Table 66 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	417	87	409
High school graduate (includes equivalency)	6,108	703	1,859
Some college or Associate's degree	7,943	546	1,120
Bachelor's degree or higher	10,031	396	950

Table 67 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	39	93	18	171	405
9th to 12th grade, no diploma	313	36	173	422	867
High school graduate, GED, or alternative	1,154	1,265	2,171	5,234	3,797
Some college, no degree	992	1,258	1,635	3,295	1,231
Associate's degree	97	486	1,080	1,885	639
Bachelor's degree	488	2,777	2,054	3,417	757

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	25	956	848	1,347	537

Table 68 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,719
High school graduate (includes equivalency)	37,391
Some college or Associate's degree	45,136
Bachelor's degree	57,860
Graduate or professional degree	62,976

Table 69 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the Business Activity table, above, the major employment sectors in the Town include: (1) education and health care services; (2) arts, entertainment, and accommodations; (3) retail trade; (4) professional, scientific, and management; and (5) finance, insurance, and real estate. Each sector represents at least 10% of the workforce.

Describe the workforce and infrastructure needs of the business community:

There are no specific workforce needs not being addressed by the community and regional educational organizations. Weymouth High School includes vocational training in it's curriculum. Programs there include: allied health; automotive; construction technology; cosmetology; culinary arts; drafting and design technology; early childhood education; graphic communications; information technology; and metal fabrication. There

is also a county vocational and agricultural school. Numerous schools in the Boston area offer a full spectrum of educational options. Labor union organizations provide apprentice training opportunities in their respective fields.

Utilities, including water and sewer, are more than adequate for the needs of the Weymouth community. The one area in need of attention is the road system. This would include maintenance and paving of streets as well as improvements to intersections such as installation of traffic signals. The town is working with business owners in an industrial park to develop a funding program to repave the streets accessing the businesses. The Town is also preparing design plans for state approval and funding of new traffic signals for better access for a business park with multiple medical office buildings. This project remains a high priority for the Town.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The reuse of the former South Weymouth Naval Air Station is the largest development project on the South Shore. The former base of 1,400 acres is located in South Weymouth, Rockland, and Abington. It has an approved mixed use development land use plan known as Southfield. Based on Smart Growth principles, the project includes 2,855 residential units and 900,000 square feet of retail and office space. Over 1,000 acres are presumed for open space or conservation purposes.

To date, developers have constructed 400 units of housing. Additionally, developers have completed plans, presently in review and approval status, for an additional 308 units. Infrastructure improvements to roadways, water and sewer utilities, and recreational facilities are approved and underway. A nine member Southfield Redevelopment Authority oversees permitting and construction at Southfield.

Private, state, and federal funding is being used to develop the site. It is not anticipated that Community Development Block Grant funds will be used for the development of Southfield.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The business mix at Southfield is expected to mirror that of the Boston Metropolitan Area. Therefore, there are no special workforce skill training needs that have been identified.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Workforce training is evaluated and administered on a regional level. These efforts focus on the needs of the South Shore and Boston Metropolitan employers. The community's needs are included in the mix and therefore address any objectives.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Town is included in the Boston Metropolitan Area Planning Council' (MAPC). The most recent CEDs in the in the 2013-2014 update are prepared by the MAPC.

The Town's CDBG funds have been used for daycare tuition assistance. This enables parents to find and/or maintain meaningful work and not be constrained by limited availability. The Town does not use CDBG funds for direct economic development activities.

Discussion

Overall, this section discusses business sectors in Weymouth, the labor force, occupations by sector and more. the tional attainment; median earnings in the past 12 months; and additional narrative. Major employment sectors in Weymouth include education and health care services; arts, entertainment, and accomodations; and others. The largest development project on the South Shore is the reuse of the former South Weymouth Naval Air Station, with 1,400 acres located in South Weymouth, Rockland, and Abington. The project includes residential units, retail and office space, and open space and conservation areas.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

What are the characteristics of the market in these areas/neighborhoods?

Are there any community assets in these areas/neighborhoods?

Are there other strategic opportunities in any of these areas?

Strategic Plan

SP-05 Overview

Strategic Plan Overview

HUD regulations under 24 CFR 91.215 require a consolidated plan contain a "strategic plan" section that indicates priorities for allocating CDBG funds geographically. For example, the Town will continue to fund public infrastructure projects (e.g., street improvements) in low and moderate income Target Areas because eligible activities conducted in such areas serve one of HUD's national objectives: benefitting low and moderate income residents on an area basis. Such target areas are listed in Table 1, below, and are shown on Map 1 in Section SP-10 of this Consolidated Plan.

Overall, the strategic plan section of the Consolidated Plan must address priority needs and specific objectives the Town hopes to achieve relating to affordable housing, public housing, homelessness, other special needs (e.g., frail elderly persons, disabled persons), non-housing community development (such as economic development activities creating jobs), removal of barriers to affordable housing, lead based paint hazards, and anti-poverty initiatives. The strategic plan section of the Consolidated Plan must also summarize the institutional structure through which Weymouth will carry out its housing, homeless, and community development plans. Finally, the strategic plan must summarize how Weymouth will enhance coordination amount the CoC, housing providers (both private and assisted), and private and public health, mental health, and service agencies.

Rank	Tract	Block Group	% of L/M Residents
1	422501	1	58.96%
2	422502	4	56.33%
3	422400	5	56.29%
4	422502	3	53.50%
5	422200	6	48.45%
6	422502	2	47.79%
7	422501	2	47.51%
8	422502	1	47.22%
9	422800	4	45.71%
10	422200	5	45.42%
11	422302	4	42.95%

Table 70 - Table 1- Low/Mod Income Target Areas - By Percentage of Low/Mod Population

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 71 - Geographic Priority Areas

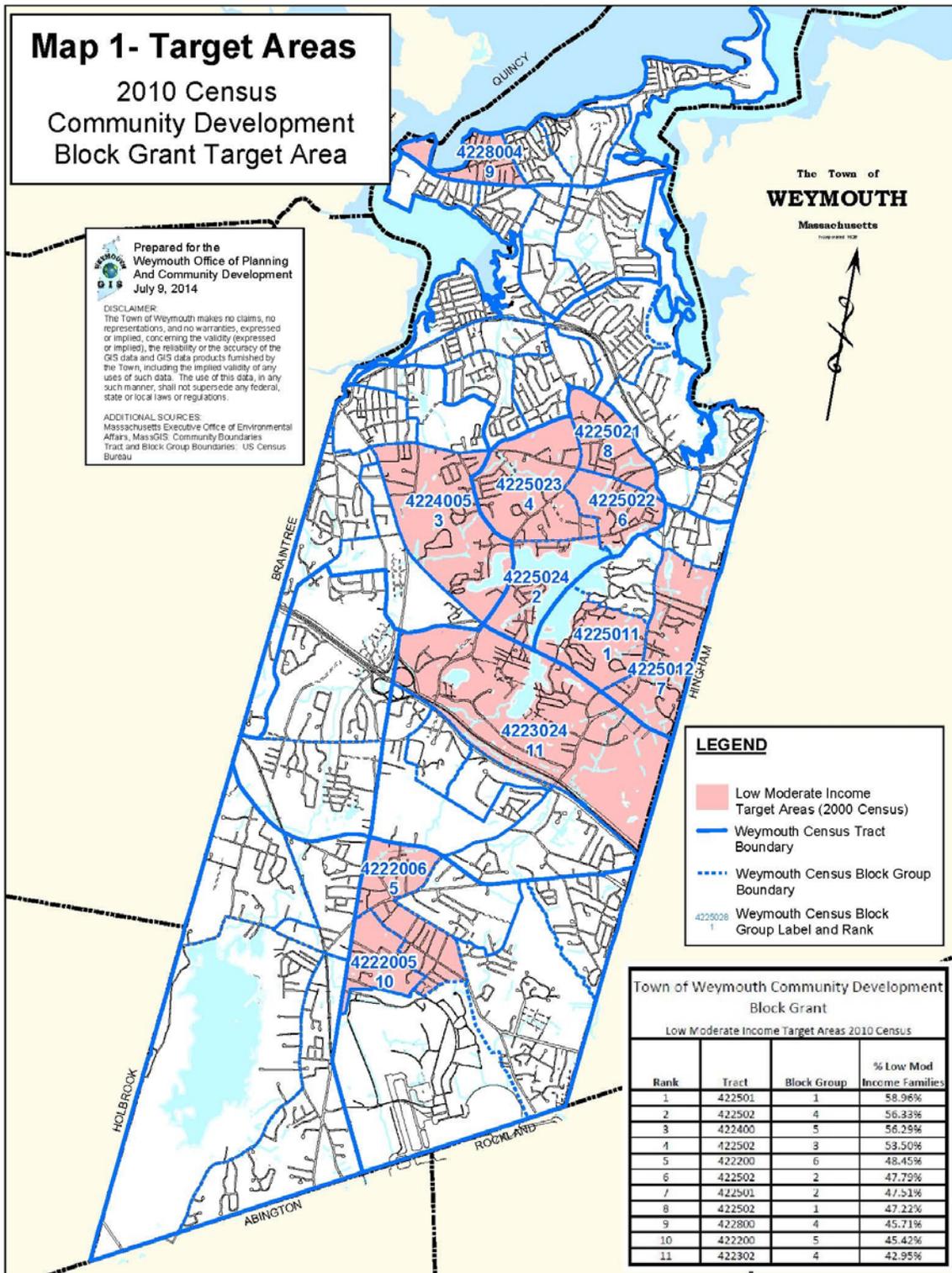
General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Based on HUD analysis of the Census 2010 data, there are eleven low and moderate income "Target Areas" in Weymouth. Target Areas are identified by Census Tracts and Block Groups and at least 42.95% of persons residing in each Target Area must be low and moderate income. See Map 1. Under HUD regulations at 24 CFR 208(a)(1), the Town may use CDBG funds to conduct eligible activities on an "area basis" as such areas have a minimum percentage of low and moderate income residents. In order to fund an activity under the CDBG program on an area basis, the Town must determine the service area (who benefits from the activity) of the activity. Based on these determinations, the Town has funded many projects over the years on an area basis (e.g., street improvements, sidewalk installation, drainage control and mitigation).

The Town will continue to fund eligible projects that meet the area-basis national objective (i.e., the project benefits the residents in a low/moderate income Target Area based on US Census and HUD data). For example, the Town will fund Phase II of two street improvement projects located in two Target Areas: Sundin Road, located in Census Tract 4225023, Block Group 4; and Erickson Road and Klasson Lane, located in Census Tract 4224005, Block Group 3. However, the driving factor regarding which projects will receive CDBG funding is not *geography* but *need*. Therefore, if there is a more pressing need (e.g., a more deteriorated roadway) in one area than in another, CDBG funds will be directed to the area with the more serious need.

It may be noted, however, that the MA Executive Office of Environmental Affairs (EOEA) identified two "environmental justice areas:" two areas where there are 25% or more minority residents. See Map 2 in Section ES-05 (Executive Summary). One of these two areas (Tract 422501, Block Group 2) is coterminous with the boundaries of one of Weymouth's low and moderate income Target Areas. If a priority street improvement need were identified in this area on an area basis, the activity would also benefit an environmental justice area as the boundaries are the same.



Map 1 Low Mod Income Target Areas

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 72 – Priority Needs Summary

1	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Services for Seniors Services for Children Services for the Homeless Other Low/Mod Income Residents

<p>Description</p>	<p>The Town will use CDBG funds and available leveraged funds to support public services for many populations of low and moderate income residents, including seniors, children, homeless persons, and other low and moderate income populations that may be identified during the next five years (for example, funding may be provided to support victims of domestic violence during the five year period).</p> <p><u>Overview of Needs:</u></p> <p><i>Seniors</i></p> <p>The needs of the elderly, and frail elderly (those unable to perform 'three activities of daily living' like eating, bathing, [HUD]), are significant. According to the 2011-2013 three-year American Community Survey (ACS), 16.1% (8828) of Town's residents are age 65 or above. Six percent of residents 65 or older lived "below the poverty level" in the "past 12 months" (ACS data was collected from January 1, 2011 to December 31, 2013). Needs include, but are not limited to, those relating to transportation, and courses, programs, and workshops pertaining to fitness, healthcare, independence, and more.</p> <p><i>Children</i></p> <p>The needs of children, as defined by HUD through its Matrix Code (ages 12 and under), are priority needs in Weymouth. The closest figure available from the 2011-2013 three-year American Community Survey (ACS), is the figure for children for all children ages 14 and under. The total number of children 14 and under residing in Weymouth is 8850, representing 16% of the total population identified through the survey (54,835). The priority needs identified for this population include, but are not limited to: enrichment programs, STEM, summer recreational programs, transportation programs (e.g., for homeless youth and children from overflow hotels), childcare, and more.</p> <p><i>Homeless Persons/Families</i></p> <p>Homeless services are priority needs in Weymouth. The needs of the homeless are generally addressed regionally using McKinney-Vento funds through the Quincy/Weymouth Continuum of Care (QW CoC), under the City of Quincy as the lead jurisdiction. Identified priority needs for the homeless include case management addressing issues related to disabilities, employment, permanent housing, crisis intervention; housing search assistance, education, job training; substance abuse and mental health counseling, and medical care coordination. Other priority needs include: supportive non-housing services, transportation for the homeless in overflow hotels, and childcare for children of the homeless residing in motels.</p> <p><i>Severely Disabled Adults</i></p>
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Serving disabled residents in Weymouth is a priority need. Of Weymouth's 54,449 civilian non-institutionalized persons, 43,189 are adults, of which 14% (or 6067) are disabled. There is a priority need for many services for such disabled persons. In addition to public services, housing removal is a priority need (addressed under

	Basis for Relative Priority	The priority needs for the many populations of low and moderate income residents were identified through consultation and citizen participation processes described in Sections PR-10 and PR-15, of this Consolidated Plan, respectively. Among the persons requiring enhanced or new public services are the homeless, severely disabled adults, youth, children, seniors, and others.
2	Priority Need Name	Public Infrastructure Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Public Infrastructure Improvements

	Description	<p>Making improvements to public infrastructure throughout Weymouth is considered to be a priority need. Such needed improvements include street improvements, water and sewer improvements, and flood drainage improvements.</p> <p><u>Overview of Needs:</u></p> <p>Throughout the Town there are many streets and flood and drainage systems that are in substandard condition and need improvements. Over the past many years, such improvements have been accomplished with the assistance of CDBG funds. Typically, these improvements are made to streets and to flood and drainage systems located in low and moderate income Target Areas based on the most current decennial US Census.</p> <p>Under the most recent US Census (2010), there are eleven low and moderate income Target Areas in the Town: each has a minimum percentage of low and moderate income residents (42.95%). It is this threshold of low and moderate income residents that enables eligible activities like street improvements to be meet the national objective of benefiting low and moderate income residents on an area basis. Some of the street improvement projects completed over the years include: Idlewell; Echo Avenue; Broad and Washington Streets; and White Street. The Town continues to view improvements to streets as a priority need in Weymouth.</p> <p>Just as street improvements have been identified as priority needs in Weymouth, so have improvements to water and sewer systems. Water and sewer improvements are necessary to address aging and substandard conditions in order to enhance the living environment of low and moderate income residents. As is the case with street improvements, improvements to water and sewer systems have been made over the years in Weymouth on a low and moderate income area basis in Target Areas.</p> <p>Both the need for street improvements and for flood and drainage system improvements have been identified as priority needs in Weymouth.</p>
	Basis for Relative Priority	<p>The Town has identified many priority needs relative to public infrastructure including improvements to streets and to flood and drainage systems in low and moderate income Target Areas. Such priority needs were identified through the consultation and citizen participation processes described in Sections PR-10 and PR-15, of this Consolidated Plan, respectively.</p>
3	Priority Need Name	Public Facility Improvements - Non Barrier Removal
	Priority Level	High

Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	
Associated Goals	Public Facility Improvements - Non-Barrier Removal
Description	<p>The Town recognizes improvements to public facilities as a priority need in Weymouth. According to HUD's Matrix Code definitions, public facilities include, but are not limited to: senior, handicapped, youth, or neighborhood centers; shelters for the homeless; and child care centers.</p> <p><u>Overview of Needs:</u></p> <p>For many years, CDBG funds have been used to make improvements public facilities, including barrier removal improvements. The priority need for barrier removal in public facilities and infrastructure (e.g., sidewalks) is covered by the priority need category entitled "Removal of Architectural Barriers."</p> <p>However, at times CDBG funds are also used to make public facility improvements not related to barrier removal. Examples of improvements to public facilities not necessarily related to barrier removal include: roof improvements to the WHA administrative building; window and slider replacement at the Arc of the South Shore's Henley Building, used as a vocational site for severely developmentally disabled adults; and park/playground improvements (Newell Park). This category of priority needs is intended to relate to public facility improvements that are not specifically barrier removal projects.</p>

	Basis for Relative Priority	This priority need was identified through the consultation and citizen participation processes described in Sections PR-10 and PR-15, of this Consolidated Plan, respectively.
4	Priority Need Name	Public Facility Improvements - Barrier Removal
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facility Improvements- Barrier Removal

	Description	<p>The removal of architectural barriers to seniors and severely disabled adults continues to be a priority need in Weymouth.</p> <p><u>Overview of Needs:</u></p> <p>The Town has long recognized the priority need to remove architectural barriers to seniors and to severely disabled adults in public facilities. Public facilities include: schools and municipal and other public buildings, including accessible parking; sidewalks; parks and other recreation venues; and waterfronts and beaches. The Town has used CDBG funds to remove barriers in many public facilities over the years. Most recently, CDBG funds removed barriers in the Town's historic Fogg Library in Columbian Square. Barrier removal included installation of an elevator, construction of an accessible bathroom, improvements to a ramp, and the addition of parking for the handicapped. Prior CDBG-funded barrier removal projects have also included installation of accessible playground equipment; creation of walkways; installation of accessible parking; construction of accessible restrooms; installation of curb ramps; and installation of fire alarm pulls.</p> <p>The Town's goal regarding the removal of architectural barriers is to ensure that seniors and severely disabled adults have access to public facilities. One significant issue town-wide is the lack of accessible routes from sidewalks and parking areas to public facilities including schools, parks, and other public buildings. Many public facilities include restrooms, stairs, door hardware, service areas, and more that are not accessible. Park and recreational areas may contain playground equipment, tables, parking and access routes that are not accessible to seniors and severely disabled adults.</p> <p>Removal of architectural barriers benefits both seniors and severely disabled adults, two populations presumed to be low and moderate income under HUD regulations found at 24 CFR 570.208(a)(2)(A). The Town continues to use CDBG and other leveraged funds, if available, to remove architectural barriers in furtherance of the objectives of the Town's ADA Compliance and Transition Plan - Final Report (January 2011).</p>
	Basis for Relative Priority	There is an ongoing priority need to remove architectural barriers to seniors and to severely disabled adults in public facilities and such needs were identified through the consultation and citizen participation processes described in Sections PR-10 and PR-15, of this Consolidated Plan, respectively.
5	Priority Need Name	Single Family Housing Rehab -LM Income Homeowners
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	
	Associated Goals	Single Family Housing Rehabilitation
	Description	The Town continues to recognize that there is a priority need to sustain the existing stock of affordable housing. One key way in which such a need may be met is through the Town's zero-interest, deferred loan program for income eligible homeowners in Weymouth. Sometimes these loans need to be made on an emergency basis, but not always. Overall, the program helps to create decent, safe, and secure housing access and sustainability for low and moderate income homeowners.
	Basis for Relative Priority	The priority need to make zero interest, deferred payment loans to income eligible homeowners in Weymouth for rehabilitation of their homes was identified through the consultation and citizen participation processes described in Sections PR-10 and PR-15, of this Consolidated Plan, respectively.
6	Priority Need Name	Public Housing Modernization
	Priority Level	High

Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
Geographic Areas Affected	
Associated Goals	Public Housing Modernization
Description	<p>The WHA owns/operates five public housing complexes in Weymouth serving elders and the disabled, and families. There continues to be a priority need for modernization of such complexes.</p> <p><u>Overview of Needs:</u></p> <p>Weymouth's five public housing complexes, operated by the WHA, requires modernization. Over the years, the Town has utilized CDBG funds to make improvements to public housing. Past projects have included: replacement of siding at Pleasantville (federally owned, family housing); window replacement at J. Crehan (state owned, senior and disabled housing); and roof replacement at the WHA administrative building (serving all public housing residents). Improvements to the Town's public housing stock continues to be a priority need in Weymouth.</p>
Basis for Relative Priority	There is an ongoing priority need to make public housing modernization improvements in Weymouth. Such priority needs were identified through the consultation and citizen participation processes described in Sections PR-10 and PR-15, of this Consolidated Plan, respectively.

Narrative (Optional)

Priority Needs

This section of the Consolidated Plan identifies many different types of priority needs of Weymouth's low and moderate income residents. Identified priority need categories include, in Weymouth, six categories:

1. Public services for a many populations including seniors, youth/children, severely disabled adults, homeless persons/families, other low/mod income persons;
2. Public infrastructure needs including improvements to streets and flood and drainage systems;
3. Public facility improvements (not including barrier removal, covered in a separate need category);
4. Public Facility Improvements (barrier removal);
5. Single Family Housing Rehab - income qualified homeowners; and
6. Public housing modernization.

All priority needs have been identified through the extensive public consultation and citizen outreach processes, described in PR-10 and PR-15, respectively. The Town recognizes that there will be insufficient funding to meet all needs in all categories. In fact, there may be insufficient funding to meet any of the needs in one or more categories. Funding levels from HUD cannot be predicted. However, the Town has always aimed to address an array of needs in several need categories and to require the use of leveraged funds where available.

Relationship of Priority Needs to Five Year and Annual Goals

Not only must the Consolidated Plan identify *priority needs*, specified above, but it must also identify the both five year and one goals for meeting priority needs. The five year goals are summarized in Section SP-45 of this Consolidated Plan. The annual goals For example, among the goals established to meet the priority need for public services are those relating to: seniors, children and youth, and homelessness. Another example of how priority needs are met through the satisfaction of identified goals is that the Town will meet the priority need for improvements to public infrastructure by achieving goals related to street improvements.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

For the first year (FY 2015-2016) of the five year period covered by this Consolidated Plan, the Town will receive \$634,493 in CDBG funds from HUD. This figure represents a reduction in funding relative to the amount received from HUD in the current fiscal year (\$670,311) of five percent or \$38,818.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	634,493	5,000	88,000	727,493	2,870,688	Expected HUD allocation for five year period based on 50% reduction each year over prior year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Public Improvements	2,500,000	0	0	2,500,000	2,500,000	The Town has water and sewer enterprise funds that combined have about \$2 million to \$3 million dollars per year. Funds may be used for infrastructure improvements and repairs and for facility improvements (e.g., water tanks, sewer pump stations, treatment facilities).
Other	public - local	Other	735,000	0	0	735,000	2,940,000	Community Preservation Act funds are from Town real estate surcharges (1% on the first \$100,000 of assessed value of residential property) plus a state match.
Other	public - local	Public Improvements	500,000	0	0	500,000	2,000,000	The Town obtains Host Community Agreement funds related to the development of Southfield.

Table 73 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Town continues to require that funding applicants (e.g., non-profits; government agencies) seeking CDBG funds for eligible projects leverage CDBG funding with non-block grant funding, if possible. While it is often the case that there are no additional funding sources available, leveraging is sometimes possible. For example, the Town is funding over a period of two fiscal years, a major street improvement project in a low and moderate income Target Area (Erickson Road and Klasson Lane). Funding from the DPW Water Enterprise Funds will be supplemented

by CDBG funding. Another example of the use of leveraged funds relates to the improvements planned at Sundin Road, again on an area-basis. DPW will once again leverage CDBG funding through the DPW Water Enterprise Fund to complete the improvement project.

The Town requires that leveraged funds, when available, are included as part of the budget that is required when funding applicants submit proposals for CDBG funding at the start of every fiscal year. In addition, when leveraged dollars are used, the figures are entered into IDIS when the Town completes reporting on the particular activity in IDIS. Once leveraged dollars are entered onto the appropriate screen in IDIS, IDIS automatically calculates the ratio of CDBG dollars to non-CDBG sources of funding (e.g., state, private, and local funds).

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

There is no publicly owned land or property that will be used to address needs identified in the Consolidated Plan.

Discussion

This section of the Consolidated Plan describes available resources that the Town may use to carry out the Annual Plan for FY 2015-2016. The Town continues its practice of requiring sub-recipients to utilize any available leveraged funds to supplement CDBG funding for supported activities. Of course, it is often the case that there are no other available funding sources. When such funds do exist, the amounts are included as part of the budget required to be submitted with CDBG funding applications. In addition, any leveraged amounts are entered into IDIS when the Town completes reporting on supported activities.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
QUINCY	Government	Homelessness Ownership Planning Rental	Region
WEYMOUTH	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
NEIGHBORHOOD HOUSING SERVICES OF THE SOUTH SHORE	CHDO	Ownership Rental	Region
QUINCY COMMUNITY ACTION PROGRAM, INC	CHDO	Non-homeless special needs Ownership Rental public services	Region
South Shore Elder Services, Inc	Non-profit organizations	Non-homeless special needs public services	Region
SOUTH SHORE ARC	Non-profit organizations	Economic Development Non-homeless special needs public services	Region
Father Bill's/Mainspring	Non-profit organizations	Homelessness	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
METROPOLITAN AREA PLANNING COUNCIL	Regional organization	Planning	Region
MANET COMMUNITY HEALTH CENTER	Non-profit organizations	Non-homeless special needs public services	Region
DOVE	Non-profit organizations	Non-homeless special needs public services	Region

Table 74 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strengths in the institutional delivery system include cooperation, early identification of needs, training, and monitoring, while the central gap in the system is limited funding. However, the Town addresses funding shortages through the hiring of a grant writer and the use of available leveraged funds.

STRENGTHS

Cooperation

The Town enhances cooperation among service providers. For example, if a Town department receives a request for services it does not offer (e.g., a ride to a medical appointment from the Fire Department), the department refers the call to the appropriate entity (e.g., the Dept. of Elder Services). By promoting cooperation, the Town can eliminate service gaps.

Early Identification of Needs

The Town identifies needs early to ensure program efficiency. For instance, on learning that homeless persons were living in Town parks, the Mayor appointed a task force that included Town departments and non-profit agencies. The Task Force developed a protocol for notifying an FBMS Outreach Team regarding homeless persons living outdoors and requiring the team to "engage with the homeless person within 72 hours of learning about the person."

Training

The Town conducts training for existing and perspective sub-recipients. For example, during the annual RFP process for CDBG funding, the Town meets individually with funding applicants during "technical workshops" to highlight community needs and to determine whether the proposed activity meets such needs. The Town also meets with providers who have not determined that they will seek funding to help determine the suitability of CDBG funding for particular activities: Are such services needed in Town?

Monitoring

The Town monitors CDBG-funded sub-recipients to ensure that CDBG funds are used in accordance both with HUD regulations and with the provisions of the agreement that sub-recipients execute with the Town. Failure to deliver services in accordance with the agreement and/or with HUD regulations would create a gap in the institutional structure that, to work effectively, requires seamless cooperation among many providers.

GAPS

Shortage of Public Funds

Governments at all levels (e.g., state, local) struggle to meet many demands with limited resources. While a government may reduce what it expends, doing so may compromise services. Governments may also, occasionally, locate additional funding sources. To this end, the Town hired a professional grant writer as a full time employee, responsible for securing funds for all Town departments. In addition to hiring a grant writer, the Town requires that CDBG sub-recipients utilize available leveraged funds for carrying out CDBG activities or programs. The grant writer position and the use of leveraged funds are described below.

- Grant Writer

The Town hired a grant writer to seek and obtain funds for all Town departments to enhance service delivery. The grant writer has been very successful in securing funds for the Town (e.g., \$200,000 from the Our Common Backyards state grant program to renovate area parks; \$9,800 in state Recreational Angler Public Access Improvements funds to install LED lighting a Weymouth's public boat launch).

- Leveraging Funds

The Town requires that funding applicants leverage federal with non-federal dollars if available. Any leveraged funds must be included in submitted budgets along with CDBG proposals. In addition, the Town includes leveraged amounts in IDIS when during reporting on the specific CDBG activities. Once entered into IDIS, IDIS automatically calculates the ratio of CDBG dollars to non-CDBG sources of funding (e.g., state, private, and local funds).

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			
Other			

Table 75 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

There are services available in Weymouth or the surrounding areas that are mainstream services available to all Weymouth residents, not specifically to homeless persons. There are also services that are tailored to homeless persons.

MAINSTREAM SERVICES

Most services offered to Weymouth residents are not specifically targeted to homeless persons, but may still be available to homeless persons. For example, health care services and free or low cost day care services are available to homeless persons. The Town operates the Wey-Care Before and After School Program at public primary and secondary schools. Wey-Care services are available to the children of homeless persons, and such costs may be partially reimburseable through McKinney-Vento funding.

However, Wey-Care states that the program has provided day care slots to the children of homeless persons free of charge (without reimbursement from *any* program).

Other services, like health care, are offered by many providers in Weymouth and the surrounding areas. The Town's own health services are available to homeless persons as well. For example, the immunization program (e.g., flu shots) are available to everyone including homeless persons. Some providers, like Manet Community Health Center, a 501(c)(3) non-profit Federally Qualified Health Center that provides care regardless of insurance coverage status. Other services, which are not specifically tailored to the homeless or persons with HIV, include vocational training for severely disabled adults offered the ARC of the South Shore, and job skill training for income eligible persons in general, provided by QCAP.

SERVICES FOR THE HOMELESS AND PERSONS WITH HIV

In addition to mainstream services that are available as discussed above, there are some services that are tailored to residents who have HIV. For example, Weymouth residents may obtain testing for HIV status through the Manet Community Health Center. Also, the Town allocates funds to FBMS to enable the agency to offer transitional beds to 200 unduplicated persons annually.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

This section describes the strengths and gaps in the service delivery system for special needs populations (e.g., elderly/frail elderly; disabled persons; public housing residents) and homeless persons.

STRENGTHS

Basically, the strengths in the service delivery system already described, apply equally to the delivery system for special needs and homeless populations. They include: fostering cooperation; identifying needs early; and conducting monitoring. One such strength, the early identification of needs, has *specific* relevance to the homeless. Due to an increased number of homeless persons residing in Town parks (e.g., Great Esker), the Mayor established a task force to adopt a protocol to assist the homeless. The protocol requires Town employees to notify immediately an Outreach Team under the direction of FBMS to "engage with the homeless person within 72 hours of learning about the person."

GAPS

The most significant gap in the delivery system has already been identified: a shortage of funding. Funding deficiencies impact all programs and services provided by the Town including, but not limited to, homeless service programs.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Town helps to reduce the likelihood of gaps in the institutional structure and delivery system in several ways. One way is to emphasize the *strengths* in the service delivery system: fostering cooperation, identifying needs early; providing training to sub-recipients and perspective sub-recipients, and conducting monitoring. The most significant gap in the institutional structure, already identified in this section of the Consolidated Plan, is the shortage of public funding to address needs. As previously discussed, the Town has taken two major steps to overcome this gap:

1. Grant Writer - the Town hired a grant writer to secure funds for all Town departments.
2. Leveraging Funds - the CDBG programs requires leveraging of federal with non-federal dollars where such funds are available.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Services for Seniors	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$304,331	Public service activities other than Low/Moderate Income Housing Benefit: 5600 Persons Assisted
2	Services for Children	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$21,600	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 180 Households Assisted
3	Services for the Homeless	2015	2019	Homeless		Public Services	CDBG: \$95,000	Homelessness Prevention: 1000 Persons Assisted
4	Public Facility Improvements-Barrier Removal	2015	2019	Non-Housing Community Development		Public Facility Improvements - Barrier Removal		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12134 Persons Assisted
5	Public Facility Improvements - Non-Barrier Removal	2015	2019	Non-Housing Community Development		Public Facility Improvements - Non Barrier Removal		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2375 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Infrastructure Improvements	2015	2019	Non-Housing Community Development		Public Infrastructure Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted
7	Single Family Housing Rehabilitation	2015	2019	Affordable Housing		Single Family Housing Rehab -LM Income Homeowners	CDBG: \$300,000	Homeowner Housing Rehabilitated: 25 Household Housing Unit
8	Public Housing Modernization	2015	2019	Public Housing		Public Housing Modernization		Other: 1000 Other
9	Other Low/Mod Income Residents	2015	2019	Non-Housing Community Development		Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 90 Persons Assisted

Table 76 – Goals Summary

Goal Descriptions

1	Goal Name	Services for Seniors
	Goal Description	<p><u>Services for Seniors</u></p> <p>There is a priority need for many types of public services for the elderly and frail elderly (those unable to perform 'three activities of daily living' like eating, bathing, [HUD]). According to the 2011-2013 three-year American Community Survey (ACS), 16.1% (8828) of Town's residents are age 65 or above. Six percent of residents 65 or older lived "below the poverty level" in the "past 12 months" (ACS data was collected from January 1, 2011 to December 31, 2013). Needs include, but are not limited to, those relating to transportation, and courses and workshops pertaining to: community education; cultural activities; fitness and exercise; intergenerational activities; recreation; socialization; healthcare; and more.</p> <p>Based on the average number of unduplicated seniors served annually for the past five years in Weymouth, the Town estimates it will serve approximately 5600 seniors during the next five years, depending upon funding awarded by HUD to the Town under the CDBG program.</p>

2	Goal Name	Services for Children
	Goal Description	<p><u>Services for Children</u></p> <p>There is a priority need to provide public services for children (defined as persons ages 12 and under) living in Weymouth. The closest figure available from the 2011-2013 three-year American Community Survey (ACS), is the figure for children for all children ages 14 and under. The total number of children 14 and under residing in Weymouth is 8850, representing 16% of the total population identified through the survey (54,835). The priority needs identified for this population include, but are not limited to: enrichment programs, STEM, summer recreational programs, transportation programs (e.g., for homeless youth and children from overflow hotels), childcare, and more.</p> <p>There is a priority need to offer public services to the youth population in Weymouth. The closest figure available regarding the youth population in Weymouth (ages 13-19), is the one for the population of individuals ages 15-19 provided in the 2011-2013 three-year American Community Survey (ACS). According to this survey, there are 3,500 residents from ages 15 to 19, representing 6.4% of the total population identified through the survey (54,835). The priority needs identified for this population include, but are not limited to: enrichment programs, STEM, summer recreational programs, transportation programs (e.g., for homeless youth and children from overflow hotels), and more.</p> <p>The Town estimates that, depending upon CDBG fund allocations from HUD, it will serve approximately 180 unduplicated persons during the five year period covered by this Consolidated Plan.</p>
3	Goal Name	Services for the Homeless
	Goal Description	.

4	Goal Name Goal Description	<p>Public Facility Improvements- Barrier Removal</p> <p><u>Public Facility Improvements - Barrier Removal</u></p> <p>There is a priority need to remove architectural barriers to access by severely disabled adults and seniors in public facilities in the Town. There are 24 public buildings that serve as work sites for Town employees, and to which residents have access. There are also 33 recreational areas owned by the Town that are open to the public. Public buildings include, but are not limited to, such buildings as public primary and secondary schools, beach comfort station, the high school, the fire station, the police station, public libraries, the Town Hall, and more. Public buildings may also include civic or neighborhood associations, the American Legion Hall, the ARC of the South Shore Henley Building (a vocational site for severely disabled adults), and other facilities. Recreation areas are those identified as such in the Town's 2014 Open Space and Recreation Plan and include parks and playgrounds.</p> <p>Since barrier removal projects must be for the benefit of severely disabled adults (not children) and there are 6067 such adults in Weymouth, according to the 2011-2013 three-year American Community Survey (ACS), projects involving barrier removal in the Town will benefit this number of persons.</p> <p>The Town has used CDBG funds over the years to remove architectural barriers to severely disabled adults and seniors in public facilities including: schools (e.g., Pingree Primary School; Ralph Talbot Primary School; Abigail Adams Campus of the Weymouth Middle School); Fogg Library - access improvements; the Lane Beach Comfort Station; and the Newell Playground.</p> <p>Providing there is sufficient funding (CDBG), the Town will aim to conduct three barrier removal projects in the five year period.</p>
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5	Goal Name	Public Facility Improvements - Non-Barrier Removal
	Goal Description	<p><u>Public Facility Improvements - Non-Barrier Removal</u></p> <p>There is a priority need to make non-barrier removal related improvements to public facilities in Weymouth. There are 24 public buildings that serve as work sites for Town employees, and to which residents have access. There are also 33 recreational areas owned by the Town that are open to the public. Public buildings include, but are not limited to, such buildings as public primary and secondary schools, beach comfort station, the high school, the fire station, the police station, public libraries, the Town Hall, and more. Public buildings may also include civic or neighborhood associations, the American Legion Hall, the ARC of the South Shore Henley Building (a vocational site for severely disabled adults), and other facilities. Recreation areas are those identified as such in the Town's 2014 Open Space and Recreation Plan and include parks and playgrounds.</p> <p>The Town has used CDBG funds to make improvements (both barrier removal and non-barrier removal improvements) to public facilities, over the years. Among non-barrier removal improvements that have been made are: roof improvements to the administrative building of the public housing authority; improvements to Newell Playground (a neighborhood park); and window and slider replacement at the Henley Building.</p> <p>The Town, in addition to the improvements at the Henley Building, aims to undertake an additional three non-barrier removal projects (e.g., improvements to parks in low/moderate income Target Areas; improvements to public facility like the Henley Building) in the five year period covered by the Consolidated Plan. Total non-barrier removal public facility improvements slated for the five year period: four.</p>

6	Goal Name	Public Infrastructure Improvements
	Goal Description	<p>There is a priority need in Weymouth to improve streets and flood and drainage systems in low and moderate income Target Areas as identified through 2010 US Census data and HUD. In each Target Area at least 42.95% of the residents are low and moderate income. See Map 1 in Section SP-10.</p> <p>During this five year period, the Town will improve undertake <u>five street projects</u> and <u>two flood and drainage projects</u>. In FY 2015-2016, the Town has allocated CDBG funds for one of the five street projects (Erickson Road/Klasson Lane) and one of the two flood and drainage projects (Sundin Road), both originally funded in FY 2014-2015. This leaves four street projects and one flood and drainage project to be undertaken in the next five years. As theTown has not yet determined the location of remaining projects, it cannot accurately predict the number of people who will benefit from improvements. Therefore, the Town has, for the number of persons to benefit in five years, used actual numbers of low and moderate income persons for the two know projects. With respect to the remaining four street and one flood and drainage project, the Town is using the average number of low/moderate income persons in all Target Areas combined (792) multiplied by five.</p> <p>There are 142 miles of public (Town-owned) ways, 30.76 miles of private ways, and 11.6 miles of state-owned ways. The total number of miles of ways in Weymouth is 184.36. The Town may use Massachusetts Chapter 90 highway improvement funds to maintain and improve <i>public ways</i> but may not <i>private ways</i>. Over the years, the Town has used CDBG and other available funds to improve private ways in Target Areas.</p> <p>The Town is identifying private ways in low/moderate income Target Areas that are in substandard condition and require extensive improvements. Once street conditions are reviewed and the service area is evaluated, the Department of Public Works will propose projects to the CDBG program. After street improvements are completed, the Town will request the Town Council, through the Mayor, to accept the improved private way as public ways, making them eligible for Chapter 90 funds in the future. The Town seeks to make improvements to private ways in the next five years with CDBG funds.</p> <p>In conclusion, the Town will use CDBG funds to conduct five street projects and two flood and drainage projects in the next five years.</p>

7	Goal Name	Single Family Housing Rehabilitation
	Goal Description	There is a priority need for improvements to housing owned by low and moderate income residents. The Town has, for many years, operated a housing rehabilitation loan program, providing zero-interest, deferred loans to income eligible homeowners to make improvements to their homes. The Town will continue to offer this loan program to benefit low and moderate income homeowners. The program benefits low and moderate income homeowners and helps to sustain the stock of affordable housing. The Town aims to enable improvements to 25 single family housing units during this five year period covered by the Consolidated Plan. In general, the maximum loan provided per project is \$10,000. This figure does not include funds to be expended to fund a subrecipient such as NeighborWorks Southern Massachusetts to operate a portion of the loan program.
8	Goal Name	Public Housing Modernization
	Goal Description	There is a priority need in Weymouth to modernize public housing. The WHA operates five public housing developments for seniors, the disabled, and families residing in Weymouth. Among various identified housing modernization projects derived from the WHA's Five Year Action Plan identifies, as part of its Capital Fund Program section, are: new windows; new roof; new basketball court; exterior lights; and boiler replacement (at Pleasantville Family Housing); and hot water tank replacement; common area painting; and emergency generator (at Cadman Senior Housing).
9	Goal Name	Other Low/Mod Income Residents
	Goal Description	There is a priority need for many types of public services as is discussed in this Consolidated Plan. For example, there is a need for services for seniors (e.g., transportation services), for homeless persons (e.g., case management), and for children (e.g., STEM program courses). However, there are many other potential services that might benefit other low and moderate income persons not included in the three populations above. For example, during the consultation process described in Section of this Consolidated Plan, service providers identified a need for support services for the victims of domestic violence. Therefore, this goal (Other Low/Mod Income Residents) pertains to such other services that may be needed during the next five years. Such services may be funded depending on funding availability.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The Town will utilize CDBG and/or HOME funds and other leveraged funds to provide affordable housing to families as specified:

- Owner Occupied Rehabilitation through CDBG: four (4) to six (6) units per year (extremely low-income, low-income, and moderate income) through NWSOMA and
- Homebuyer/Downpayment Assistance provided through HOME funds: four (4) homeowners/units per year (low income and moderate income)
- Rental Production - may be CDBG or HOME: three (3) units per year (low and moderate income)

Therefore, total number of families for which affordable housing will be facilitated over the five year period from FY 2015-2016 to FY 2019-2020 is eleven (including sustaining existing housing or creating or enabling housing through rental production or homebuyer/downpayment assistance).

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

HUD regulations governing lead based paint hazards are found at 24 CFR 91.215(i) and require description of any actions to address such hazards and to increase access to housing without such hazards. The plan must be consistent with the extent of lead based hazards and be integrated into housing polices and programs. Among the ways that the Town addresses lead-based paint (LBP) hazards and attempts to increase access to housing without such hazards are:

Housing Rehab Loan Program

The Town's housing rehabilitation loan program may at times address LBP. For example:

Review of LBP Data

Overall, the Town works with a number of partners to address lead-based paint hazards and to increase access to housing without lead-based paint hazards. Part of the Town's efforts in this regard including reviewing lead based paint data. The Town reviews the data of the MA Childhood Lead Paint Prevention Program data keep abreast of the statistics relevant to lead-based paint screening and incidents in Weymouth. A summary of recent data follows.

The following statistics relative to lead based paint screening and incidents discussed are derived from the MA Childhood Lead Paint Prevention Program. Statistics relating to lead-based paint screening and incidents are collected in two categories, or relative to two different age groups; children who are from age nine months to 48 months old; and children who are from six months to 72 months old. The determinations that the state makes regarding these two groups are different.

For children ages 9 months to 48 months (the following determinations are made):

- Total number of children in this age group for whom screening is mandatory;
- Number of children screened for lead poisoning throughout the year; and
- Percent of children screen during this time frame.

For children ages 6 months to 72 months (the following determinations are made):

- In addition to the above determinations, information relative to first time confirmations of blood lead levels greater than or equal to 15 mcg/dL by venous testing;
- Confirmation of blood levels at various other ranges from moderately elevated to poisoned;
- Incidence rates with newly identified children with blood lead levels greater than or equal to 20 mcg/dL per one thousand children screened; and
- Percentage of old houses, identifying all houses built before 1950.

In 2012, there were two incidents; one child showed moderately elevated blood lead levels; another showed lead poisoning.

Enforcement of the Sanitary Code

The Town also addresses lead-based paint hazards through rigorous enforcement of the State Sanitary Code. The Weymouth Health Department enforces the code. The Department's process for enforcement includes visiting rental units upon a complaint regarding issues concerning lead based paint. The Department may learn of a particular instance concerning lead-based paint in a rental unit in any number of ways, including from a call from a physician, contact from a parent, or from other sources. The Department may order a landlord to obtain a certificate of compliance regarding lead paint and will have to complete the necessary steps to de-lead the house. If a child is suspected of having lead poisoning the Department will refer the parent and child to the child's pediatrician.

Training Staff

Another Town action to combat lead-based paint hazards is to provide training to staff. The Health Department will be enrolling at least one member of its staff in a program to license the staff member as a Lead Inspector.

How are the actions listed above integrated into housing policies and procedures?

The Town integrates its actions relative to addressing lead-based paint through partnership with a number of entities. Together, these partners attempt to address lead-based paint hazards. The partners include:

- NeighborWorks of Southern MA
- Weymouth Department of Planning and Community Development
- Weymouth Health Department
- Quincy Community Action Program
- South Shore HOME Consortium
- MA Childhood Lead Paint Prevention Program
- MassHousing

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Goals

Through the continued funding of various social service activities and other programs, such as housing rehabilitation, the Town aims to reduce the number of, families living below the poverty level. According to the 2011-2013 American Community Survey Three Year Estimates show that 7.2% (or 3735) of the population age five years and over lived below the poverty level. The remainder of the population age five years or over (92.8%) is classified as living "at or above" the poverty level. The Town continues to support:

- Case management pertaining to homeless persons through FBMS;
- Rehabilitation of single family homes owned by low/moderate income families;
- Efforts to assist homeless persons residing outdoors, as addressed through the protocol described in the section below;

Programs and Policies

In order to meet achieve the goals of reducing the number of families living at the poverty level, the Town supports, through CDBG funding (and leveraged funding, if available) numerous programs:

- Father Bill's/Mainspring case management;
- Rehabilitation of single family homes owned by low/moderate income families, through low interest, deferred loans;
- Department of Elder Services transportation services and courses and workshops for seniors;
- Wey-Care before and after school program (this program has provided care to homeless children free of charge); and
- Meal delivery to home bound severely disabled adults.

In addition to funding the activities described previously, the Town continues to be an active member in the Quincy/Weymouth Continuum of Care, a group of local governments, business, faith based groups, and others that work cooperatively to help homeless families and individuals to find transitional and permanent housing through the use of McKinney-Vento funds and other available funding sources.

The Town has adopted a policy aimed at assisting homeless persons residing outdoors. The Mayor assembled a task force, made up of Town department representatives and private, not for profit services providers (e.g., FBMS), to address the needs of such persons. Upon learning of a homeless person living outdoors, such as in a Town park, a Town employee will contact the FBMS Outreach Team that will engage with the homeless person "within 72 hours of learning about the person."

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Through collaboration among private, not-for-profit service providers, the Town will continue to offer services to individuals and families living at poverty levels and will refer such persons to various housing programs, including the public housing, First Time Homebuyer Program, and the housing rehabilitation loan program.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Town executes an Agreement with each CDBG sub-recipient stating that, among other things, the sub-recipient is subject to performance monitoring at least annually in accordance with the Town's established *Sub-Recipient Monitoring Policy*. The policy requires that the Town:

1. Provide at least a ten working day notice to each sub-recipient (*Sub-Recipient Monitoring Notice*) regarding a scheduled on site monitoring visit pertaining to the CDBG funded activity. The notice must specify the general types of documents to be reviewed or information to be collected (e.g., general information [national objective compliance, activity eligibility, quarterly reports]; recordkeeping, financial management, procurement, and conflict of interest). The notice must inform the sub-recipient that it must have available throughout the visit, appropriate and responsible staff members (e.g., activity manager, financial manager/CFO).
2. Provide within 21 days following conclusion of the monitoring visit a written *Monitoring Report* to the sub-recipient that either: identifies findings or concerns discovered as a result of the monitoring and specifies what corrective action must be taken, as well as any documents required to be sent to the Town to demonstrate that corrective action has been taken OR specifies that no findings or concerns have been discovered.
3. Allow the sub-recipient 21 days from the date of the *Monitoring Report* to demonstrate that corrective action has been taken except that the sub-recipient may request an extension in writing, and the Town may agree in writing to the request for compelling reasons (e.g., illness or absence of appropriate and responsible staff during the 21 days needed to complete the corrective action). The Town will append the applicable Monitoring Checklist to each Monitoring Report sent to a sub-recipient regardless of whether findings or concerns have been identified. Once required corrective action has been taken, the Town will provide a written *Close Out Letter* to the sub-recipient.
4. Inform the sub-recipient in the Monitoring Report that failure to take corrective action when required may result in termination of the sub-recipient Agreement.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

For the first year (FY 2015-2016) of the five year period covered by this Consolidated Plan, the Town will receive \$634,493 in CDBG funds from HUD. This figure represents a reduction in funding relative to the amount received from HUD in the current fiscal year (\$670,311) of five percent or \$38,818.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	634,493	5,000	88,000	727,493	2,870,688	Expected HUD allocation for five year period based on 50% reduction each year over prior year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Public Improvements	2,500,000	0	0	2,500,000	2,500,000	The Town has water and sewer enterprise funds that combined have about \$2 million to \$3 million dollars per year. Funds may be used for infrastructure improvements and repairs and for facility improvements (e.g., water tanks, sewer pump stations, treatment facilities).
Other	public - local	Other	735,000	0	0	735,000	2,940,000	Community Preservation Act funds are from Town real estate surcharges (1% on the first \$100,000 of assessed value of residential property) plus a state match.
Other	public - local	Public Improvements	500,000	0	0	500,000	2,000,000	The Town obtains Host Community Agreement funds related to the development of Southfield.

Table 77 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Town continues to require that funding applicants (e.g., non-profits; government agencies) seeking CDBG funds for eligible projects leverage CDBG funding with non-block grant funding, if possible. While it is often the case that there are no additional funding sources available, leveraging is sometimes possible. For example, the Town is funding over a period of two fiscal years, a major street improvement project in a low and moderate income Target Area (Erickson Road and Klasson Lane). Funding from the DPW Water Enterprise Funds will be supplemented by CDBG funding. Another example of the use of leveraged funds relates to the improvements planned at Sundin Road, again on an area-basis.

DPW will once again leverage CDBG funding through the DPW Water Enterprise Fund to complete the improvement project.

The Town requires that leveraged funds, when available, are included as part of the budget that is required when funding applicants submit proposals for CDBG funding at the start of every fiscal year. In addition, when leveraged dollars are used, the figures are entered into IDIS when the Town completes reporting on the particular activity in IDIS. Once leveraged dollars are entered onto the appropriate screen in IDIS, IDIS automatically calculates the ratio of CDBG dollars to non-CDBG sources of funding (e.g., state, private, and local funds).

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There is no publicly owned land or property that will be used to address needs identified in the Consolidated Plan.

Discussion

This section of the Consolidated Plan describes available resources that the Town may use to carry out the Annual Plan for FY 2015-2016. The Town continues its practice of requiring sub-recipients to utilize any available leveraged funds to supplement CDBG funding for supported activities. Of course, it is often the case that there are no other available funding sources. When such funds do exist, the amounts are included as part of the budget required to be submitted with CDBG funding applications. In addition, any leveraged amounts are entered into IDIS when the Town completes reporting on supported activities.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Services for Seniors	2015	2019	Non-Housing Community Development			CDBG: \$62,461	Public service activities other than Low/Moderate Income Housing Benefit: 1350 Persons Assisted
2	Services for Children	2015	2019	Non-Housing Community Development				
3	Services for the Homeless	2015	2019	Homeless			CDBG: \$26,593	Homelessness Prevention: 200 Persons Assisted
4	Public Facility Improvements - Non-Barrier Removal	2015	2019	Non-Housing Community Development			CDBG: \$71,820	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 45 Persons Assisted
5	Single Family Housing Rehabilitation	2015	2019	Affordable Housing			CDBG: \$68,000	Homeowner Housing Rehabilitated: 6 Household Housing Unit

Table 78 – Goals Summary

Goal Descriptions

1	Goal Name	Services for Seniors
	Goal Description	<p>The Town will continue to support, through CDBG funding, and any other available leveraged funds, services for seniors residing in Weymouth. The provision of services for seniors is a priority need identified in this Consolidated Plan. The Town will support two activities or projects that will support seniors: transportation services; and courses, programs, and workshops.</p> <p>For the Transportation Program, CDBG funds will pay a portion of the salary of the Transportation Administrator at DES. The Transportation Administrator schedules all transportation to congregate meal sites, medical appointments, shopping venues, and social sites. DES anticipates serving 350 unduplicated seniors through some 3500 one-way rides.</p> <p>As to Courses, Programs, and Workshops, CDBG funds will pay a portion of the salary of the Volunteer Coordinator who will oversee 185 volunteers in the delivery of courses, workshops, and programs to 1000 unduplicated seniors. Such courses, workshops and programs relate to community education, fitness and exercise, inter-generational activities, and recreational and health services.</p>
2	Goal Name	Services for Children
	Goal Description	
3	Goal Name	Services for the Homeless
	Goal Description	
4	Goal Name	Public Facility Improvements - Non-Barrier Removal
	Goal Description	
5	Goal Name	Single Family Housing Rehabilitation
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

In accordance with HUD regulations at 24 CFR 91.220(d), this section of the Consolidated Plan, that addresses the one year action plan for the first of the five years of the Consolidated Plan, must describe "activities to be undertaken." The section must include discussion of the activities that the Town will undertake to address priority needs and objectives. The description of such activities must estimate the number and types of families to benefit from the activities. Also, the narrative must include the specific local objectives and priority needs to be addressed using CDBG funds and program income (if any) received during the program year. Finally, narrative must include proposed accomplishments, the target date for completion of the activities, rationale for allocation priorities, and identification of any obstacles to addressing underserved needs.

#	Project Name
1	General Administration and Planning
2	Public Services for Seniors- Transportation
3	Public Services for Seniors - Courses, Programs, Workshops
4	Public Services Children - STEM
5	Public Services for Homeless Persons
6	NeighborWorks Southern Mass -Housing Rehab
7	Arc of South Shore - Roof Replacement

Table 79 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Reason for Allocation Priorities

The rationale for allocating any public funds, whether CDBG or state or local dollars, is the existence of a priority need. Such needs, as has been discussed in detail throughout this Consolidated Plan, were identified through the extensive consultation process (see Section PR-10) and citizen participation process (see Section PR-15). While the existence of a priority need (e.g., for public infrastructure improvements, social services) mainly drives the decision to allocate funds, geography is a factor. See Section SP-10, on "Geographic Priorities," for a discussion of the eleven low and moderate income "Target Areas." In that section, it is stated "while the Town will continue to fund eligible projects based on area basis considerations, the determining factor regarding the use of block grant funds is not geography, but need. For example, if there is a more pressing need (e.g., a more deteriorated roadway) in one area than in another, CDBG funds will be directed to the area with the more serious need."

Obstacles to Addressing Underserved Needs

The obstacles to addressing underserved needs can best be summed up by reiterating the main gap in the institutional delivery system, discussed in Section of this Consolidated Plan. There, it is explained that the main delivery system gap is a shortage of public funds. Governments at all levels (e.g., state, local) find it challenging, if not impossible, to meet all demands for services with limited resources. However, Weymouth has taken steps to address funding limitations by hiring grant writer and by requiring that, where possible, non-federal dollars be used to leverage federal dollars.

AP-38 Project Summary

Project Summary Information

1	Project Name	General Administration and Planning
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	This project pertains to costs related to the general administration of the CDBG program during FY 2015-2016.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This activity has no associated number of families as the activity involves the general administration of the CDBG program. Successful administration of the program entails ensuring compliance with all HUD regulations under the CDBG program. The program must be administered in accordance with such regulations and must meet the priority needs of low and moderate income residents as identified in the FY 2015-2016 Annual Plan.
	Location Description	The CDBG program will be administered by staff of the Department of Planning and Community Development located within the Weymouth Town Hall at 75 Middle Street, Weymouth, MA, 20189.
	Planned Activities	This activity involves general administration of the CDBG allocation to Weymouth from HUD.
2	Project Name	Public Services for Seniors- Transportation
	Target Area	
	Goals Supported	Services for Seniors
	Needs Addressed	Public Services

	Funding	CDBG: \$24,631
	Description	This project pertains to the Department of Elder Services' transportation program for seniors. CDBG funds will be used to provide partial salary reimbursement for the Transportation Administrator at DES. The Transportation Administrator schedules all transportation to congregate meal sites, medical appointments, shopping venues, and social sites. DES anticipates serving 350 unduplicated seniors through some 3500 one-way rides.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This project pertains to the Department of Elder Services' transportation program for seniors. CDBG funds will be used to provide partial salary reimbursement for the Transportation Administrator at DES. The Transportation Administrator schedules all transportation to congregate meal sites, medical appointments, shopping venues, and social sites. DES anticipates serving 350 unduplicated seniors through some 3500 one-way rides.
	Location Description	This project is administered at the Department of Elder Services, located at 182 Green Street, Weymouth, MA 02191.
	Planned Activities	Planned activities under the transportation program operated by the Transportation Administrator will include: <ul style="list-style-type: none"> • Transportation to congregate meal sites; • Transportation to medical appointments; • Transportation to shopping venues; and • Transportation to social sites.
3	Project Name	Public Services for Seniors - Courses, Programs, Workshops
	Target Area	
	Goals Supported	Services for Seniors
	Needs Addressed	Public Services

	Funding	CDBG: \$37,830
	Description	This project pertains to the Dept. of Elder Services and its Volunteer Coordinator position. Under this project the position of the Volunteer Coordinator will be partially funded. The Volunteer Coordinator will draw a salary of \$52,962 of which \$37,830 will be paid through the CDBG program, representing 71% percent of the salary for the position. The Volunteer Coordinator oversees 185 volunteers in the delivery of courses, workshops, and programs to 1000 unduplicated seniors. Such courses, workshops and programs relate to community education, fitness and exercise, inter-generational activities, and recreational and health services.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The Coordinator of Volunteers at DES will serve 1000 unduplicated Weymouth seniors through this activity (Courses, Programs, and Workshops).
	Location Description	This project is administered at the Department of Elder Services, located at 182 Green Street, Weymouth, MA 02191.
	Planned Activities	This activity will involve the Coordinator of Volunteers, within the Weymouth Department of Elder Services, overseeing approximately 185 volunteers in the delivery of courses, programs, and workshops for seniors. CDBG funding will reimburse a portion of the salary of the Coordinator of Volunteers for such work. The courses, programs, and workshops will include those relating to: community education; fitness and exercise; intergenerational activities; and recreation and health support services. The DES will serve 1000 unduplicated Weymouth residents through this activity during FY 2015-2016.
4	Project Name	Public Services Children - STEM
	Target Area	
	Goals Supported	Services for Children
	Needs Addressed	Public Services
	Funding	CDBG: \$6,120

	Description	This project pertains to the provision of services for the children of low and moderate income residents in Weymouth. CDBG funds will be used to enable Camp Fire Eastern Massachusetts to offer the Science, Technology, Engineering, and Math program (STEM) at the Seach School in Weymouth. The STEM program offers hands-on classes such as Mad Science (science experiments), Mission Impossible (an engineering class), and May the Force be with You (a class on gravity and the force of motion). CDBG funds will offset tuition normally charged to students for these classes.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The STEM program will benefit 60 unduplicated youth from low and moderate income households in Weymouth.
	Location Description	770 Middle Street, Weymouth, MA, 02188. This is the Seach School address where classes will be taught to students attending the school.
	Planned Activities	<p>This activity will involve offering classes to 60 unduplicated children from low and moderate income households in Weymouth. The STEM program will include, but may not be limited to:</p> <ul style="list-style-type: none"> • Mad Science (science experiments); • Mission Impossible (an engineering class); and • May the Force be with You (a class on gravity and force of motion). <p>CDBG funds will offset tuition normally charged to students for these classes.</p>
5	Project Name	Public Services for Homeless Persons
	Target Area	
	Goals Supported	Services for the Homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$26,593

	Description	This project helps to end homelessness among Weymouth residents by providing CDBG funds to Father Bill's/Mainspring to conduct case management. FBMS will use CDBG funds to pay part of the compensation of the Triage Coordinator, a FBMS employee. The Triage Coordinator will facilitate provision of transitional beds to Weymouth residents at either the Father Bill's Place or at one of Father Bill's housing units. The Triage Coordinator will assess all individuals seeking shelter, divert them to alternative options, or work toward their rapid exit to existing housing or treatment, when possible.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	FBMS expects to serve 200 unduplicated Weymouth homeless residents through case management carried out by the Triage Coordinator. The case management activity will involve the provision of three (3) transitional beds per day to extremely low income homeless residents.
	Location Description	The case management (and provision of the transitional beds) will occur at 38 Broad Street, in Quincy, MA.
	Planned Activities	This activity will fund part of the salary of the position of the Triage Coordinator who will conduct case management for homeless residents. Case management will involve immediately assessing all individuals seeking shelter, diverting them to alternative options, or working toward their rapid exit to existing housing or treatment, when possible. The Triage Coordinator will ensure the provision of three transitional beds per day to 200 unduplicated Weymouth residents.
6	Project Name	NeighborWorks Southern Mass -Housing Rehab
	Target Area	
	Goals Supported	Single Family Housing Rehabilitation
	Needs Addressed	Single Family Housing Rehab -LM Income Homeowners
	Funding	:

	Description	The Town is funding an area CHDO, NeighborWorks Southern Mass to administer the rehab loan program for from 4-6 single family homes in Weymouth during FY 2015-2016. Work will include: conducting customer intakes; conducting home inspections; coordinating lead paint inspections and compliance; preparing preliminary work write up and cost estimates; developing final work write up and cost estimations; conducting bidder conference walkthroughs; monitoring construction and approving contractor payments; and conducting final inspections.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that NWSOMA will serve from 4-6 low and moderate income homeowners through the zero-interest, deferred-payment loan program for housing rehabilitation.
	Location Description	Town-wide. Single family housing rehabilitation loans may be provided to income eligible homeowners residing anywhere in Weymouth.
	Planned Activities	This activity will include: <ul style="list-style-type: none"> • Performing customer intake; • Conducting home inspections; • Coordinating lead paint inspections and compliance; • Preparing preliminary work write up and cost estimates; • Developing final work write up and cost estimates; • Conducting bidder conference walk throughs; • Monitoring construction and approving contractor payments; and • Conducting final inspections.
7	Project Name	Arc of South Shore - Roof Replacement
	Target Area	

Goals Supported	Public Facility Improvements - Non-Barrier Removal
Needs Addressed	Public Facility Improvements - Non Barrier Removal
Funding	CDBG: \$71,820
Description	This project involves allocating CDBG funds to the Arc of the South Shore, a non-profit entity that provides services and advocacy for children and adults with mental retardation, cognitive, physical, developmental disabilities and children at risk for developmental delay. CDBG funds will be used to replace the roof at the Henley Building, where the Arc of the South Shore provides vocational services to adults with severe disabilities. The project will benefit 45 severely disabled adults.
Target Date	6/30/2016
Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 17 severely disabled Weymouth residents who utilize the vocational services in the Henley Building operated by the ARC of the South Shore.
Location Description	This activity will occur at the locale of the vocational services in the Henley Building, located at 356 River Street, Weymouth, MA, 02191, operated by the ARC of the South Shore.
Planned Activities	This activity involves allocating CDBG funds to the ARC of the South Shore to replace the roof on the Henley Building, used as a vocational site for severely disabled adults. Work will involve removal of existing roof down to wood decking, installation of pressure treated woodnailer around perimeter edges, fasten down insulation, and full adhere roof system to manufacturers specifications, installation of flashing at pipes and curb, installation of gravel stop flashing around perimeter edges.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

According to HUD regulations at 24 CFR 91.220(f), the Annual Plan must contain a description of the geographic areas of Town (including areas of low-income and minority concentration) in which the Town will direct CDBG funds during the new subject fiscal year (FY 2015-2016). The Action Plan section of this Consolidated Plan also describes, per HUD regulations, the rationale for the priorities for allocating funds geographically. The Annual Plan also contains the percentage of funds that the Town will dedicate to low and moderate income geographical "Target Areas."

As described in Section SP-10 of this Consolidated Plan, there are eleven such Target Areas in Town, based on the 2010 Census and HUD analysis. These Target Areas are identified by U.S. Census tracts and block groups and have a minimum percentage of low and moderate income residents (42.95%). See Map 1 in Section SP-10 of this Consolidated Plan. While the Town strives to assist as many Target Areas as possible, resources shortages (CDBG combined with other leveraged funds) prevent the Town from funding projects in every Target Area. Likewise, funding decisions must be based on priorities, meaning that among competing project proposals, one project in one Target Area may take precedence over another project in another area.

Geographic Distribution

Target Area	Percentage of Funds

Table 80 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Weymouth has always aimed to assist as many of the various low and moderate income target areas, identified through the most recent US Census data (in this case, the 2010 Census), as possible in light of limited funding and significant need. Based on the 2010 Census, there are eleven areas identified by U.S. Census tracts and block groups as having a minimum percentage of low and moderate income residents. See Map 1 in Section SP-10 of this Consolidated Plan. Each qualifying low and moderate income target area must have a minimum of 42.95% low and moderate income residents. While the Town strives to assist in meeting the needs in the target areas, resources shortages (CDBG combined with other leveraged funds) prevent the Town from funding projects in every target area. Likewise, funding decisions must be based on priorities, meaning that among competing project proposals, one project in one target area will take precedence over another project in a different target area.

Discussion

This section of the Annual Plan addresses, pursuant to HUD regulations at 24 CFR 91.220(f), the geographic areas of Town in which the Town will direct CDBG funds during the new subject fiscal year (FY 2015-2016). This section also addresses the rationale for the priorities for allocating funds geographically. As stated, there are eleven low and moderate income target areas in Weymouth, according to Census 2010 and HUD analysis. An eligible activity, such as street improvements, may be conducted in such areas and meet the national objective of serving low and moderate income residents on an area basis. However, as has been stated in this section of the Annual Plan, the Town does not base its decisions regarding funding on the geographic areas of the project but rather on priority need. Therefore, while the Town attempts to assist as many low and moderate income residents in as many areas as possible, resources shortages limit the activities that may be funded. Funding decisions are based on priorities, meaning that among competing project proposals, one project in one target area may take precedence over another project in another area.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Pursuant to HUD regulations at 24 CFR 91.220(k), the Town must include in the Annual Action Plan "other actions" it will take during the coming fiscal year (2015-2016). Such actions must include those intended to:

- Address obstacles to meeting underserved needs;
- Foster and maintain affordable housing;
- Evaluate and reduce lead-based paint hazards;
- Reduce the number of poverty-level families; and
- Develop institutional structure; and
- Enhance coordination between public and provide housing and social services agencies.

Actions planned to address obstacles to meeting underserved needs

Among the actions that the Town will take to address underserved needs are the following:

- To support an array of social services to meet the needs of different low and moderate income populations (e.g., youth, seniors, homeless, and the disabled), through CDBG funds and/or other public funds, if available;
- To make infrastructure improvements and public facility improvements in low and moderate income Target Areas, through CDBG funds and/or other public funds, if available;
- To continue to work closely with service providers with whom agreements have been executed to ensure that services are delivered in accordance with HUD regulations and with the provisions of the agreement;
- To advance the goals of the Fair Housing Plan (2014-2019) in order to affirmatively further fair housing in Weymouth (e.g., increasing knowledge about the fair housing law; increasing capacity to advance fair housing); and
- To continue training efforts with sub-recipients to enhance the knowledge about HUD regulations pertaining to the CDBG program.

Actions planned to foster and maintain affordable housing

Among the actions that the Town will take in order to foster and maintain affordable housing in Weymouth are the following:

- To sustain existing owner occupied units through rehabilitation of such units under the housing rehabilitation loan program offering zero interest, deferred loans to low and moderate income homeowners in Weymouth; and

- To foster and maintain affordable housing for households at or below 80% of the median household income through non-profit and for-profit developers;
- To promote increased affordable rental units for low and moderate income individuals and families (particularly for the elderly and for families with more than one child) using HOME funds and McKinney-Vento funds;
- To further the goals established in the South Shore HOME Consortium Regional Fair Housing Plan for 2014-2019, including - Fiscal Years July 1, 2014 - June 30, 2019;
- To promote the development of and maintenance of affordable housing and supportive housing services for disabled persons and their families;
- To continue down payment and closing cost assistance programs using federal HOME funds to assist low and moderate income families;
- To educate people about the difficulties encountered by low and moderate income homeowners regarding homeownership responsibilities like budgeting and maintenance;
- To support homebuyer and credit counseling workshops for area residents;
- To explore and new state or federal affordable housing programs; and
- To support the QW CoC 10-Year Plan to end chronic homelessness.

Actions planned to reduce lead-based paint hazards

The Town takes actions to reduce lead-based paint hazards.

HUD regulations governing lead based paint hazards are found at 24 CFR 91.215(i) and require description of any actions to address such hazards and to increase access to housing without such hazards. The plan must be consistent with the extent of lead based hazards and be integrated into housing polices and programs. Among the ways that the Town addresses lead-based paint (LBP) hazards and attempts to increase access to housing without such hazards are:

Housing Rehab Loan Program

The Town's housing rehabilitation loan program may at times address LBP. For example:

Review of LBP Data

Overall, the Town works with a number of partners to address lead-based paint hazards and to increase access to housing without lead-based paint hazards. Part of the Town's efforts in this regard including reviewing lead based paint data. The Town reviews the data of the MA Childhood Lead Paint Prevention Program data keep abreast of the statistics relevant to lead-based paint screening and incidents in Weymouth. A summary of recent data follows.

The following statistics relative to lead based paint screening and incidents discussed are derived from the MA Childhood Lead Paint Prevention Program. Statistics relating to lead-based paint screening and incidents are collected in two categories, or relative to two different age groups; children who are from

age nine months to 48 months old; and children who are from six months to 72 months old. The determinations that the state makes regarding these two groups are different.

For children ages 9 months to 48 months (the following determinations are made):

- Total number of children in this age group for whom screening is mandatory;
- Number of children screened for lead poisoning throughout the year; and
- Percent of children screen during this time frame.

For children ages 6 months to 72 months (the following determinations are made):

- In addition to the above determinations, information relative to first time confirmations of blood lead levels greater than or equal to 15 mcg/dL by venous testing;
- Confirmation of blood levels at various other ranges from moderately elevated to poisoned;
- Incidence rates with newly identified children with blood lead levels greater than or equal to 20 mcg/dL per one thousand children screened; and
- Percentage of old houses, identifying all houses built before 1950.

In 2012, there were two incidents; one child showed moderately elevated blood lead levels; another showed lead poisoning.

Enforcement of the Sanitary Code

The Town also addresses lead-based paint hazards through rigorous enforcement of the State Sanitary Code. The Weymouth Health Department enforces the code. The Department's process for enforcement includes visiting rental units upon a complaint regarding issues concerning lead based paint. The Department may learn of a particular instance concerning lead-based paint in a rental unit in any number of ways, including from a call from a physician, contact from a parent, or from other sources. The Department may order a landlord to obtain a certificate of compliance regarding lead paint and will have to complete the necessary steps to de-lead the house. If a child is suspected of having lead poisoning the Department will refer the parent and child to the child's pediatrician.

Training Staff

Another Town action to combat lead-based paint hazards is to provide training to staff. The Health Department will be enrolling at least one member of its staff in a program to license the staff member as a Lead Inspector.

Actions planned to reduce the number of poverty-level families

The Town will take several steps to reduce the number of poverty-level families in Weymouth. They include:

Actions planned to develop institutional structure

Section SP-40 of the Consolidated Plan describes both strengths and gaps in Weymouth's institutional delivery system. Development of institutional structure requires a commitment to the existing strengths of the structure (i.e., departmental cooperation; early identification of needs; training; and monitoring). While the Town has identified funding shortages as the chief gap in the institutional structure the Town has taken actions to overcome the gap by hiring a grant writer and leveraging funds.

Cooperation: Town agencies cooperate with one another to serve residents efficiently. For example: a senior citizen asks the Fire Department for a ride to a routine medical appointment; the call is referred to the Department of Elder Services that has a transportation program for seniors.

Early Identification of Needs: The Town identifies needs early to enhance service delivery. For instance, once it becomes known that a homeless person is living outside (e.g., in a Town park), Town policy is to notify the Outreach Team of Father Bill's/Mainspring. A team representative "engages with the homeless person within 72 hours of learning about the person."

Training: The Town conducts training of existing and perspective sub-recipients. For example, the Town conducts individual technical workshops with CDBG applicants during the RFP process to review CDBG requirements and potential eligibility of and need for the proposed program.

Monitoring: The Town monitors CDBG-funded sub-recipients to ensure that CDBG funds are used in accordance both with the Sub-Recipient Agreement and with HUD regulations.

Hiring of a Grant Writer: The Town hired a grant writer to seek and obtain funds for all Town departments. The position helps to reduce funding gaps relative to town services.

Leveraging Funds: The Town requires all CDBG sub-recipients to leverage federal with non-federal dollars if available (for example. sub-recipients may use their own funds, state or private funds).

Actions planned to enhance coordination between public and private housing and social service agencies

Throughout this Consolidated Plan, the Town has addressed efforts to enhance coordination among public and private housing agencies and social service agencies. Some of the steps taken to enhance coordination are already addressed above in the discussion of development of the institutional structure. For example, the Mayor's task force to address the needs of homeless individuals who are

sheltering themselves in public parks showcases a leading effort to enhance coordination among service providers.

Discussion

This section (Section AP-85) addresses "other actions" that the Town will take during the coming fiscal year (2015-2016) to: address obstacles to meeting underserved needs; foster and maintain affordable housing; evaluate and reduce lead-based paint hazards; reduce the number of poverty-level families; develop institutional structure; and enhance coordination between public and private housing and social services agencies.

This section demonstrates that the Town will take many actions pertaining to items described (e.g., addressing underserved needs). For example, in order to address obstacles to meeting the needs of the underserved, the Town will continue to offer social service programs and to improve public infrastructure and facilities. In order to foster and maintain affordable housing, the Town will continue to promote its zero-interest, deferred-payment loan program for low and moderate income residents in need of housing rehabilitation assistance. Another example of other actions to be taken by the Town is that in order to bolster coordination between services agencies, the Town will utilize the protocol established through its task force of homelessness to meet the needs of Weymouth's homeless residing in area parks.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

This section of the Consolidated Plan addresses resources that may be expected to be available to support CDBG activities/projects. For example, the amount of any program income received prior to the start of the FY 2015-2016 program year that has not been reprogrammed, or amounts expected from Section 108 loan guarantees.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Discussion

The overall resources expected to be available for use for activities supported through the CDBG program are fully described in Section AP-15 in this Consolidated Plan. There are no urgent needs activities anticipated. The percentage of new CDBG dollars that will benefit low and moderate income residents is estimated to be 80% (anticipated expenditures [excluding administrative costs], divided by the total grant): \$507,594 divided by \$634,493.

The Town utilizes a three year certification period to ensure that at least 70% of CDBG funds are used to benefit low and moderate income residents. The period covered by the FY 2015-2016 Annual Action Plan covers Fiscal Years 2015-2016, 2016-2017, and 2017-2018.

Appendix - Alternate/Local Data Sources

1	Data Source Name 2011-2013 American Community Survey 3 Yr Est.
	List the name of the organization or individual who originated the data set. This data stems from the American Community Survey 3 Yr Estimates for 2011-2013.
	Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year.
	What was the purpose for developing this data set? This data is developed by the federal government.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data is broad and comprehensive and does not cover only a particular geographic area of the Town of Weymouth.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The data covers the three year period from 2011-2013.
	What is the status of the data set (complete, in progress, or planned)? The data collection is complete.
2	Data Source Name Continuum of Care Point in Time Count 2014
	List the name of the organization or individual who originated the data set. This data is derived from CoC Point in Time Count 2014, Quincy/Weymouth HUD MA-511.
	Provide a brief summary of the data set. This data is one night count of sheltered and unsheltered homeless persons in Quincy and Weymouth. Data on Weymouth alone is not readily available and homelessness is dealt with on a regional basis.
	What was the purpose for developing this data set? This data fullfills a HUD requirement and is required for CoC planning purposes.

	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>This data is fairly comprehensive and targets the geographic area that includes the City of Quincy and the Town of Weymouth.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>This data was collected on January 29, 2014 and is a one night count.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>This data set is complete.</p>
3	<p>Data Source Name</p> <p>Father Bill's/Mainspring</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>The originator of the data is Father Bill's/Mainspring.</p>
	<p>Provide a brief summary of the data set.</p> <p>The data is the Father Bill's/Mainspring unduplicated count of homeless individuals in the shelter in Quincy that services Weymouth, Quincy, and surrounding towns.</p>
	<p>What was the purpose for developing this data set?</p> <p>The purpose of this data is that it enhances planning relative to homelessness.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>This data is comprehensive and it pertains to the homeless persons sheltered in the Quincy shelter who come from Quincy, Weymouth, and surrounding towns.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>This data applies to the time period from July 1, 2013 to June 30, 2014.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>This data is complete.</p>
4	<p>Data Source Name</p> <p>At Risk Housing Inventory- Weymouth</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Weymouth At-Risk Housing Inventory (AHI).</p>
	<p>Provide a brief summary of the data set.</p> <p>Data identifies vacant and occupied units including abandoned, bank owned, and those not suitable for rehabilitation.</p>

	<p>What was the purpose for developing this data set?</p> <p>Data is intended to provide information on vacant and occupied units including abandoned, bank owned, and those not suitable for rehabilitation.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p>
	<p>Briefly describe the methodology for the data collection.</p>
	<p>Describe the total population from which the sample was taken.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>

Appendices

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

A number of methods were employed to consult with Quincy residents, non-profit organizations and agencies, and members of the business community through focus groups, round tables, surveys, and public hearings, for the Consolidated Plan.

A notice regarding the two public hearings held on the plan also ran in the local Quincy newspapers at least ten days prior to the meeting and provided the location, time of the hearing and information on the anticipated funding. A link to the draft plan was placed on the City of Quincy website at <http://www.quincyma.gov>. In addition, the draft plan was available for comment at the main Branch of the Thomas Crane Public Library.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Please see PR-15.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Quincy Department of Planning and Community Development will continue to oversee the disbursement and administration of CDBG, HOME and ESG funds in relation to programs operated by subrecipients, who utilize these resources to address the priority needs identified within the 5-Year Consolidated Plan and One Year Action Plans.

The lead community for the Quincy HOME Consortium is the City of Quincy. The lead entity overseeing the development of the plan for the Consortium is the Quincy Department of Planning and Community Development, under the governance of Hon. Thomas P. Koch, Mayor. The Quincy HOME Consortium consists of the following communities: City of Quincy, Town of Weymouth, Town of Braintree, Town of Holbrook, and the Town of Milton.

City departments and agencies, such as Public Works and the Health Department, also serve as subrecipients for relevant projects. The City conducts its economic development programs through the Quincy 2000 Collaborative - an arm of the Quincy Chamber of Commerce (a public/private subrecipient), and many of the programs involved in the implementation of the Consolidated Plan leverage private resources through the federal funds they receive. In addition, the grantee has hired an Economic Development Coordinator, who is responsible for enhancing coordination with private industry, businesses, developers, and social service agencies.

The city's Community Development office coordinates meetings of the Quincy/Weymouth Board on Homelessness, which includes public housing providers, health providers, mental health providers, service agencies, local government, and state government representatives. Although Board meetings focus on the issue of homelessness, the creation of this Board has led to enhanced coordination between these providers.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Member agencies of the Quincy/Weymouth Board on Homelessness are invited to submit proposals for funding, and are also invited to comment on the draft action plan.

The Board is the governing entity of the Continuum of Care. The city works directly with Board members to address the needs of homeless persons, either through the administration of the McKinney-Vento Continuum of Care Homeless Assistance Program, the Emergency Solutions Grant; or through sharing other resources.

The Board meets roughly every other month, and also holds joint meetings about twice a year with the Brockton/Plymouth CoC. These joint meetings are held in an effort to further expand resource-sharing; to cut down on duplicative processes; and overall, to assist both CoCs in operating more effectively and more efficiently.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

(Please see attached spreadsheet.

Table 2 – Agencies, groups, organizations who participated)

Identify any Agency Types not consulted and provide rationale for not consulting

n/a

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
MetroFuture	Metropolitan Area Planning Council (MAPC)	<p>MetroFuture is MAPC's 30-year plan for our region, and serves as a guide for the work in all areas of the agency.</p> <p>The MetroFuture plan supports a vision of smart growth and regional collaboration through the promotion of:</p> <ul style="list-style-type: none"> •efficient transportation systems •conservation of land and natural resources •improvement of the health and education of residents •an increase in equitable economic development opportunities for prosperity
Community Action Plan 2015-2017	Quincy Community Action Program	<p>Major findings and strategies</p> <p>The Community Assessment identified significant needs in the areas of:</p> <ul style="list-style-type: none"> •Affordable Housing •Employment and Workforce Development •Early Education and Care •Financial Education and Asset Development •Basic Needs (such as food and heat) •Health •Youth Services
South Shore YMCA 2013 – 2018 Germantown Neighborhood Center Strategic Priorities	South Shore YMCA – Germantown Neighborhood Center	Mission: To break the generational cycle of poverty in Germantown
Performance Based Strategic Plan January 2015 – December 2019	Father Bills & Mainspring	Mission: FBMS is committed to ending and preventing homelessness in Southern Massachusetts with programs that provide emergency and

		permanent housing and help people obtain skills, jobs, and services. We help people who are struggling with or at risk of homelessness to achieve self-sufficiency.
South Shore HOME Consortium Fair Housing Plan 2015-2019	Metropolitan Area Planning Council (MAPC)	South Shore HOME Consortium; Fair Housing
THE STATUS REPORT ON HUNGER IN MASSACHUSETTS 2014	Project Bread	Hunger, Poverty
Houghs Neck Community Center Five Year Strategic Plan July 1, 2015 – June 30, 2020	Houghs Neck Community Council	Public Services, Community Centers
Setting Mass Housing’s Priorities (five-year Strategic Plan) Accepted June 10, 2014	MassHousing	Housing; Fair Housing
Thomas Crane Public Library Strategic Plan July 1, 2012 – June 30, 2017	Thomas Crane Public Library (TCPL)	Anti-poverty strategy; services-education; services-children; services-elderly persons

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

On a regional level, the City of Quincy maintains contact with municipalities within the region through its involvement in the Quincy HOME Consortium, which consists of five (5) member communities in the South Shore area. During the consolidated planning process, the City of Quincy encouraged each member community to complete a needs assessment by modifying and distributing the needs survey and collaborating with their Public Housing Authority, and sharing their findings with the City. Through this forum, Department staff is able to share in regional planning activities that relate to affordable housing development.

Quincy is a member of the Boston Metropolitan Planning Organization (MPO), which is composed of seven agencies, seven municipalities and a public advisory committee that collectively carry out the federally mandated “continuing, comprehensive and cooperative transportation planning process for the region.” Through its work with MPO members such as the Massachusetts Highway Department, The Metropolitan Area Planning Council and cities and towns such as Boston, Framingham and Salem, the City of Quincy actively participates in regional transportation planning activities.

Department of Planning and Community Development staff members are also active both nationally and regionally as members of the National Community Development Association (NCDA). NCDA is a national nonprofit organization comprised of more than 550 local governments across the country that administer federally-supported community and economic development, housing and human service programs, including the CDBG, HOME, ESG, and McKinney programs. Department staff members attend regional and national NCDA meetings where local government officials and policy makers can share information and resources.

In an effort to obtain regional input on the Consolidated Plan and the City of Quincy's strategies and objectives, copies of the draft are sent to the Massachusetts Department of Housing and Community Development (DHCD) and the Metropolitan Area Planning Council (MAPC) for comment concerning regional issues and impact.

Narrative (optional):

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Quincy - PCD	Department & Agencies	Planning	Jurisdiction
SSYMCA – Germantown Neighborhood Center	Nonprofit / Subrecipient	Non-homeless special needs Community Development; Public Services	Jurisdiction
SSYMCA – Quincy Branch	Nonprofit / Subrecipient	Non-homeless special needs Community Development; Public Services	Jurisdiction
Houghs Neck Community Council	Nonprofit / Subrecipient	Non-homeless special needs Community Development; Public Services	Jurisdiction
Quincy Community Action Program	Nonprofit / Subrecipient / CHDO	Affordable Housing Ownership/ Rental; Non-homeless special needs Community Development; Public Services	Jurisdiction
Quincy After School Child Care	Nonprofit / Subrecipient	Non-homeless special needs Community Development; Public Services	Jurisdiction
Asian American Service Association	Nonprofit / Subrecipient	Non-homeless special needs Community Development; Public Services	Jurisdiction
City of Quincy - Council on Aging	Nonprofit / Subrecipient	Non-homeless special needs Community Development; Public Services	Jurisdiction
Camp Fire USA Eastern Mass	Nonprofit / Subrecipient	Non-homeless special needs Community Development; Public Services	Jurisdiction
Maria Droste Services	Nonprofit / Subrecipient	Non-homeless special needs Community Development; Public Services	Jurisdiction
City of Quincy - Department of Public Health	Department & Agencies	Non-homeless special needs Community Development	Jurisdiction
Father Bill's & MainSpring	Nonprofit / Subrecipient	Public Services; Homelessness	Jurisdiction

Town of Weymouth	Government	Affordable Housing Ownership; Rental	Jurisdiction
Town of Braintree	Government	Affordable Housing Ownership; Rental	Jurisdiction
Town of Holbrook	Government	Affordable Housing Ownership; Rental	Jurisdiction
Town of Milton	Government	Affordable Housing Ownership; Rental	Jurisdiction
Quincy Chamber of Commerce	Other: Private-Public Partnership	Non-homeless special needs community development; Economic Development	Jurisdiction
Neighbor Works of Southern Mass	Nonprofit / Subrecipient / CHDO	Affordable Housing Ownership / Rental	Jurisdiction

Table 56 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

In terms of strengths in the delivery system, the institutional structure, by and large, is in place to carry out the Consortium’s housing and community development plan. The City, through its Department of Planning and Community Development, has been 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 more than 30 years of implementation experience. Most of the City’s subrecipients have received CDBG and HOME funding and therefore are well aware of the appropriate regulations and have expertise specific to the activities that they undertake with Consortium assistance.

The gaps in the delivery system are in the form of varying degrees of limitations in terms of manpower capacity and other resources among the different organizations involved in the planning and implementation of the various components of the Consortium’s housing and community development plan, as outlined below:

- **Public Services** – Many of the nonprofit and government organizations who participate in providing public services through CDBG are limited in both their CDBG budgets and other resources to be able to meet every need of every potential client. The City, through its “Opportunity Quincy” initiative described in detail in PR-15, provides capacity building for overcoming this gap. Volunteering, networking, collaborating, planning, and grant writing are encouraged and supported through the “Opportunity Quincy” initiative as a means of overcoming this gap.
- **Affordable Housing** – Because many people come to the City to find affordable housing, there will always be a gap in available affordable housing. This gap will be overcome, as much as possible, by the two CHDO designated organizations in the Consortium, both of which have access to various resources.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	x	x	x
Legal Assistance	x	x	x
Mortgage Assistance	x		x
Rental Assistance	x	x	x
Utilities Assistance	x	x	x
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	x	x	
Supportive Services			
Alcohol & Drug Abuse	x		
Child Care	x		
Education	x		
Employment and Employment Training	x	x	
Healthcare	x	x	
HIV/AIDS	x	x	x
Life Skills	x	x	
Mental Health Counseling	x	x	
Transportation	x	x	
Other			
Other			

Table 57 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

While nearly all of the services listed above are available to some extent to homeless persons and persons with HIV, most are extremely limited in availability. Homeless prevention services, such as financial assistance is provided when EFSP/FEMA funds are available. There are also ESG funds available

in Quincy for prevention. There is an effective Tenancy Preservation Program for tenants with disabilities who face eviction, but only in part of the Continuum of Care (Plymouth County) where there is a housing court.

For homeless families with children, the Commonwealth of MA provides rapid re-housing funds for rental and/or utility assistance through the HomeBASE program so families can avoid shelter placement or be rehoused. These resources are made available to any eligible families in the CoC and access at the local welfare offices. They are coordinated with additional services by the nonprofit homeless services provider, Father Bill's & MainSpring (FBMS), at the main welfare office in the CoC in Brockton. Homeless families on TANF also have access to child care vouchers and some transportation services if the head of household is engaged in employment services. There are employment services targeted to all homeless populations in the CoC (with varying availability depending on the subpopulation).

For homeless individuals, including the chronically homeless, most services are coordinated through the CoC's two emergency shelters: Father Bill's Place (Quincy) and MainSpring House (Brockton). There is onsite assistance with accessing employment services, mental health counseling, substance abuse services, life skills and health care. FBMS operates these shelters and has staff that provides assessment, triage, case management, and referrals. There are also onsite health clinics operated by Boston Health Care for the Homeless Program (Quincy shelter) and Brockton Neighborhood Health Center (Brockton shelter), and mental health clinicians through Eliot Community Human Services (federal PATH grant).

FBMS administers two grants for persons with HIV through Ryan White and HOPWA that includes coordinating referrals to most of the services listed above.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths in the service delivery system include:

- Services tend to be well coordinated among the CoCs nonprofit service providers and government agencies.
- Strong services for homeless and at-risk veterans and their families. FBMS is the region's veterans' service provider, providing an array of resources funded through SSVF, VA-GPD, VA emergency shelter, and DOL-HVRP. This coordinated "veterans track" includes shelter, transitional housing, permanent housing, homelessness prevention, rapid rehousing, case management, employment services, and access to and coordination of all the services listed above.
- A CoC strategy to house the chronically homeless and connect them with all of the above services.
- A new addition in the last year: an attorney based at FBMS devoted to working with all homeless populations on legal assistance issues.

- Good coordination of assistance to persons with HIV with accessing the above services.

Gaps in the service delivery system include:

- Major gaps in availability of mainstream mental health treatment and next-step housing and in alcohol and drug treatment programs with the result that many vulnerable people struggling with mental illness and/or substance abuse end up in shelters.
- Insufficient resources to assist unaccompanied youth. Strong interest by CoC partners in serving this population, but no targeted housing and services available through public funding.
- A successful pilot employment services initiative for homeless families, but gaps in funding to sustain this model and expand it CoC-wide to all homeless families in need so they can gain jobs, childcare, and services to end their homelessness.
- As noted, significant gaps in funding for homelessness prevention.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The CoC has focused on the following strategies:

For individuals, the CoC has prioritized targeting the chronically homeless so they can be moved to housing coupled with the services listed above. The CoC has been successful at accessing Medicaid-funded case management to help with service delivery for this population, and hopes to expand on this in the coming years.

For families, the CoC has prioritized a regional initiative of employment services and childcare to help families end their homelessness. This initiative uses a partnership model, bringing together many CoC organizations to help provide and coordinate many of the services listed above.

For homeless veterans, as noted, there is a well-coordinated service delivery system.

For unaccompanied youth, the CoC is beginning to gather data on the population and its needs in order to make a case for resources to fill service and housing gaps.

Sort	Agency / Group / Organization	Type	What section of the Plan was addressed by Consultation?	Briefly describe how the Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?
1	Asian American Service Association	Services - Elderly Persons; Services - Education	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. AASA engages hundreds of Asian and Asian-American seniors and families. Through consultation, we anticipate that we will better understand the needs of Asian residents as well as improve coordination of Asian outreach on behalf of the Department.
2	Asian Community Development Corporation	Housing; Services - Housing; Services - Fair Housing; Planning organization; Civic Leaders	Housing Need Assessment; Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. ACDC strives to be the leading regional developer and preserver of affordable housing in Greater Boston with high concentrations of Asian American residents by: Providing culturally appropriate and locally sensitive programs that enable residents to effectively improve their quality of life and the health and sustainability of their neighborhood; and Strengthening our Asian American community by leading place making efforts. Through consultation, we anticipate that we will better understand the needs of Asian residents as well improve coordination of Asian outreach on behalf of the Department.
3	Bay State Community Services	Services - Children; Services - Health; Health Agency;	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. BSCS provides social, mental health, addiction, and correctional services. Through consultation, we anticipate better understanding the needs of persons with addictions and mental health issues.
4	Bethel Church of the Nazarene	Services - Children; Civic Leaders	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. Bethel COTN is located in the Germantown Neighborhood, where Quincy's largest public housing developments is also located. Through consultation, we anticipate better understanding the needs of the Germantown community.
5	Big Brothers Big Sisters of Mass Bay	Services - Children	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. BBBSMB provides children who lack positive adult role models with strong and enduring, professionally supported one-to-one relationships with caring, responsible adults that change their lives for the better, forever. Through consultation, we anticipate more mentoring relationships in Quincy to assist in our anti-poverty strategy.
6	Boston Chinatown Neighborhood Center - Quincy	Services - Children; Civic Leaders	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. BCNC engages many Asian and Asian American youth and families. Through consultation, we anticipate better understanding the needs of the Asian community as well as improving coordination of Asian outreach on behalf of the Department.
7	Camp Fire Eastern Mass Council	Services - Children; Services - Education	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. Camp Fire provides educational programming for youth. The organization raised our awareness of program cuts through the Department of Education that could be replaced by a small dollar amount of CDBG funding. Through consultation, we anticipate providing quality STEM afterschool programming to LMI students otherwise unavailable.
8	City of Quincy - Council on Aging Kennedy Center	Services - Elderly Persons; Other government - local	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. The COA provides the elder members of our community with uncompromising services to ensure a high quality of life. Through consultation, we anticipate better understanding the needs of the elder population as well coordinated efforts on outreach to this population.
9	City of Quincy Constituent Services	Other government - local	Housing Need Assessment; Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. Constituent services works with the City Council, Department Heads and community groups to assist residents with City services and programs. Through consultation, we anticipate collaborating on meeting the needs of the LMI residents.
10	City of Quincy Health Department (QHD)	Other government - local	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. QHD provides code enforcement services for LMI neighborhoods through our CDBG program. Through consultation, we anticipate better serving the City through our collaboration on code enforcement. Additionally, the Department plays an active role in health, health services, and collaborations on healthy living in the City. Through consultation, the Department assists in the anti-poverty strategy related to health issues.
11	DOVE, Inc.	Housing; Services - Victims of Domestic Violence	Housing; Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. DOVE provides for the needs of survivors of domestic violence through housing, counseling, and advocacy work. Through consultation, we anticipate better understanding the needs of survivors of domestic violence.

12	Eastern Nazarene College (ENC)	Services - Education	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. ENC is one of two local colleges in the City. Through consultation, we anticipate providing opportunities for members of the ENC community to be engaged in citizen participation opportunities.
13	Episcopal Quincy Chinese Center / Greater Boston Chinese Community Services (EQCC)	Services - Children; Services - Education	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. EQCC provides services to the Asian and Asian American community. Through consultation, we anticipate better understanding the needs of the Asian residents and establishing mechanisms for better outreach to the Asian community on behalf the Department.
14	Esther R. Sanger Center for Compassion / Quincy Crisis Center	Services - Elderly Persons; Services - Persons with Disabilities	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. The Quincy Crisis Center provides emergency food and delivery to the City's most vulnerable. Additionally, the Center leads the efforts of the South Shore Hunger Network which establishes collaboration among all area food pantries and holiday assistance. Through consultation, we anticipate better understanding food insecurity issues.
15	Father Bill's & MainSpring	Housing; Services - housing; Services - homeless; Services - employment	Housing Need Assessment; Homeless Needs - Chronically homeless; Homeless Needs - Families with children; Homelessness needs - veterans; homelessness needs - unaccompanied youth; homelessness strategy; non-homeless special need; anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. FBMS is dedicated to ending homelessness. As a leading provider of emergency shelter, housing and supportive services in the South Shore area, FBMS helps people struggling with homelessness or at-risk of homelessness to achieve self-sufficiency. Through consultation, we anticipate better understanding the needs of homeless and at-risk populations.
16	Friends of Holly Hill Farm (FHHF)	Services - Education	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. FHHF uses the Farm as its outdoor classroom. Hands-on education programs for children and adults teach the importance of food grown organically – to us and to the environment. We also design curriculum, partner with over 40 area schools, and conduct programs for local community organizations. Through consultation, we anticipate continued collaboration to bring Holly Hill's Farm to School expertise to Quincy to assist with our anti-poverty strategy.
17	Houghs Neck Community Council (HNCC)	Services - children; Services - elderly persons; civic leaders; neighborhood organization	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. HNCC assists with the administration and programming of Houghs Neck Community Center, Montclair/Wollaston Neighborhood Association, North Quincy Community Center, and Ward 4 Neighborhood Center. Through consultation, we anticipate growth of the centers over the next five years to offer more strategic programming to meet the needs of the LMI populations in Quincy.
18	Interfaith Social Services (ISS)	services - children; services - elderly persons	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. ISS is dedicated to improving life for South Shore families and individuals in need. Our unique approach relies on a team of volunteers, donors and community partners to deliver compassionate, client-centered programs focused on hunger, mental health and emergency assistance. Through collaboration, we anticipate better understanding the needs of LMI residents.
19	Life Community Church (LCC)	Civic Leaders	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. LCC is passionate about serving their neighbors, friends, and community. LCC has been a dedicated partner with the Germantown Neighborhood Center Kid's Garden. Through consultation, we anticipate better understanding how groups like LCC have potential for engaging with the community; the model for other community center / school gardens, and how to outreach to our neighbors for citizen participation.
20	Manet Community Health Center (MCHC)	services - health; health agency	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. MCHC is dedicated to providing preventive, primary and non-emergent urgent care to all, regardless of financial circumstance or health insurance coverage status. Through consultation, we anticipate better understanding the health care needs of the LMI populations.
21	Maria Droste Counseling Services (MDCS)	services - health; health agency	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. MDCS is a community based mental health counseling, substance abuse and holistic therapy agency. Through consultation, we anticipate better understanding the needs of those with mental illness and collaboration opportunities for our anti-poverty strategy.

22	Mass Business Alliance for Education (MBAE)	Business and Civic Leaders	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. MBAE is committed to a high quality public education system that will prepare all students to engage successfully in a global economy and society. MBAE brings together business and education leaders to promote education policies and practices based on measurable standards of achievement, accountability for performance, and equitable educational opportunities for all students. Through consultation, we anticipate better understanding how to align our anti-poverty strategy with state-wide initiatives led by business and civic leaders.
23	Mass Service Alliance (MSA)	Civic Leaders	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. MSA promotes and supports service and volunteerism by investing public and private resources in community-based organizations that rely upon volunteers and people engaged in service to meet their community's needs. Through consultation, we anticipate better understanding the grants world, particularly AmeriCorps grants and how to align with MSA initiatives for our anti-poverty strategy.
24	MassHousing (MH)	Housing; Services - Fair Housing	Housing Need Assessment; Non-Homeless Special Need; Anti-poverty strategy	MassHousing will increase affordable housing options for Massachusetts residents by being the leading provider of responsible lending resources to address the underserved housing needs of low-and moderate-income residents and communities. Through consultation, we anticipate better understanding how to partner with MassHousing for Affordable Housing projects.
25	NeighborWorks of Southern Mass (NWSM)	Housing; Service - Fair Housing	Housing Need Assessment; Homelessness Strategy; Non-homeless special need; anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. NWSM helps people have a safe and affordable place to live by developing and managing affordable housing, educating and assisting homeowners and homebuyers, and helping homeowners repair and maintain their homes. Through consultation, we anticipate better understanding housing needs and strategies.
26	Norfolk County RSVP Volunteer Program (RSVP)	Services - children; Services - Elderly persons; Other government - County	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. The RSVP program provides volunteer opportunities of those 55+ with children's programs, food pantries, and veteran's services. Through consultation, we anticipate better aligning our anti-poverty strategy.
27	Opportunity Nation (ON)	Business and Civic Leaders	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. Opportunity Nation's mission is to restore the promise of the American Dream by ensuring that all Americans – regardless of where they were born – have the opportunity to thrive. Through consultation, we anticipate better aligning our anti-poverty strategy with goals of the Opportunity Nation network - a coalition of over 250 cross-sector partners from across the country.
28	Quincy Access Television (QATV)	Civic Leaders	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. QATV serves the communication needs of residents, educational institutions, governmental bodies and not-for-profit organizations in the City of Quincy. QATV assists the PCD in delivering messaging about citizen participation, outreach events, services, and programs.
29	Quincy After School Child Care (QCARE)	Services - children; Services - Education	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. QCARE provides quality school age programs in a group setting. The program focuses on education, nutrition, health and social services for children of families who reside in Quincy. Through consultation, we anticipate better aligning our anti-poverty strategy with quality out of school time learning programs.
30	Quincy Asian Resources, Inc (QARI)	Services - children; Services - education; civic leaders	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. QARI fosters and improves the social, cultural, economic and civic lives of Asian Americans and their families to benefit Quincy and its neighboring communities. Through collaborations and partnerships, they provide culturally competent services including adult education programs, youth development, and cultural events as well as information and referrals to public and other community organizations. Through consultation, we anticipate better understanding the needs of the Asian community and how best to do outreach to this population.
31	Quincy Chamber of Commerce / Quincy 2000	Business and Civic Leaders	Economic Development; Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. The mission of the Quincy Chamber of Commerce is to support economic growth through numerous business development and tourism initiatives. Through consultation, we anticipate better understanding the business community in Quincy and how to align our economic development strategy.

32	Quincy College (QC)	Services - Education	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. Quincy College is an open access institution that encourages academic achievement and excellence, diversity, economic opportunity, community involvement, and lifelong learning. The College facilitates valuable learning relationships that inspire students to realize their educational and professional futures. Through consultation, we anticipate better understanding the trends in education and employment and how best to align our anti-poverty strategy with current trends.
33	Quincy Community Action Programs (QCAP)	Services - housing; Services - children; Services - elderly persons; Services - education; service - fair housing	Housing Need Assessment; Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. QCAP endeavors to assist families and individuals in our communities to improve the quality of their lives by minimizing the effects of poverty, promoting self-sufficiency and advocating for social change. Through consultation, we anticipate better understanding how to align our anti-poverty strategy with the work of QCAP.
34	Quincy Housing Authority (QHA)	Housing; PHA; Services - Housing; Services - Fair Housing	Housing Need Assessment; Public Housing Needs; Non-homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. It is the mission of the Quincy Housing Authority to promote, develop and maintain affordable rent and homeownership housing opportunities that are well designed, consistent with market standards, cost effective to manage, and encourage freedom of choice. By providing an environment of choice, strengthened by essential support services, the Authority seeks to assist eligible households and individuals of low and moderate income in achieving household stability and economic self-sufficiency. Through consultation, we anticipate better understanding the needs of public housing and shaping our anti-poverty strategy.
35	Quincy Public Schools (QPS)	services - children; services - homeless; services - education; other government - local	Homeless Needs - Families with children; homeless needs - unaccompanied youth; Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. Superintendent's Office, Food Services, High School Volunteer Coordinators, and Homeless Services Coordinator were engaged in various events and efforts. Through consultation, we anticipate better aligning our anti-poverty strategy with the work of QPS.
36	Quincy WIC (WIC)	Services - Children; Services - Health	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. The Massachusetts Women, Infants, and Children (WIC) Nutrition Program is the Commonwealth's premier community-based nutrition program. Its goal is to improve the health status of families by providing nutrition and health education, nutritious foods and resources to other health and human service programs. Through consultation, we anticipate better aligning our anti-poverty strategy.
37	South Shore Elder Services (SSES)	Services - Elderly persons	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. SSES' mission is to promote and maintain an optimal level of elder independence through the coordination of resources, advocacy and caregiver support. Through consultation, we anticipate better aligning our anti-poverty strategy.
38	South Shore Housing	Housing; Services - Housing; Services - homeless; Services - Fair Housing	Housing Needs Assessment; Homeless needs - chronically homeless; homeless needs - families with children; homelessness needs - veterans; homelessness strategy; non-homeless special need; anti-poverty strategy	Agency participates in South Shore Regional Network for homelessness strategy.
39	South Shore Workforce Investment Board (SSWIB)	Services - Employment; Business & Civic Leaders	Non-Homeless Special Need; Economic Development; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. The SSWIB's goal is to develop a seamless, efficient and responsive workforce development system that is customer-based, market-driven and supports the needs of employers and job seekers to the economic benefit of both. Through consultation, we anticipate better aligning our anti-poverty strategy and economic development initiatives.
40	South Shore YMCA (SSYMCA)	Services - children; services - elderly persons; services - health; civic leaders	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. The SSYMCA seeks to serve all people, regardless of age, gender, race, religion, or economic circumstances. Through consultation, we anticipate better aligning our anti-poverty strategy.
41	South Shore YMCA - Germantown Neighborhood Center (GNC)	Services - children; Services - education; neighborhood organization	Public Housing Needs; Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. Located in the heart of one of Quincy's largest public housing developments, GNC is a dynamic safe haven that provides life changing education and support to society's most vulnerable members. Through consultation, we anticipate better understanding the needs of the Germantown residents and how to align our anti-poverty strategy.
42	State of Massachusetts - Department of Mental Health	services - homeless	homeless strategy	Agency participates in South Shore Regional Network for homelessness strategy.

43	State of Massachusetts - Department of Public Health	Services - homeless; Services - Victims of Domestic Violence	Homelessness Strategy	Agency participates in South Shore Regional Network for homelessness strategy through: F.O.R Families (Follow-up Outreach Referral); and Sexual Assault Prevention and Survivor Services Unit (SAPSS)
44	Thomas Crane Public Library (TCPL)	Services - children; Services - education; civic leaders	Housing Need Assessment	Agency was invited to participate in all events listed in PR-15. The Thomas Crane Public Library is a comfortable and welcoming place to visit, where young children can discover the joy of reading, and people of all ages can satisfy their curiosity, stimulate their imagination, and connect to the online world. Through consultation, we anticipate better understanding the needs of residents and how best to align our anti-poverty strategy.
45	Town of Braintree	Housing; Services - housing; Other government - local	Housing Need Assessment	Agency was invited to participate in all events listed in PR-15. The Town of Braintree is a member of the South Shore HOME Consortium lead by the City of Quincy. Through consultation we anticipate better
46	Town of Holbrook	Housing; Services - housing; Other government - local	Housing Need Assessment	Agency was invited to participate in all events listed in PR-15. The Town of Holbrook is a member of the South Shore HOME Consortium lead by the City of Quincy. Through consultation we anticipate better understanding the housing needs in Holbrook and how best to align HOME Consortium goals and strategies.
47	Town of Milton	Housing; Services - housing; Other government - local	Housing Need Assessment	Agency was invited to participate in all events listed in PR-15. The Town of Milton is a member of the South Shore HOME Consortium lead by the City of Quincy. Through consultation we anticipate better understanding the housing needs in Milton and how best to align HOME Consortium goals and strategies.
48	Town of Weymouth	Housing; Services - housing; Other government - local	Housing Need Assessment	Agency was invited to participate in all events listed in PR-15. The Town of Weymouth is a member of the South Shore HOME Consortium lead by the City of Quincy. Through consultation we anticipate better understanding the housing needs in Weymouth and how best to align HOME Consortium goals and strategies.
49	UMass Boston - Institute for Community Inclusion (ICI)	Services - education; civic leaders	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. ICI offers training, clinical, and employment services, conducts research, and provides assistance to organizations to promote inclusion of people with disabilities in school, work, and community activities. Through consultation, we anticipate better understanding the needs of persons with disabilities and how to best align our anti-poverty strategy.
50	United Way of Mass Bay & Merrimack Valley (UWMBMV)	Business and Civic Leaders	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. United Way of Massachusetts Bay and Merrimack Valley brings our communities together to help improve people's lives and strengthen the neighborhoods in our region. Through consultation, we anticipate better aligning our anti-poverty strategy.
51	Vinfen	Services - homeless	Homelessness Strategy	Agency participates in South Shore Regional Network for homelessness strategy.
52	Woodward School for Girls	Services - education	Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. Woodward provides an educational program that fosters a love of learning while providing serious instruction in the varied academic disciplines, the arts, and athletics. Through consultation, we anticipate better aligning our anti-poverty strategy.
53	Work, Inc.	Services - Persons with Disabilities; Services - employment	Housing Need Assessment; Non-Homeless Special Need; Anti-poverty strategy	Agency was invited to participate in all events listed in PR-15. It is the mission of WORK Inc. to ensure that all individuals with disabilities have the ability to grow, the right to make choices, access to education, and the opportunity to participate in community life via meaningful work. Through consultation, we anticipate better understanding the needs of persons with disabilities and how best to align our anti-poverty strategy.

APPENDIX NA-10

ADDITIONAL NARRATIVE TO SECTION NA-10

Describe the characteristics and needs of Low-Income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205@/91.305@ Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Current statistics/info on households identified as near homeless

Since July 2014, QCAP has worked with 140 households who reported that they had rental issues. Most of these households had difficulties paying their rent. Nearly 80% of these households had incomes at or below 30% of AMI, but were paying market rents. The size of the family was fairly evenly divided, with 32% singles, 29% households of 2 and 39% households of more than 3. The fair market value in 2014 for a two bedroom apartment in Quincy was \$1,484 (FY14 Fair Market Rent Documentation System – HUD) while the income limit for a family of two at 30% AMI was \$22,600. (FY2014 Income Limits Documentation System – HUD). This means that the family would be paying more than 75% of their gross income toward rent. A significant number of the single households received income from Social Security (either retirement or disability), while most households of two or more had someone in the household working.

Of these households, 52 received summons to appear in court for an eviction. These are households who are at imminent risk of homelessness. These households all worked with QCAP during or prior to the court date. These households were frequently in need of referrals to resources such as SNAP, fuel assistance or child care vouchers. In addition, budgeting information and assistance proved necessary. With these services, and at times with limited financial assistance, most were able to avoid homelessness. See table below for outcomes.

Outcome	Quincy	Weymouth	Other	Total
Remained housed	13	6	8	27
Obtained new housing	5	0	1	6
Moved in with family	1	0	0	1
Placed in shelter	1	0	0	1
Unknown	2	2	3	7
In Process	9	1	0	10

QCAP worked with 22 families who received short-term rental subsidies through the HomeBASE program and those subsidies all ended by June of 2014. Of those families, 7, or 32% have returned to shelter. The primary reason for return was the lack of income to sustain the apartments without a subsidy. All these families had income below 30% AMI.

Between 7/1/14 and 3/31/15, QCAP worked with 121 families that were previously homeless and are now in their own apartments. Of these, 21 families were given a permanent rental subsidy. Of the remaining 100, only 1 family has returned to shelter. 65 continue to have stabilization services and their ability to remain housed over the long term continues to be assessed. They will all lose this service within the next 12 months. The primary concern for the families who do not have permanent subsidies is gaining enough income to sustain the rent on their own. Most are trying to find employment, but do not have specific training or education. Because the temporary stipends are all for less than a year, most clients do not believe this gives them sufficient time to receive job training and/or education so they are trying to enter the workforce directly. This results in lower paying jobs and so to sustain, the families are working more than one job and so have no time left to pursue education or job training. Child care is the other most significant concern for families. If they go to work and have to pay for child care, a significant amount of their earnings goes to this, not leaving sufficient money for rent and utilities. The waiting list for subsidized child care is long, and so most families need to find some other option, often requiring them to put their children in less than optimal child care situations.