

**“Opportunity Quincy:”
Focus on the Next Five Years 2015—2020**

Small Group Discussion & Report Back Session



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INTRODUCTION

Background:

The City of Quincy is in the process of writing a required 5-year planning document for the U.S. Department of Housing and Urban Development known as the “Consolidated Plan.”

The Consolidated Plan is designed to help states and local jurisdictions to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the CPD formula block grant programs: **Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and Emergency Solutions Grant (ESG) Program.** The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. Grantees report on accomplishments and progress toward Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER). (Consolidated Planning)¹

This plan will take effect on **July 1, 2015 and carry through June 30, 2020.** The plan consists of several investment areas; however, this particular session is focused on CDBG youth and family public services and CDBG support for decent housing. This session provides you with an opportunity to learn more about these two areas and work in teams to provide your valuable insight on both community needs and availability of resources. **Thank you** for your time and assistance with this initiative!

Guiding Questions to Consider:

- What do you perceive or experience as top priority housing and/or community development issues? Please provide insight into why you perceive this or how you experience this.
- Are any populations more affected than others by these issues (such as a particular racial or ethnic group; age group; neighborhood; special needs such as mental health, domestic violence, disabilities; or other specific population)?
- Where are the gaps in housing or services? What housing opportunities or services need more funding to adequately meet the needs?

¹

Consolidated Planning. (n.d.). Retrieved December 3, 2014, from HUD.gov:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/about/conplan

RECAP: SENIOR SERVICES RFP REVIEW

Background:

Senior service providers reviewed **hypothetical** proposals at the Kennedy Center on November 6, 2014. Participants were split in two teams and given a task to review the following proposals and “make their recommendations to the Mayor” on allocating a CDBG budget of \$175k for senior services. Each team came to different conclusions for their final proposal; however, both teams determined that transportation for seniors is a top priority.

Hypothetical Proposal List:

PRIORITY AREA: Program Name	Mission
HEALTH: Aging and Disability Resource Center	Provides information and assistance to individuals planning their future long-term care needs.
TECHNOLOGY: Quincy Technology Program for Seniors	Offers seniors a comfortable space to learn, and explore new ways to thrive in today’s digital world to enhance health, finance, social connections and lifelong learning.
RECREATION: Kennedy Center	Implements many different activities and services such as Tai Chi, volleyball, Zumba, painting, quilting and sewing, and many others.
TRANSPORTATION: Elder Services Transportation	Provides transportation through vans, drivers, dispatchers, and administrative staff for seniors for medical and non-medical appointments.
ECONOMY: Senior Community Service Employment Program	Assists those aged 55 and older find work, develop new skills and talents, and continue to have financial security and well-being.

Results:

Two Review Teams, Two Perspectives

“Sharon’s Team”

- Gap: Mental Health / Disability; no assistance or place to go during day; specialized care (20% of budget)
- Health & Recreation – (20%) go “hand in hand”; need to address language barrier
- Technology – (0%) Enough existing resources in Quincy, lack of interest
- Transportation - (40%) cost of gas / vehicles / insurance / driver
- Economy – (20%) Skill Development

“Amy’s Team”

- Health – (25%) Isolation; Disability
- Technology - (5%) Employable skills
- Recreation & Nutrition – (15%) Associate lunch with activity to follow
- Transportation - (50%) Highest priority; socialization; need for healthcare, ability to drive, lack of caretakers
- Economy – (5%)

ACTIVITY #1: YOUTH & FAMILY SERVICES RFP REVIEW

Directions:

The proposals below are hypothetical; however, we hope to learn from your perspective the themes and programs that you believe would improve the quality of life for youth and family in Quincy. You are now the Community Development Director and your job is to advise the Mayor on how to distribute a \$175,000 budget for youth and family services with the Community Development Block Grant (CDBG) funds. How would you advise? Please be prepared to discuss WHY. Feel free to add your own proposal if you wish.

Eligible Activities:

The CDBG regulations allow the use of grant funds for a wide range of public service activities, including, but not limited to: employment services; crime prevention and public safety; child care; health services; substance abuse services; fair housing counseling; education programs; and recreational services. CDBG funds may be used to pay for labor, supplies, and material as well as to operate and/or maintain the portion of a facility in which the public service is located. This includes the lease of a facility, equipment, and other property needed for the public service.

PROGRAM NAME: Target Population	MISSION	BUDGET (\$ or %)
MOMMY/DADDY AND ME ESOL FAMILY PROGRAM: Parent(s) & Newborn or Toddler (ages 0 – 3)	Offers ESOL classes for parents and early childhood development program for their young children. Instruction includes parenting, life skills, and health & awareness education.	
QUINCY PRE-KINDERGARTEN PROGRAM: Preschool (ages 3 – 4)	Serves 3- and 4-year old children with special needs and their typically developing peers. Provides for the optimal physical, social, emotional, and cognitive development of its students in daily activities.	
AFTER SCHOOL YOUTH EDUCATIONAL PROGRAM: Elementary (ages 5 – 10)	Supports youth education and help them become leaders in their daily life. Provides education on conflict resolution, Cyber Bullying, Digital Literacy, Financial Literacy, outdoor and environmental, and health and wellness.	
AFTER SCHOOL STEM (science, technology, engineering, and mathematics) PROGRAM: Middle School (ages 11 – 15)	Students STEM; helps discover all hands-on and interactive experiences that will put you on the path to success in high school, in college, in a career and in life. Teaches how to apply your science and math skills to join the next generation of leading doctors, scientists, software developers and other analytically minded professionals.	
SAT PREP PROGRAM: High School (ages 15 – 18)	Provides SAT test preparation with critical thinking skills, as well as ability to analyze and solve problems in math, critical reading, and writing.	
HiSET (formerly GED) & JOB SKILL PROGRAM: Disconnected Youth (ages 16 - 24)	Helps young adults develop skills for healthy lifestyle, job readiness, industry specifics, and financial literacy.	
OTHER:		

ACTIVITY #2: DECENT HOUSING PROJECT ANALYSIS & PROPOSAL

Directions:

You are now the Executive Director of a Community Housing Development Organization (CHDO). Your job is to provide fundraising leadership; leverage community resources in support of housing stability with a focus on grants and business partnerships; and develop partnerships and connections to assure the fiscal sustainability of the CHDO.

The following “project profiles” were highlighted in the CDBG 40th Anniversary Scrapbook (The Community Development Block Grant (CDBG) Program, Serving Low- and Moderate - Income Neighborhoods since 1974, A Multimedia Scrapbook, 2014)². Please take a look at the three examples and analyze how these projects could serve as models for Quincy and/or surrounding communities. (Space for notes is provided at the end of this packet.)

What would you submit for a proposal to the City of Quincy for \$300,000 in CDBG funding? Use the blank “project profile” which follows the examples to outline your project proposal.

Eligible Activities:

Although new construction of housing is, generally, not eligible under the CDBG program, grantees may **provide support** for the development of new housing, such as:

1. **Acquire property.** Grantee or nonprofit can acquire property to resell to an affordable housing developer. Local development corporations and certain nonprofit organizations may also acquire property for housing it will develop itself.
2. **Clear a site.** Grantee may clear a site in preparation for housing.
3. **Make on-site improvements.** Grantees can make public improvements on publicly-owned property. Examples include water lines, sewer lines, and utility lines.
4. **Make off-site improvements.** Grantees can make site improvements to publicly owned land to enable the property to be used for the new construction of housing.

2

The Community Development Block Grant (CDBG) Program, Serving Low- and Moderate -Income Neighborhoods since 1974, A Multimedia Scrapbook. (2014). Retrieved December 3, 2014, from HUD EXCHANGE: <https://www.hudexchange.info/community-development/lmi-benefit-scrapbook/#book5/page4-page5>

Decent Housing & Viable Communities

Magnolia Courts

Pinellas County, FL

Project Profile

SNAPSHOT

Activity Type – Housing construction.

Beneficiaries – low and moderate income renters.

Project Total – \$3.7 million

CDBG Funds – \$360,000

Leverage Ratio – 1:9

Key Result – The project eliminated blight and substandard housing units and provided much needed affordable housing in the form of modern rental units, which will provide a catalyst to future redevelopment of this neighborhood.

Words of Advice – Dream big, focus small. Targeting resources to projects that serve to eliminate blight while developing increased affordable housing opportunities provides multiple benefits to our target communities.

More Information –

<http://www.chafproperties.com>



The Magnolia Court affordable rental apartment project is nestled in the heart of Pinellas County in the East Lealman neighborhood of St. Petersburg. The development is surrounded by beautiful magnolia trees.

PLACE

The project offers housing options for households with a wide range of incomes. Eleven of the 26 units are set-aside for tenants at <50 percent area median income (AMI), eleven for tenants at <60 percent AMI and four are restricted to tenants at < 120 percent AMI.

PEOPLE

PROJECT

Developed by Pinellas County's Community Housing Development Organization (CHDO), Contemporary Housing Alternatives of Florida (CHAF), the project occupies a 1.7-acre parcel in the East Lealman revitalization area that had formerly been a blighted 1950s vintage mobile home park. CHAF acquired the property in 2012 with \$360,000 in CDBG Funds. The county approved the re-zoning of the property and granted an affordable housing 50 percent density bonus to enable the development of 26 new units on the site.

Other federal programs (the HOME Investment Partnerships Program and the Neighborhood Stabilization Program) were used to develop the property after the land was acquired with CDBG Funds. The housing was developed by a CHDO (CHAF) that was founded in 1992, and develops affordable housing throughout Pinellas County.

PARTNERS

Community Development Block Grant (CDBG)

Serving Low- and Moderate-Income Persons and Neighborhoods in the U.S.



Decent Housing & Viable Communities Selected Target Area Program Midland, TX

Project Profile

SNAPSHOT

Activity Type – Housing; infrastructure; public facilities; and housing counseling in targeted neighborhoods.

Beneficiaries – Low/moderate income neighborhoods and homeowners.

Project Total – \$16.1 million

CDBG Funds – \$3.9 million over 10 years

Leverage Ratio – 3:1

Key Result – Areas without sidewalks and curbs, with poor or no parks, and with vacant land have been turned into active, productive neighborhoods.

Words of Advice – Working with non-profit housing partners has been the key to success.

More Information – www.midlandtexas.gov

Habitat volunteers



Target area map

PLACE

A city of 123,000 in west Texas, Midland is proud of its connection to the oil and gas industries. It is experiencing an oil boom, which is straining housing affordability.

PEOPLE

After losing a good mix of residents once working families fled and established families died out, some of the older, lower-income neighborhoods lost their appeal and deteriorated. Though well-located, they are hampered by poor infrastructure, vacant land, and substandard homes.

PROJECT

In 2004, Midland created a target area program to focus its CDBG efforts on revitalization tailored to the individual needs of its most vulnerable neighborhoods. A citizen advisory committee recommended the target areas in five neighborhoods. The transformational improvements in the target areas include new or enhanced parks, upgraded streets, curbs and sidewalks, housing rehab and reconstruction, and infill housing development.

PARTNERS

After the city acquires vacant land and completes infrastructure work, new housing is developed by two partner nonprofits: Habitat for Humanity and Midland Development Corporation. Midland Community College has also been a partner, providing housing counseling services and an Individual Development Account program. Community participation helps shape each project.

Community Development Block Grant (CDBG)

Serving Low- and Moderate-Income Persons and Neighborhoods in the U.S.



Decent Housing & Viable Communities *American Can Lofts* Cincinnati, OH

Project Profile

SNAPSHOT

Activity Type - Economic development; historic preservation.

Beneficiaries - The community, including the new residents of the project. Even before the project was complete, 75% of the apartments had been leased and the first commercial tenant had signed a letter of intent. The project is now fully occupied.

Project Total - \$22 million

CDBG Funds - \$2,350,000

Key Result - Was completely occupied with a waitlist from day one. Blight removed, 110 units of new housing created.

Leverage Ratio - 1:4

Words of Advice - Never give up!

More Information - www.cincinnati-oh.gov/community-development/news/american-can-lofts-officially-open/



The ribbon cutting in 2011

PLACE

In the vibrant Northside Neighborhood of Cincinnati, the community had long sought redevelopment of a huge industrial site near Jacob Hoffman Park that was a community landmark. The site had been almost totally vacant since 1982.

PEOPLE

The project gained momentum when members of the Northside community began working with the city about a decade ago to plan a new use for the site.

PROJECT

Built in 1921 by American Can, the five-story building is listed on the National Register of Historic Places. The developers wanted to honor its history by reusing as much of the building as possible while bringing it up to modern standards. Completed in 2011, the project contains 110 market-rate apartments and 12,000 square feet of commercial space. The renovated building retains its industrial character throughout. Among other honors, the project received the Gold Award from the International Economic Development Council for Real Estate Redevelopment and Reuse, as well as a Preservation Merit Award from the Ohio Historic Preservation Office.

PARTNERS

Partners on the project included the City of Cincinnati, Bloomfield/Schon + Partners, Cincinnati Development Fund, the Port of Greater Cincinnati Development Authority, the State of Ohio, and Turnbull-Wahler Construction.

Community Development Block Grant (CDBG)

Serving Low- and Moderate-Income Persons and Neighborhoods in the U.S.



Decent Housing & Viable Communities

Project Name: _____

Quincy, MA

Project Profile

SNAPSHOT

Activity Type:

Beneficiaries:

Project Total:

CDBG Funds:

Leverage Ratio:

Key Result(s):



PLACE

PEOPLE

PROJECT

PARTNERS

Community Development Block Grant (CDBG)

Serving Low- and Moderate-Income Persons and Neighborhoods in the U.S.



