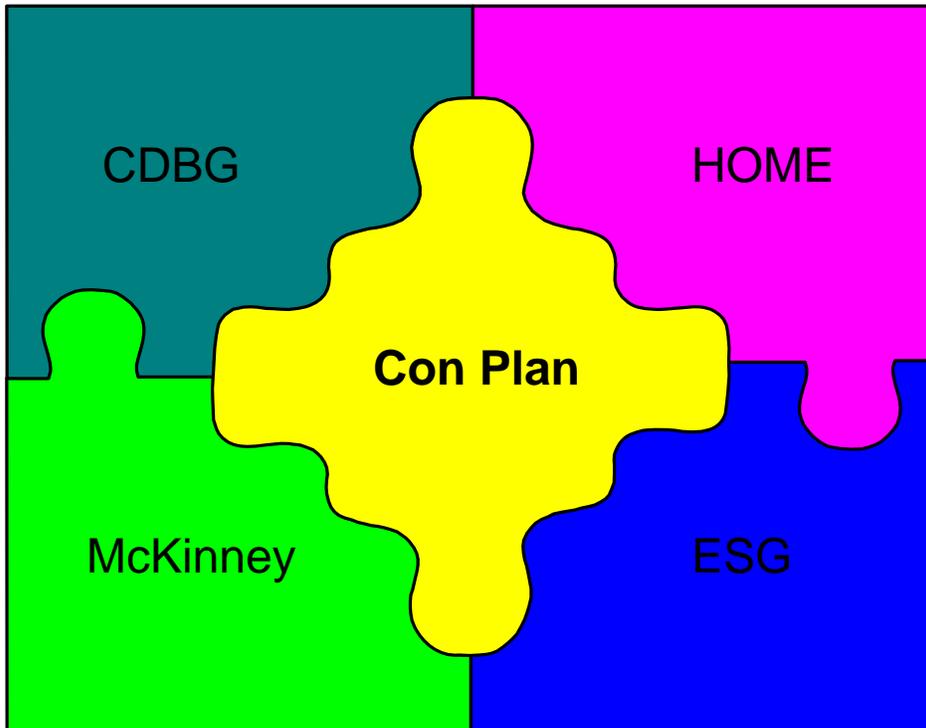


PART I: EXECUTIVE SUMMARY

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

- 1. Preface**
- 2. Evaluation of Past Performance**
- 3. Housing & Homeless Strategies Summary**
- 4. Non-Housing Community Development Strategies Summary**



1. PREFACE

This five year Consolidated Plan contains the objectives and outcomes, which the City of Quincy, Massachusetts and the South Shore HOME Consortium propose to accomplish over the next five years, beginning July 1, 2010 and ending June 30, 2014. The proposed activities will be funded by the U.S. Department of Housing and Urban Development (HUD), under the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and Emergency Shelter/Solutions Grant (ESG) programs. This plan also illustrates the proposed activities, which will be funded under the McKinney-Vento Homeless Assistance Program over the next five years.

1.1. Objectives and Outcomes

Consolidated funds for the 2010-2014 program years will be allocated among the following nationally reportable objectives and outcomes:

1.1.1. Objectives

- Enhance Suitable Living Environment (SL)
- Create Decent Housing (DH)
- Provide Economic Opportunity (EO)

1.1.2. Outcomes

- New / improved Availability / Accessibility
- New / improved Affordability
- New / improved Sustainability

1.2. Summary of Needs Assessment

The Department of Planning and Community Development of the City of Quincy conducted a comprehensive community needs assessment. A variety of data collection methods were used including: a needs assessment survey, focus groups and round tables, City of Quincy plans and studies review, RFP review, and secondary data source review. The Department of Planning and Community Development discussed results and used the data in developing priority areas for the City of Quincy.

Figure 1.1. Senior Focus Group (11/17/09). In addition to the discussion, the seniors at the roundtable also complete the community needs survey.



Figure 1.2. Technical Assistance Workshop Presentation of Needs Assessment Survey (12/9/09)



1.2.1. Housing and Homeless Needs Summary

Housing Needs: Acquisition, Production, and Rehabilitation of rental and owner units as a way to provide Affordable Housing; Assistance for Rent and Homeownership

Homeless Needs: Emergency shelter, transitional housing, permanent supportive housing, and chronically homeless (with permanent supportive housing especially for the chronically homeless as a high priority need).

1.2.2. Non-Housing Community Development Needs Summary

Community Development Needs: Real Property, Code Enforcement, Public Facilities, Infrastructure, Public Services, Economic Development, and Other including Language Assistance

Special Needs: 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.

2. EVALUATION OF PAST PERFORMANCE

2.1. Funding Sources

During Fiscal Years 2005-2009, the City and the Consortium effectively utilized their *Community Development Block Grant (CDBG)*, HOME, *Emergency Shelter Grant (ESG)* and *McKinney Homeless Assistance* funds, as well as FEMA and miscellaneous income, to undertake a variety of programs, projects, and activities that address housing and community development need in the City of Quincy and the South Shore HOME Consortium.

2.2. Priority Initiatives

Priority initiatives included housing rehabilitation, first time homebuyer programs, economic development programs, neighborhood and public works improvements, provision of public services, and education and outreach to Asian and other minority populations. The accomplishments of the City and the Consortium in FY 2005-2009 were consistent with the *Consolidated Plan's* high-priority community development and housing objectives.

2.3. Citizen Participation

The Citizen Participation Plan, which was used by the City for the consolidated planning process, provided substantial opportunity for citizens to review and comment on the proposed objectives and high priority needs indicated in the FY 2005-2009 Consolidated Strategic Plan.

2.4. Affordable Housing

Consistent with its Five-Year plan, the City and the Consortium's housing objectives included a variety of programs, projects and activities that sought to meet its specific objectives of providing affordable housing to extremely low-income, low-income, and moderate-income renter and owner households. These initiatives, which were funded through the HOME and CDBG programs, included housing rehabilitation (including handicapped accessibility, lead paint hazard control, and flood mitigation programs) and affordable housing development.

2.5. Continuum of Care & Other Homeless

The Consortium took actions to address the needs of homeless persons and the special needs of persons that were not homeless but require supportive housing.

2.6. Overcome Gaps in Local Institutional Structure and Enhance Coordination

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

2.7. Evaluate and Reduce Lead Based Paint Hazards

The South Shore HOME Consortium participated as a Certified Agency under MassHousing's "Get the Lead Out Program." Such designation authorized non-profits to offer MassHousing Lead abatement programs in Quincy and Weymouth. In February 2006, Quincy as the lead agency for the South Shore HOME Consortium, received a grant from the Massachusetts Lead Abatement Program (MLAP) to defray the cost of lead abatement in addition to loans from the MassHousing Lead Program. The MLAP

grant was offered to income-qualified individuals through July 2008 when it was set to expire. This Grant allowed more people to take advantage of the lead program and will increase abatement of housing units throughout the South Shore HOME Consortium communities. The City of Quincy also used CDBG and HOME funds through its housing rehabilitation programs to comply with the Lead Paint Rule and eliminate lead hazards in homes, particularly those occupied by low and moderate-income households.

2.8. Leveraging

In FY 2005-2009, the Consortium and the City of Quincy used HUD funds to successfully leverage substantial federal, state, local and private funds in developing critical economic development, housing, homeless and community development programs, projects and activities.

2.9. Self-Evaluation

With respect to identified housing needs, the Consortium implemented its plans to rehabilitate housing units, create affordable housing, and promote homeownership to benefit low and moderate-income households. Quincy successfully implemented several housing rehabilitation programs to promote the goal of maintenance of decent, safe and affordable housing for homeowners and tenants.

With respect to identified needs of the homeless population, the Quincy/Weymouth Continuum of Care (Board on Homelessness) sponsored, assisted, and/or successfully implemented several programs and projects that provided critical emergency shelter, transitional housing, and permanent housing in the Continuum communities.

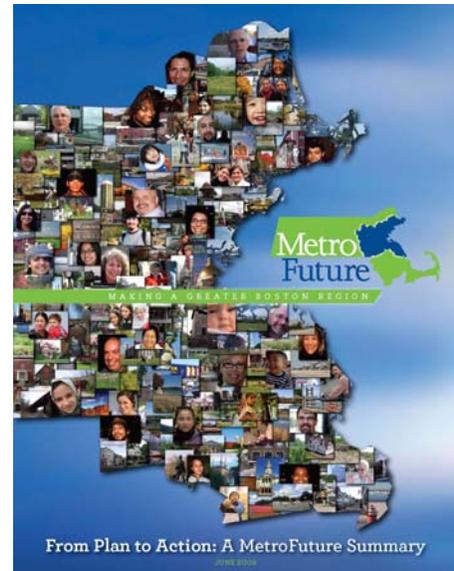
With respect to other community development needs, the City of Quincy was able to implement or plan the implementation of essential public services, public facilities and improvement, and economic development programs and projects that benefited primarily low and moderate-income persons.

As of June 30, 2009, the CDBG, HOME, ESG, and McKinney Homeless Assistance programs were running well. Programs, projects and activities that were identified in the Annual Plan were undertaken or being undertaken. The expenditure rates of all programs were within statutory limits. Programs, projects and activities identified in the plan were on schedule. Grants disbursements are timely. Actual expenditures do not differ from letter of credit disbursements.

2.10. Consistency with Regional Plans

MetroFuture represents a new way of planning for the future. It is based in an understanding that Metro Boston is an interconnected system: regional trends shape local conditions, and every local decision has a broader impact on our regional well-being. MetroFuture distinguishes itself by the fact that it is comprehensive, regional, and long-range. It embodies a forward-thinking, unified understanding of how different issues relate to each other, and how each municipality has a role to play in building a brighter future. The scale and complexity of the region's challenges make it clear: making a Greater Boston Region requires a transformative plan, a sustainable plan that will improve equity among our residents, strengthen the economy, protect the environment, and improve our quality of life. MetroFuture is that plan. At its heart are new patterns of growth and development that help to create choices and conserve resources. People would have more housing options and different ways to get around.

The region would use less energy and water; and would spend less money extending infrastructure to new developments. The region's communities would be more sustainable as well, with stronger municipal finances and high quality education in every city and town. The changes necessary to achieve this plan will not come easily—or cheaply—but the costs of inaction are too high to let current trends continue.



The City of Quincy continues to participate in the MetroFuture Regional Plan. The detailed goals for development and preservation, and specific strategies to equitably distribute the benefits and burdens of growth assist City planners in their efforts. Perhaps the most important “product” MetroFuture is the constituency of over 5,000 “plan builders” who helped to design MetroFuture and who are committed to its implementation.

2.11. Economic Development and Quincy Chamber of Commerce

Non-housing community development initiatives during FY 2008-09 that are closely related to high priority objectives in the Consolidated Plan also include CDBG- funded economic development activities implemented through the Quincy 2000 Collaborative (now Quincy Chamber of Commerce), and Quincy's local public/private partnership. These activities were designed to foster overall City economic growth in older commercial centers that were subject to economic disinvestment and the loss of businesses and jobs.

During FY 2008-2009, the Quincy 2000's *Commercial Loan, Technical Assistance for Job Creation, and Technical Assistance for Micro enterprises Programs* offered various

types of financial and business assistance for job creation to eligible commercial enterprises or to low -income micro enterprises throughout the City of Quincy. To be eligible, businesses had to be willing to create jobs that would be primarily held by or available to low and moderate-income people or be low income themselves with a desire to start a business. Each business that creates jobs entered into a job agreement based on the CDBG regulations and reported back on an established basis how its job creation is progressing. In exchange for creating low-mod jobs, the business would receive a loan and/ or technical assistance from the Quincy 2000 Collaborative. Each business that received a loan was tracked for receipts of payment of the loan during the year. In 08-09, the Quincy 2000 Collaborative assisted twenty-eight (28) individuals and eight (8) businesses Technical Assistance and Commercial Loan activities. During the year ten (10) FTE Full Time Equivalent jobs were created or retained through these activities

2.12. First Time Home Buyer Program

The City of Quincy has created a comprehensive First Time Homebuyer Program that uses HOME Program funds to assist low-moderate income households with down payment and closing cost. In order to take advantage of state funds the City's program also follows the same guideline that governs the Massachusetts Housing Partnership's Soft-Second Program. Both the City and State program requires that the household wishing to purchase a home is required to take a Citizens' Housing and Planning Association (CHAPA) certified Housing Counseling Program that will assist them in every aspect of the home buying process.

2.13. Planning Awards and Recognition

Quincy's Planning and Community Development Department (PCD) received four "Outstanding Planning" awards in December 2009 from the Massachusetts Chapter of the American Planning Association. Quincy PCD won first place under "Social Advocacy" for the 10-Year Plan to End Chronic Homelessness and "Media" for Quincy's coverage of National Community Development Week. Quincy PCD also won honorable mention under "Planning Project" for Quincy's Public Art and Place Making Ordinance and "Student Project" for the Return to Main Street: A Revitalization Plan for the Wollaston Neighborhood Center.

3. HOUSING & HOMELESS STRATEGIES SUMMARY

3.1. Housing Strategies

- Continue support for the Inclusionary Zoning Ordinance (IZO) and work towards the creation of additional affordable housing units in the City.
- Leverage money acquired in lieu of unit creation from the IZO with other funding sources for the creation of affordable housing.

- Continue to work towards acquiring more affordable rental units for low and moderate-income individuals and families (particularly for families with more than one child and the elderly) using the City’s U.S Department of HUD funding sources (CDBG, HOME and McKinney-Vento Homeless Assistance funds).
- Continue First Time Homebuyer Program that provides down payment and closing cost assistance programs to assist low and moderate income persons with making the transition from renting to homeownership.
- Continue to maintain existing affordable housing through the operation of homeowner and multi-family rehabilitation programs. When applicable, apply for Lead paint Grants, and Federal Emergency Management Agency (FEMA) Mitigation Grants to expand existing rehabilitation activities.
- Continue support for the maintenance needs of existing affordable housing operated by non-profit or for-profit agencies.
- Continue to provide support for housing counseling services.
- Promote Fair Housing practices in the City of Quincy.
- Increase the number of documents translated into other languages, particularly Chinese and Vietnamese and the continuing need for translation services for minority families that do not speak or understand English well.
- Promote the creation of new housing in the several “village centers” found throughout the City.
- Support the creation of new housing units near the City’s transit stations (Red Line, Commuter Rail, and Ferry).
- Explore any new State or Federal Affordable Housing initiatives or programs.
- Review zoning regulations and explore changes that would encourage redevelopment and in-fill development due to the lack of undeveloped residentially zoned land.

3.2. Homeless Strategies

- Goal One: Gather and share data collected from state-wide agencies, ambulance and regional hospital emergency rooms.
- Goal Two: To end chronic homelessness, we must create housing that fits the person rather than making the person fit the housing.
- Goal Three: Provide clinical services on-site in housing first model to engage clients in treatment after immediate issue of housing is addressed to ensure stability and address issues as they arise before housing is jeopardized.
- Goal Four: To develop and track accurate numbers of the cost of services being over-utilized by persons struggling with chronic homelessness and to measure those numbers against the cost of providing housing and support services.
- Goal Five: Working in accordance with the state’s 10-year plan and with the Interagency Council on Homelessness, develop a zero tolerance policy for inappropriate discharges by state agencies, and prioritize persons experiencing chronic homelessness within these systems of care so that anyone willing to accept treatment will be granted such help regardless of insurance status, length of stay, or other barriers.

4. NON-HOUSING COMMUNITY DEVELOPMENT STRATEGIES SUMMARY

- Provide support services such as: educational, budgetary, and job skills training to homeless families residing in transitional housing facilities
- Offer professional mental health counseling to low/moderate-income people who do not have insurance to cover mental health services
- Provide food, information and referral to other agencies, as well as other support services to low/moderate-income people
- Offer residents living in a section of the City with lowest per capita income and 850 public housing units with a variety of programs that seek to increase the residents' understanding of the importance of education and help them to develop new strategies for working toward self-sufficiency, and connect families to resources in the City that strengthen the support system in their lives
- Serve seniors, families, youth, women, and the hungry
- Provide programs and activities that offer the opportunity for seniors to gather, socialize, learn something new, and have a nutritious meal
- Host play groups for low-moderate-income families with children 0-4 years
- Create free enrichment and training programs for low-moderate-income school aged children during school breaks
- Allocate funds to procure music instruments for a music program for fourth and fifth grade students at two elementary schools which loans the instruments to low-moderate-income families
- Outreach to Quincy Asian Families, particularly families with at least one child under the age of four to offer a newborn visiting program; English classes with childcare for parents; translation services; child care information and referral services, as well as childcare educational seminars for Asian families who do not speak English
- Provide quality school age programs in a group setting focusing on education, nutrition, health and social services for children of low-moderate-income families
- Offer educational, social, and recreational opportunities for adults with developmental disabilities
- 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 training and job placement for homeless veterans
- Provide a nutritionally balanced noontime meal to 5 disabled low income residents under the age of 60 in Quincy