

**City of Quincy, Massachusetts**  
**&**  
**The South Shore HOME Consortium**  
**First Program Year (2010-2011) Action Plan**

**EXECUTIVE SUMMARY**

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

This annual Action Plan contains the objectives and outcomes, which the City of Quincy, Massachusetts and the South Shore HOME Consortium propose to accomplish over the next program year, beginning July 1, 2010 and ending June 30, 2011. 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 annual action plan also illustrates the proposed activities, which will be funded under the McKinney-Vento Homeless Assistance Program over this Program Year.

**Objectives and Outcomes**

Consolidated funds for the 2010-2011 program year will be allocated among the following nationally reportable objectives and outcomes:

**Objectives**

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

**Outcomes**

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

### ***Enhance Suitable Living Environment***

Twenty-five (25) projects will be funded in the 2010-2011 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 12,531 residents through new or improved accessibility, affordability, or sustainability. In addition, these projects will directly enhance the suitable living environment at five (5) public facilities and one (1) unit, through renovation and rehabilitation projects. The projects under this category are as follows:

<b>Agency</b>	<b>Program</b>	<b>Unit Type</b>	<b># Units</b>
Asian Affairs	Translation, counseling, outreach services	Individuals	405
Asian American Service Association	Senior Program	Individuals	180
Commission on the Family	Parent-to-Parent	Individuals	270
Germantown Neighborhood Center	Food Pantry	Individuals	1,570
Germantown Neighborhood Council / YMCA	Public service activities	Individuals	1,900
Good Shepherd Maria Droste Services	Mental Health Counseling	Individuals	196
Houghs Neck Community Council, Inc.	Youth, Women, Community/Senior Programs	Individuals	640
Montclair / Wollaston Association	Provide musical instruments to youth; Senior Program	Individuals	36
North Quincy Community Center	Senior; Youth; Community Programs	Individuals	305
Quincy After School Child Care, Inc.	After School Program	Individuals	9
Quincy Community Action Program	Emergency Food Center	Individuals	2,061
Quincy Council on Aging	Transportation services for seniors	Individuals	3,240
Quincy Medical Center	"Finding Hope for Children" program	Individuals	9
Quincy Parent Advisory Council	Teen Center Social Group	Individuals	10
Quincy Public Schools Adult Special Ed.	Classes for developmentally disabled adults	Individuals	18
Father Bills & MainSpring	Emergency Shelter Grant	Individuals	910
South Shore Elder Services	Meals on Wheels	Individuals	4
Squantum Community Center	Senior Program	Individuals	100
Veterans Homeless Program	Housing services for homeless veterans	Individuals	8
Ward II Community Center	Senior; Youth; Community Programs	Individuals	330
Ward IV Neighborhood Association	Senior; Youth; Community Programs	Individuals	330
<b>TOTAL</b>			<b>12,531</b>

Amenities for the Beaches	Furnishment of beach amenities	Public Facility	1
Houghs Neck Community Center	Renovation of community center	Public Facility	1
Manet Health Center (Sea Street)	Renovation of community health center	Public Facility	1
Quincy Beaches & Coastal Commission	Provide safe beach access	Public Facility	1
Senior Community Center	Renovation of community center	Public Facility	1
<b>TOTAL</b>			<b>5</b>

City of Quincy Office of Housing Rehabilitation	Housing Rehabilitation for Slum/Blight	Units	1
<b>TOTAL</b>			<b>1</b>

### *Create Decent Housing*

Twenty-five (25) projects will be funded in the 2010-2011 program year to create decent housing with new or improved availability, affordability, or sustainability. These agencies will help create, rehabilitate or inspect 392 housing units. In addition to improving the quality of life for residents in these units, other housing-related projects, (such as fair housing counseling, first time homebuyer programs, and a transitional housing program) will directly benefit thirty (30) individuals and ninety-five (95) households. The projects under this category are as follows:

<b>Agency</b>	<b>Program</b>	<b>Unit Type</b>	<b># Units</b>
City of Quincy Commission on the Family	Transitional Housing Program	Units	10
City of Quincy Health Department	Code Inspections	Units	110
City of Quincy Office of Housing Rehabilitation	Non-Profit Housing Rehabilitation	Units	4
City of Quincy Office of Housing Rehabilitation	Single Family Housing Rehabilitation	Units	35
City of Quincy Office of Housing Rehabilitation	Multi Family Housing Rehabilitation	Units	10
City of Quincy Office of Housing Rehabilitation	Lead Hazard Control	Units	5
Neighborhood Housing Services	Multi Family Housing Rehabilitation	Units	10
Neighborhood Housing Services	Single Family Housing Rehabilitation	Units	20
Neighborhood Housing Services & Quincy Community Action Program	Quincy CHDO Affordable Housing	Units	7
Neighborhood Housing Services & Quincy Community Action Program	Weymouth CHDO Affordable Housing	Units	6
Fr. Bills & Mainspring, Inc.	Permanent Housing for victims of domestic violence	Units	8
Fr. Bills & Mainspring, Inc.	Permanent Housing for Disabled Adults	Units	4
Fr. Bills & Mainspring, Inc.	Permanent Housing for Homeless Families	Units	9
Fr. Bills & Mainspring, Inc.	Permanent Housing for Homeless Individuals	Units	46
Fr. Bills & Mainspring, Inc.	Shelter Plus Care Program	Units	96
RSJ Group - Fulton School Limited Partnership	Weymouth Rental Production	Units	4
Rental Development	Weymouth Rental Production	Units	4
South Suburban Affordable Housing - Pond Street Rental Development	Weymouth Rental Production	Units	4
<b>TOTAL</b>			<b>392</b>

Quincy Community Action Program	Fair Housing Counseling	Households	85
City of Quincy Planning Department	Quincy First Time Home Buyer Program	Households	2
Braintree Planning & CD	Braintree First Time Homebuyer Program	Households	3
Holbrook Planning & CD	Holbrook First Time Homebuyer Program	Households	2
Milton Department of Planning	Milton First Time Homebuyer Program	Households	1
Weymouth Planning Department	Weymouth First Time Home Buyer Program	Households	2
<b>TOTAL</b>			<b>95</b>

Commission on the Family	Transitional Housing Program	Individuals	30
<b>TOTAL</b>			<b>30</b>

***Provide Economic Opportunities***

Eight (8) projects will be funded in the 2010-2011 program year, with goals to provide economic opportunity through new or improved accessibility, affordability, or sustainability. As a result of these projects, 92 individuals and four (4) businesses will directly benefit from these projects. In addition, nine (9) streets will be repaired or resurfaced. The projects under this category are as follows:

<b>Agency</b>	<b>Program</b>	<b>Unit Type</b>	<b># Units</b>
Fr. Bills & Mainspring, Inc.	South Shore Housing and Employment Initiative	Individuals	42
Interfaith Social Services	Career Closet	Individuals	50
<b>TOTAL</b>			<b>92</b>

City of Quincy Planning Department and Public Works Department	Public works reconstruction/renovation/repair	Streets	4
City of Quincy Public Works Department	Quincy Center Business District Revitalization	Streets	2
City of Quincy Public Works Department	Brewer's Corner Neighborhood Revitalization	Streets	3
<b>TOTAL</b>			<b>9</b>

Quincy 2000 Collaborative	Commercial Loan Program	Businesses	2
Quincy 2000 Collaborative	Technical Assistance to Microenterprises	Businesses	1
Quincy 2000 Collaborative	Technical Assistance for Jobs Creation	Businesses	1
<b>TOTAL</b>			<b>4</b>

**Outreach to Minority & Women Owned Business:**

Recognizing the growing number of businesses owned and operated by Asian entrepreneurs and Asian consumers in Quincy, Quincy 2000 Collaborative (part of Quincy Chamber of Commerce) provides a way to improve communications and strengthen the business environment, through its Asian Business Partnership. With the Asian Business Partnership Initiative, Quincy 2000 has created a bridge to connect the Asian business community to its programs and services as well as to other businesses.

The Partnership's vision is to create economic growth within the City of Quincy that values all cultural, linguistic, racial and ethnic distinctions; and its Mission is to promote business opportunities for all, and to encourage the patronage of all businesses within the City of Quincy.

**GOALS:**

1. Identify the needs and impediments of Asian businesses that may restrict their growth and development.
2. Formulate an approach to create the associated educational, financial and social networks/partnerships to support the Asian business community.
3. Increase the Asian business community's presence and involvement within the overall business community.

4. Strengthen the mutual understanding of, and respect for Asian and Non-Asian business practices/norms and cultures.

To accomplish these goals, Quincy 2000 Collaborative offers bi-lingual support and translation services to the Asian business community. Asian business owners are encouraged to attend monthly meetings held in each of the city's smaller business areas, as well as attend other business development events/programs throughout the year. In October of 2005 the Asian Business Partnership sponsored a Multi-cultural Business Expo to increase the exchange of commerce between Asian and Non-Asian businesses.

The City of Quincy will seek to broaden its outreach to women-owned businesses through expanding its advertising of all major bids in women-focused newspapers where applicable.

### **Evaluation of Past Performance**

The City of Quincy and the South Shore HOME Consortium evaluates performance of each program year through publication of an annual Consolidated Annual Performance and Evaluation Report (CAPER). Included in the CAPER are the *Housing Needs* table, *Community Development Needs* table, and *Non-Homeless Special Needs* table, all of which have been attached to this Action Plan for reference. The City and Consortium submits to HUD on an annual basis two copies of the CAPER. The City and Consortium will continue this practice in order to evaluate past performance.

## **1. GENERAL QUESTIONS**

*Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*

*Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) during the next year and the rationale for assigning the priorities.*

*Describe actions that will take place during the next year to address obstacles to meeting underserved needs.*

*Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be made available to address priority needs and specific objectives identified in the strategic plan.*

### **1.1. Map**

*Please refer to the Appendix for the map that highlights the areas of low income families and / or racial / minority concentration.*

### **1.2. Narrative**

The South Shore HOME Consortium involves the following communities: Quincy, Weymouth, Braintree, Milton, and Holbrook.

#### **1.2.1. The City of Quincy**

The City of Quincy has a land area of about 17 square miles and is located on the Boston Harbor and Quincy Bay. It is known by outsiders as the City of Presidents, but is known by residents as a vigorous urban commercial and business center serving the surrounding towns in Norfolk and Plymouth counties. First settled in 1625 by traders, Quincy was established as a town in 1792 and incorporated as a city in 1888. The original rural agricultural economy was quickly supplemented by fishing and then shipbuilding and granite quarrying. The Quincy quarries provided the granite for the Bunker Hill Monument among other famous structures, while the descendent of previous yards, the Fore River shipyard, built and launched many of the merchant and naval ships that sailed the world's oceans until long past the Second World War. Immigrants from Italy, Sweden, Finland, Scotland and Ireland came to work in the shipyards and granite quarries. English settlers retaining farms in Quincy into the 18th century included the Adams family, two of whose members became ambassadors, legislators and presidents; and John

Hancock, the first signer of the Declaration of Independence. John Adams followed George Washington as president of the United States and his son, John Quincy Adams, followed Thomas Jefferson as President. The relatively modest Adams homestead still stands in its orchard and garden in Quincy, one of the many things that draw visitors to the City. Linked to Boston by rapid transit, Quincy now has some characteristics of a suburban bedroom community, including comfortable and pleasant neighborhoods, while retaining the earmarks of an urban center with its strong commercial and shopping areas. (Information provided by the Massachusetts Historical Commission).

### **1.2.2. The Town of Weymouth**

The Town of Weymouth has a total land area of 21.6 square miles and is the second oldest town in the Commonwealth, dating from 1622 when it was founded as "Wessagusset". Renamed Weymouth in 1635, the Town was boosted in that year by the arrival of 100 settlers from its namesake in England. The early settlement was incorporated into the Massachusetts Bay Colony, and slowly grew as a fishing and agricultural community. By the time of the American Revolution, the colonial settlement had a population of 1,470 people. The Town added some 21,000 new residents in the fifteen years between 1945 and 1960. Bisecting the Town in 1956, Route 3's opening, combined with the elimination of commuter rail service, was a major impact on Weymouth and the South Shore. With the advent of the expressway and other new road construction, the majority of residents commuted to other locations for their jobs. The shoe factories closed and the local economy became largely based on smaller service, retail and some wholesale operations to support the new neighborhoods. Weymouth was increasingly serving as a suburb in the Boston region, where better paying jobs in the city and a good road system to get there allowed a segment of the population to achieve their desire to live in relative comfort. (Information provided by the Town of Weymouth).

### **1.2.3. The Town of Braintree**

The Town of Braintree has a land area of 13.89 square miles. Braintree was founded on land first colonized in 1625 by Captain Wollaston, and initially named Mount Wollaston. Under the rule of Thomas Morton it was renamed Merry Mount. The area was resettled and incorporated as the Town of Braintree, named after the English Town of Braintree in 1640, on land which is now part of the current Town of Braintree, from which Randolph, Holbrook, the City of Quincy, and part of Milton were split off. Braintree is the birthplace to Presidents John Adams, and John Quincy Adams, as well as statesman John Hancock and General Sylvanus Thayer. Braintree is also the site of the infamous Sacco and Vanzetti murders as well as the retirement home of the co-inventor of the telephone Thomas Watson. Incorporated in 1640, Braintree has a rich history and a promising future. The community has a good mix of established neighborhoods, small clusters of new homes and several condominium complexes. There is a strong business base which includes one of the largest regional shopping centers in the northeast, the South Shore Plaza. Attractive office and industrial parks are located in the town as well, because of its ideal location. Braintree is a mature community with a broad residential and business base that is

positioned for controlled growth in the coming years. (Information provided by the Town of Braintree).

#### **1.2.4. The Town of Milton**

The Town of Milton has a land area of 13.28 square miles and is a contemporary suburban community that prides itself on a rich historical heritage, tree-lined streets, and acres of protected open space. Settled in 1640, Milton was once part of Dorchester, MA and was referred to as “Unquety”, the term used by the Neponset Tribe of the Massachusetts Indians as meaning “Lower Falls” which was translated into the Lower Mills after the establishment of the Stoughton Grist Mill in 1634. In 1662, “that part of the Town of Dorchester which is situated on the south side of the Neponset River commonly called “Unquatiquisset” was established as an independent town and named Milton in honor of Milton Abbey, Dorset, England. Milton still retains a good many 19th century country houses and estates and early 19th century workers' housing, including the Forbes House and the Suffolk Resolves House, and field stone walls forming property boundaries are not uncommon. Milton has several small commercial areas including Milton Village and East Milton Square. Current Town plans include making improvements to the Milton Village area. This includes streetscape improvements to Adams Street and Central Avenue, four station rehabilitation projects along the Red Line’s Trolley Service and a new zoning overlay district to encourage revitalization. (Information provided by the Town of Milton).

#### **1.2.5. The Town of Holbrook**

The Town of Holbrook has a land area of 7.32 square miles. Originally, Holbrook was inhabited by the Algonquian-speaking peoples. In 1710, the town was first settled by Europeans. Originally, the town of Holbrook was a part of Old Braintree. During the 18th and 19th centuries, the industries of Holbrook mainly involved cottage trades and farming. It was incorporated on February 29, 1872. Prior to its incorporation, the town was known as East Randolph. The town was named after Elisha N. Holbrook who, upon its incorporation, provided funds for the library and town hall. During the American Civil War, many residents of Holbrook served the Union Army. (Information available at citytowninfo.com).

### **1.3. Characteristics**

*Metropolitan Statistical Area:* Boston-Cambridge-Quincy, MA-NH (4,411,835)

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

*Quincy:* 88,025 (2000 census); 92,339 (2008 population estimate, census.gov)

*Weymouth:* 53,988 (2000 census); 53,261 (2008 population estimate, census.gov)



### ***1.4.2.2. Weymouth***

Weymouth is served by three MBTA Commuter Rail stations: two on the Greenbush Line, at Weymouth Landing and near Jackson Square, and one on the Old Colony Line at South Weymouth.

### ***1.4.2.3. Braintree***

Commuter rail service to South Station, Boston, is available on the Middleboro & Plymouth lines from the Rail Station located on Union Street. Rail service on the Greenbush line started up in late 2007. The MBTA Red Line is also accessible at the same location.

### ***1.4.2.4. Milton***

Milton lies within the Massachusetts Bay Transportation Authority district. Fixed-route service includes the Ashmont-Mattapan High Speed Line, a light rail extension of the Red Line. Milton has 4 stops on the MBTA Red Line: Milton, Central Avenue, Valley Road, and Capen Street.

### ***1.4.2.5. Holbrook***

Commuter rail service to South Station, Boston, is available on the Middleboro line from the Holbrook/Randolph Rail Station located on the Holbrook/Randolph Town line and Union Street (Route 139).

## **1.4.3. Bus**

Figure 1.2. MBTA Bus, Quincy Center



Quincy, Weymouth, Braintree, Milton, and Holbrook are all members of the Massachusetts Bay Transportation Authority (MBTA). The MBTA also provides THE RIDE, a paratransit service for the elderly and disabled.

#### 1.4.4. Boat

Figure 1.3. Harbor Express



Harbor Express operates high-speed commuter boats between the Fore River Shipyard at the Quincy-Weymouth town line and Logan Airport and downtown Boston/Rowes Wharf.

### 1.5. Basis 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. The same is true for certain public services, such as the Asian Liaison program that assist low- and moderate-income Asian-American residents across Quincy who do not speak or understand English well.

However, where there is 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 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 (e.g. Germantown).

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. Other CDBG projects that will assist the minorities are

City-wide in scope, such as the Asian Liaison and Asian American Service Association programs.

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.

## **1.6. Actions to Address Obstacles to Meeting Underserved Needs Geographically**

### **1.6.1. 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.

### **1.6.2. Language Barriers**

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

### **1.6.3. Capacity within the service provider area**

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

### **1.6.4. Funding**

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

## **1.7. Resources Available to Address the Needs Identified in the Plan**

\*Please refer to the Statement of Resources (Schedule B) in section 21.

## 2. MANAGING THE PROCESS

*Identify the lead agency, entity, and agencies responsible for administering programs covered by the Consolidated Plan.*

*Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.*

*Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.*

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 and subgrantees, 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 South Shore HOME Consortium is the City of Quincy. The lead entity overseeing the development of the plan for the South Shore Consortium is the Quincy Department of Planning and Community Development, under the governance of Hon. Thomas P. Koch, Mayor. The South Shore 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 Chamber of Commerce Quincy 2000 Collaborative – 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.

A listing of the agencies that will be responsible for administering the programs covered by this Action Plan may be found in the Executive Summary above and/or in the Listing of Projects at Section 20.

### 3. CITIZEN PARTICIPATION

*Provide a summary of the citizen participation process.*

*Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.*

*Provide a summary of citizen comments or views on the plan.*

*Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

#### 3.1. Citizen Participation Plan

The Consolidated Plan regulations (24 CFR 91.105) state that each jurisdiction must adopt a citizen participation plan. The full text of the City of Quincy and the South Shore HOME Consortium Citizen Participation Plan can be found in the Appendix.

#### 3.2. Citizen Participation Process

Figure 3.1. Senior Focus Group (11/17/09). In addition to the discussion, the seniors at the roundtable also complete the community needs survey.



A number of methods were employed to gather input from Quincy residents, non-profit organizations and agencies, and members of the business community through focus groups, round tables, surveys, and public hearings.

The survey results are based on 100 surveys distributed throughout the City of Quincy at community centers, focus groups, and technical assistance workshops. The survey asked public opinion on City priorities in the following categories: Housing Objectives, Community Facilities,

Economic Development, Public Facilities & Services, Special Needs Facilities & Services, Infrastructure, and Homeless Services. Each category listed several objectives within the category, asking if each objective is a priority with the choices of “YES,” “NO” or “UNKNOWN.” Top objectives in each category were identified on the survey by the highest number tallies of “YES” during tabulation. It also requested public opinion and experience with Fair Housing. And finally, the survey requested any additional comments on these issues.

As an effort of outreach to the largest, non-English speaking group in Quincy, an opportunity to hear the survey translated into Chinese was available to this particular population.

The City hosted several focus groups and round tables reaching City wide and focusing narrower on specific topics such as elder needs, youth in Germantown (a target LMI community), and economic development.

The documentation for these outreach efforts, including the survey, survey tabulation, focus group reports, presentation of results, and minutes from the public hearings can be found in the Appendix.

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.

### **3.3. Summary of Citizen Comments or Views on the Plan**

## **4. INSTITUTIONAL STRUCTURE**

*Describe actions that will take place during the next year to develop institutional structure.*

### **4.1. Administration**

In terms of 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 expanded 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.

### **4.2. 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.

### **4.3. City Departments and Local Non-Profit Organizations**

The City/Consortium utilizes many City departments as well as local non-profit organizations to plan and implement programs that support their mission for the benefit of low to moderate income persons.

### **4.4. Strengths and Gaps in the 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 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 – Most of the public service providers are small non-profit organizations that rely heavily on volunteers in providing management oversight. Many of these organizations are run by persons with limited computer and management skills.
- Housing Development – There are two CHDO designated organizations in the Consortium, both of which have access to various resources.

## **4.5. Technical Assistance**

The 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. For the past 15 years, PCD has conducted 2-3 training workshops a year to assist subrecipients in meeting their grant obligations and improve their program operations.

## **4.6 Public Housing Authorities**

### **4.6.1. Quincy Housing Authority**

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

In Quincy, four of the five Commissioners are appointed by the Mayor and confirmed by the City Council. Of these four, one represents labor groups and another represents resident groups. The fifth Commissioner is appointed by the Governor through the Massachusetts Department of Housing and Community Development.

The Quincy Housing Authority and the City of Quincy, especially through the Department of Planning and Community Development often collaborate on many housing and community development issues and programs or projects. The QHA has representatives to City committees such as the Fair Housing and Affordable/Inclusionary Housing committees. It has actively participated in the planning and implementation 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 however makes its own decision about hiring, contracting and procurement, and capital improvement and modernization, 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.

#### **4.6.2. Weymouth Housing Authority**

The WHA, incorporated in 1948, is an independent government body that owns and manages five housing complexes for families and/or the elderly, including three state complexes and two federal ones. The WHA ensures that low income families and seniors have decent, safe, and affordable housing. It has a staff of 19, a five-member Board of Commissioners, appointed by the Mayor, to establish policies, and an annual operating budget of \$4.5 million.

In all five housing complexes combined there are 475 units for families and/or the elderly. The WHA also manages 325 units through the voucher program. See the table on the next page for data on handicapped accessibility and resident waiting lists. Also see the tables in the remainder of this chapter for details on each of the five WHA housing complexes and on the voucher program. Map 5C shows the location of all public housing complexes. Finally, Chapter Five identifies the strategy and objectives for meeting public housing needs. The WHA is not classified as “troubled” by HUD and does not anticipate losing any housing units from its existing inventory.

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<sup>1</sup>, and representatives from the WHA. The Board meets quarterly to discuss policies and needs.

According to the latest Massachusetts Assisted Housing Inventory, Weymouth has 1,827 subsidized units totaling 8.1% of the housing stock. This total includes 229 units of family public housing, 246 elderly units, 100 units under the Massachusetts Rental Voucher Program (MRVP), 66 Federal Section 8 Enhanced Vouchers and 159 Federal Housing Choice vouchers.

The WHA also works with other agencies like health providers and the Weymouth Police Department to address issues and assist residents. There is a Drug Prevention Task Force that combat crime and drugs in public housing.

#### **4.6.3. Braintree Housing Authority**

The Braintree Housing Authority, herein after called BHA, is committed to providing low-income housing opportunities to persons who qualify under the rules and regulations that govern eligibility for both state and federal housing programs. The Authority is located at 25 Roosevelt Street, Braintree, MA. The Executive Director reports to a Board of Commissioners, which consists of four elected officials and one official appointed by the Governor.

The Authority maintains the following housing programs:

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<sup>1</sup> Typically, the president of each of the five tenant associations is on the Board.

- 667 State-aided housing for the elderly/disable – 162 one-bedroom units
- 667 State-aided congregate units for the elderly/disable – 17 efficiency type units
- 705 State-aided family housing – 3 single family homes and two 2-family homes. All contain three bedrooms.
- Massachusetts Rental Voucher Program – 24 units, (consists of 1 & 2 bedrooms) for the elderly at Independence Manor and 60 family units, (consists of 1, 2 & 3 bedrooms) at Skyline Apartments.
- Department of Mental Health – 8 units located in private housing at various locations in Braintree
- Section 8 Housing Choice Voucher Program – 395 vouchers

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.

#### **4.6.4. Milton Housing Authority**

The Milton Housing Authority manages 51 public housing units, 38 for elderly and 12 for families. There are 144 Section 8 vouchers and 1 MRVP. The Executive Director is hired by a five member board of commissioners, 4 of whom are appointed and 1 is elected.

#### **4.6.5. Holbrook Housing Authority**

The Holbrook Housing Authority manages public housing units and Section 8 housing vouchers to benefit low to moderate-income families, seniors and special needs individuals. The Executive Director is appointed by a five-member Board of Commissioners, which consists of four elected members and one member appointed by the Governor.

The Authority 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 Authority 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.

## **5. MONITORING**

*Describe actions that will take place during the next program year to monitor its housing and community development projects to ensure long-term compliance with program requirements and comprehensive requirements.*

### **5.1. Memoranda of Agreement or Contracts**

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.

### **5.2. IDIS**

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 of both communities 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.

### **5.3. Performance and Compliance Issues**

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.

## **6. LEAD BASED PAINT**

*Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.*

### **6.1. Quincy**

The City of Quincy needs to address the lead-based paint hazard issues in most neighborhoods and increase public awareness about the health effects of improper de-leading activities, as well as lead poisoning in general. Approximately 66% of the City of Quincy's housing stock (33,993 housing units built before 1978) is likely to contain lead paint. Based on national statistics, 17% of these or 5,779 units can be assumed to house children under age seven. The Consortium through a lead paint hazard control grant from HUD was able to complete the abatement of 50 units over five years between 1999 and 2002. However, the inventory of homes with lead paint in the Consortium is so large that further resources will be needed to mitigate the hazard.

In 2009, the City of Quincy, as lead subrecipient for the South Shore HOME Consortium, applied for Lead Abatement Gap Filler VI Grant funds from the Massachusetts Department of Housing and Community Development (DHCD). The City was previously awarded funds under Gap Filler V, which were used to clear 10 units Consortium-wide. With the help of these new funds and other program funds such as Massachusetts Get the Lead Out (GTLO), CDBG, and HOME funds, the City planned to clear 5 units during the FY 2009-2010.

The City 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. Please see the Office of Housing Rehabilitation brochure in section 24, "Attachments." The City of Quincy and Town of Weymouth will also partner with Neighborhood Housing Services of the South Shore to implement the program.

### **6.2. Weymouth**

The Town has been proactive in its efforts to conduct lead paint abatement in its older housing units. According to the ACS 2006-2008 data, the Town has a significant percentage of aged housing units, with approximately 78% of its 21,691 occupied housing units having been constructed prior to 1978. With 36% of the families in the Town earning less than \$50,000 annually it can be assumed that a minimum of 36% of older units (6,090) are occupied by lower income families in this income range. Given that older housing stock is more likely to be affordable, the percentage of lower income households "at risk" is likely to be higher.

Data from the Massachusetts Childhood Lead Paint Poisoning Prevention Program (2008) indicates that of 2,275 children in Weymouth who are between the mandatory testing ages of 9-48 months, 1,780 ( 78%) have been screened. Of 3,811 children ages 6-72 months, 1,949 ( 51%) have been screened. Two cases of elevated blood lead levels in the children were reported in this

timeframe. The Town will continue to its practice of outreach and education to increase screening compliance and promote awareness of lead hazards however the DPH data indicates that although a high percentage of housing predates 1978 lead based paint prohibitions, Weymouth's lead based paint poisoning statistics show that the Town is not a "high risk" community.

According to the CHAS, a substantial percentage of affordable rental housing units were constructed prior to 1970 (53.8% [762] of units affordable to families with gross incomes <30% of median; 72.6% [1049] of units affordable to families with gross incomes <50%; and 48.7% [1,738] of units affordable to families with gross incomes <80%). Of 3,555 reported owner occupied or for sale units valued as affordable for households with incomes in the <80% income range, 2,742 were constructed prior to 1970.

The Town targets lead paint abatement efforts towards those housing units built prior to 1978, the last year in which it was legal to use lead based paint. The Town, in cooperation with CHDOs NHS will continue to participate in the Massachusetts Housing Finance Agency-sponsored "Get the Lead Out" Program subject to funding availability through MHFA. This program provides technical and financial assistance to low and moderate income owners and to investment property owners who eliminate lead hazards in owner occupied and rental properties.

Sub-contracting through NHS, the Town will abate 5 units in the next year. In addition, the Town will promote abatement of lead hazards with financial assistance to low and moderate income residents through the CDBG Revolving Loan Fund and through technical assistance provided as part of the Town's CDBG Housing Services.

### **6.3. The South Shore HOME Consortium**

The Consortium will also implement a comprehensive education and outreach plan that will disseminate information on abatement programs, public and childhood safety issues and lead hazard awareness. The Consortium's experience points to the importance of direct contacts. Hence, it will conduct, with the help of neighborhood associations, informational seminars in various low- and moderate- income neighborhoods, to discuss the lead paint issues and the grant directly with potential clients. To address the increasing Asian population, particularly the Chinese-speaking residents, the city's Asian Liaison Officer will assist in translating selected informational materials into Chinese and in running informational seminars for Asian residents. For the non-English speaking population, the Consortium will prepare program brochures in Chinese and place ads in both Chinese and Hispanic newspapers. The Consortium will also make presentations to Asian groups at the North Quincy Community Center and the Asian American Service Association. The Consortium plans to conduct such seminars in strategic locations in partnership with non-profit organizations that serve low- to moderate- income families with children.

Efforts will include conducting a broadcast of at least one informational seminar on local cable TV, provide program and lead related information to First Time Homebuyer Classes held at QCAP and NHS, and fair housing workshops with realtors and brokers and include such information on their websites.

## 7. SPECIFIC HOUSING OBJECTIVES

### *Housing Needs Table*

*Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.*

*Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.*

### **7.1. Quincy**

#### **7.1.1. 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) Disaster Mitigation 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.

### 7.1.2. Inclusionary Zoning

In 2001, the City of Quincy passed the Inclusionary Zoning Ordinance 17.04.235. The City also established an Affordable Housing Trust Fund and an Affordable Housing Trust Fund Committee to administer affordable housing units, land, or funds contributed by developers as stipulated in the ordinance.

The order required that any development of 10 or more units that necessitates a variance or a special permit must provide 10% of the units as affordable units to low-moderate income households. The affordable units may be developed either on the site of the original development or at another location, or developers may provide 50% of 10% of the construction cost of all units developed, in lieu of on-site units.

The Affordable Housing Trust Fund Committee was created to oversee all disbursement of funds and the Department of Planning and Community Development will monitor properties for compliance of this ordinance.

Since its inception in 2001, The Quincy Inclusionary Zoning Ordinance has led to the production of 54 affordable rental units, 6 affordable homeownership units, and \$2,478,844 from fees in lieu of unit creation. This number averages out to 8.5 new units each year and \$354,120 from fees.

Table 3.1 Affordable Unit Creation & Cash in Lieu from IZO Ordinance

	2003	2004	2005	2006	2007	2008	2009	Total
Rental Units	22	0	0	29	0	1	2	54
Ownership Units	1	0	0	5	0	0	0	6
Cash in Lieu	\$0	\$0	\$1,950,844	\$358,000	\$0	\$0	\$170,000	\$2,478,844
Total Units	23	0	0	34	0	1	2	60

Source: Affordable Housing Trust Fund Committee December 8, 2009

Recent Accomplishments of the program include (2007-2009):

- The Affordable Housing Trust Fund Committee awarded \$300,000 to Neighborhood Housing Services of the South Shore to purchase a 17-unit Single-Room Occupancy building (SRO). \$500,000 in HOME funds was used for this project. Eleven of the units are affordable and will be provided to tenants under 80% of median income.
- The Affordable Housing Trust Fund Committee granted \$100,000 to the Office of Housing Rehabilitation (OHR) to be utilized as 2-1 match for low and moderate income households for rehabilitation projects.
- The Affordable Housing Trust Fund Committee expended \$150,000 on QCAP's rehabilitation activities associated with the creation of five (5) rental units at 388 Granite Street. \$468,000 in HOME funds were also expended on this project.
- Neponset Landing was successfully marketed and 28 rental units have been occupied by new tenants who are under 80% of median income.
- The Affordable Housing Trust Fund Committee sold two (2) affordable units on Des Moines Road.

Current projects in the pipeline include:

- The City is currently working with Neighborhood Housing Services (NHS) in the development of Winter Gardens. This current partial parking area and undeveloped lot has been subdivided from its original parcel which was improved with a three story commercial building. NHS is currently lining up funders for a new affordable housing development that will include 24-rental units that will cater to families.
- The City is currently working with Asian Community Development Corporation (ACDC) on the development of 34 new affordable housing units. ACDC has purchased an existing apartment building in the City and is looking to undertake substantial renovations of the building. Once complete the project will create 34 new affordable housing units.

The economic downturn and subsequent housing crisis of 2008-2009 did not spare the City of Quincy. Although the City did not experience the concentrations of foreclosure petitions that wiped out neighborhoods in other cities, residential building permits for new construction dropped off significantly.

### ***7.1.3. Rehabilitation Program***

The City of Quincy, through its Office of Housing Rehabilitation and Neighborhood Housing Services of the South Shore implemented housing rehabilitation programs to eliminate code violations and substandard living conditions, and promote energy conservation. In addition, by offering low interest loans and grants, it is the hope of the City that low and moderate income people will be able to remain in their homes and not have to leave because they can't afford the maintenance.

Please refer to Table 1C for the housing rehabilitation program goals, with respect to the renter-occupied units and owner-occupied units per year.

### ***7.1.4. Fair Housing Counseling***

The City of Quincy has a Fair Housing Committee made up of community stakeholders that meets regularly to aid the city's effort to foster a climate in which the individual human dignity and civil rights of all people are respected, and where every potential homeowner has access to all housing regardless of race, color, religious creed, national origin, ancestry, age, children, marital status, disability, sexual orientation, public assistance recipient, or sex.

Quincy Community Action Programs, (QCAP) provides fair housing counseling along with educational First Time Home Buyer Seminars. Each year over 200 households receive some type of housing counseling to educate them about affordable housing opportunities in Quincy.

### ***7.1.5. First Time Home Buyer***

Quincy offers a First Time Homebuyer Program for households earning less than 80% of median income. Funding is provided in the form of deferred loans for closing cost and down payment assistance of up to 10% of the purchase price not to exceed \$20,000. Often times, the City's

program dovetails with the Massachusetts Housing Partnership (MHP) “Soft-Second” program for First Time Homebuyers. Please refer to Table 2C: Summary of Specific Housing/Community Development Objectives for more information.

### ***7.1.6. At Home in Quincy Program***

In 2010, the City of Quincy launched the “At Home in Quincy” homebuyer assistance program. Supported through the Affordable Housing Trust Fund (AHTF), the program will provide down payment assistance, mortgage insurance, and mortgage payment protection in the event of illness or unemployment for qualified households with a maximum allowable income of 120% of Area Median Income.

### ***7.1.7. McKinney-Vento Homeless Assistance Program***

The City of Quincy through the Quincy/Weymouth Continuum of Care will continue to apply for funds from HUD’s McKinney-Vento Homeless Assistance Program for transitional and permanent housing. Please refer to Table 1C for more information on these programs.

Quincy endorses the “Housing First” model for the assistance given to the homeless. As a result, much of the Supportive Housing Program and Shelter Plus Care program funding goes into permanent housing for individuals and families with the local service providers bringing some of the support services to the home.

## **7.2. Weymouth**

### ***7.2.1. Funding to Address Characteristics of the Housing Market***

The Town currently receives entitlement funding from the CDBG and HOME programs, as well as applying for funds through the Continuum of Care. In addition, Weymouth has set aside funds under the Massachusetts Community Preservation Act for the development of affordable housing.

#### **7.2.1.1. Rehabilitation Needs**

The Town will continue to provide CDBG funding and technical assistance for lower income homeowners for necessary rehabilitation of its aging housing stock. Funding will be provided through a revolving loan account as low interest loans with terms and conditions designed to serve a wide range of lower income homeowners.

#### **7.2.1.2. Rental Development**

Publicly funded rental development will continue as a focus of the HOME Program. The Town will work in cooperation with non-profit and for-profit developers to increase the affordable rental inventory, through acquisition, rehabilitation, and new construction. Given limited funds available under the HOME program for development, efforts will concentrate on projects that leverage both private and state funding. Projects that address the highest need in terms of

income / affordability and bedroom composition will be given highest priority in assessment of projects.

#### **7.2.1.3. McKinney Homeless Program**

Initiatives for the disabled, homeless and those at risk of homelessness will be addressed through the McKinney Homeless programs in cooperation with members of the Continuum of Care.

#### **7.2.1.4. Homeownership Assistance**

As a result of high property costs in the area, homeownership is beyond the reach of many lower income households. In an effort to bridge the affordability gap for these households, Weymouth will continue to assist first time homebuyers through cooperative efforts with local lenders, state housing finance agencies and Community Housing Development Organizations (CHDOs). Efforts will consist of HOME and publicly funded down payment assistance programs combined with subsidized mortgage financing through lenders, the Massachusetts Housing Partnership “Soft 2nd Loan Program;” and the Massachusetts Housing Finance Agency.

### ***7.2.2. Vision Statement***

The Town is committed to increasing affordable housing, promoting homeownership by low and moderate-income residents, and assisting low and moderate-income residents with home improvements through the CDBG Revolving Loan Fund. The Town will work towards ensuring that safe, decent, affordable housing is available for residents at all income levels.

The Town’s Master Plan states the goal of ensuring that 10% of all new housing units are affordable. To accomplish this, the Town will provide technical assistance to low and moderate income residents regarding housing, promote the availability of first time homebuyer programs and funding assistance, and home rehabilitation assistance for low and moderate income residents, and support efforts by CHDOs, for profit developers and non-profits to develop affordable housing.

The Town will also support the development and rehabilitation of housing for severely disabled persons and for the frail elderly. Some CDBG funding may be utilized to support rehabilitation efforts and HOME funds may be used for development of such housing.

## **7.3. The South Shore HOME Consortium**

### ***7.3.1. First Time Homebuyer***

The HOME First Time Homebuyer Program utilizes HOME Program funding to provide deferred loans for first time buyers to put towards down-payment and closing costs in conjunction with private lender mortgage financing through Mass Housing Partnerships (MHP) “Soft Second Loan Program.”

### ***7.3.2. Local & Regional Actions***

The City of Quincy and the South Shore HOME Consortium implemented various activities to overcome the effects of impediments to affordable housing through programming and outreach. These efforts include:

- The City's housing rehabilitation programs continued to implement handicapped accessibility, lead paint abatement, flood elevation and retrofitting, and regular homeowner and tenant occupied housing rehabilitation.
- The City of Quincy and the Town of Weymouth worked closely with and provided funding to Quincy Community Action Program (QCAP) and Neighborhood Housing Services of the South Shore (NHS) to educate low and moderate-income households about tenants' rights and responsibilities and First Time Home Buyer opportunities. First Time Homebuyer Program brochures were updated and also translated into Chinese to reach the largest minority group in the City.
- The Quincy and Weymouth Fair Housing Committees held workshops to educate the public about the housing needs identified in the Impediments to Fair Housing Choice, and to garner support for addressing the housing needs in each of the communities. Quincy's Fair Housing Committee held its annual educational workshop.
- The Quincy Fair Housing Committee completed its update of the Quincy Fair Housing Plan and the Analysis of Impediments to Fair Housing and distributed the Fair Housing brochure as part of the ongoing effort to educate citizens on their rights and responsibilities along with listing the agencies that offer housing assistance in the City.
- The Quincy Consortium committed HOME Funds for the creation of affordable housing.
- Father Bill's and MainSpring provided housing referral and support services to homeless families and individuals.
- Quincy Community Action Programs (QCAP) and Neighborhood Housing Services (NHS) began offering mortgage counseling services in 2007.

Outreach efforts specifically targeting minority and disadvantaged populations are conducted through the implementation of programs directed at these groups and the use of advertisements in local printed media and cable television. The City will fund public service activities that are designed to benefit women, minorities, the handicapped, Asians and other disadvantaged groups.

### ***7.3.3. CHDO/ Rental Acquisition Projects***

The South Shore HOME Consortium intends to use CDBG and HOME funds to create a total of 21 units of affordable housing for households below 80% of median income each year over the next five years. Annually, Quincy anticipates that CHDO agencies will create four (4) units of affordable family housing in Quincy.

Weymouth anticipates CHDOs will continue working on a project creating 6 affordable housing units, and 4 affordable rental housing units are being created through other non-profit/for-profit developers.

Please refer to Table 1C for more information.

## 8. NEEDS OF PUBLIC HOUSING

*Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participation in homeownership.*

*If the public housing agency is designated as “troubled” by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.*

### 8.1. Needs Assessment for the South Shore HOME Consortium Public Housing Authorities

#### 8.1.1. Quincy Housing Authority

The Quincy Housing Authority, located at 80 Clay St., owns and manages public housing units and administers Section 8 housing vouchers and other rental subsidies to benefit low to moderate-income families, seniors and disabled individuals. The director is appointed by the Quincy Housing Board of Commissioners, a five-member board that oversees QHA. Four (4) of its members are appointed by the Mayor, including a labor representative and a resident member. The fifth Commissioner is appointed by the Governor.

The Authority owns and manages 1,552 apartment units, 14 of the family units are leased to the City of Quincy for the operation of transitional housing programs. Rental subsidies administered by the Authority include: 721 Federal Section 8 Tenant-Based, 57 Federal Section 8 Project Based, 10 Federal Section 8 Homeownership vouchers, 98 Federal Section 8 Designated vouchers 3 MRVP mobile vouchers, 15 site based MRVP vouchers, and 13 DMH vouchers, Finally, the QHA owns 4 scattered site residences that are leased to social service agencies who provide group homes to more than 20 individuals. Assistance to the most vulnerable households is the primary mission of the Quincy Housing Authority. Currently, almost 80% of households served by the Authority fall into the extremely low-income range. More up-to-date detailed characteristics of the households served by the Authority can be found in the table below

Quincy Housing Authority Household Characteristics		
	# of families	% of total families
Total Households	1,521	100%
Extremely low income <=30% AMI	1,228	80.07
Very low income (>30% but <=50% AMI)	232	15.2
Low income (>50% but <80% AMI)	61	4.01
Elderly or Disabled	1,184	77.84

Quincy Housing Authority Household Characteristics		
White	838	55.09
Afro-American	86	5.65
Hispanic	44	2.89
Asian	550	36.16
American Indian	3	.2

The Authority has made a strong commitment in recent years toward improving relations with tenants. Residents of each of the Elderly housing developments are represented by individual Tenant Councils, while tenants of the two Family housing developments in Germantown elect members of a joint Harborview Residents Committee. In addition, the Senior Residents Council addresses matters of concern to Elderly residents of all Authority properties. All of these bodies have direct impact on agency operations, including modernization, maintenance and policy adoption. The Resident Advisory Board is currently providing guidance to the Authority in preparation of its five-year Public Housing Authority Plan for HUD. This plan was to be submitted in April 2010. The Resident Advisory Board convenes each year for the review of the Authority's Annual Plan to HUD.

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

The Authority has identified a range of Community and Supportive Services provided by local non-profit and state agencies in the fields of Education, Job Training, Family Well-Being, and Recreation.

The Authority has enacted an ambitious set of improvements to its internal management and operations systems. The results of these efforts are most clearly seen in the low vacancy rate and the high rate of rent collections.

The turnover rate across all 2,473 Authority owned units and units that are leased is on average 12 units per month. Currently, the Public Housing waiting list consists of 1,327 households for Elderly-disabled units, and 1,743 households for Family units. The Section 8 Project Based waiting list consists of 181 households. See tables below for complete up-to-date breakdown by type of waiting list.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8			
<input checked="" type="checkbox"/> Public Housing Elderly/Disabled (combined federal and state as of 2/2/10)			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,327	100.0%	96
Extremely low income <=30% AMI	1,167	87.94	
Very low income (>30% but <=50% AMI)	40	3.01	
Low income (>50% but <80% AMI)	120	9.05	
Families with children		0	
Elderly	576	43.4	
Near Elderly	244	18.38	
Families with Disabilities	507	38.2	
Other Individuals			
White	770	58.02	
Afro-American	131	9.87	
Hispanic	51	3.84	
Asian	360	27.12	
American Indian	15	1.13	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	1,253	94.42	94
2 BR	74	5.57	2
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

\* Includes SSI/Disability between Ages 50-62.

\*\* Includes SSI/Disability under Age 50.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8			
<input checked="" type="checkbox"/> Public Housing Family (combined federal and state as of 2/2/2010)			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,743	100.0%	50
Extremely low income <=30% AMI	1,563	89.6	
Very low income (>30% but <=50% AMI)	162	9.2	
Low income (>50% but <80% AMI)	18	1.03	
Families with children	1,412	81	
Elderly families	53	3.04	
Families with Disabilities	43	2.4	
White	589	33.8	
Afro-American	466	26.73	
Hispanic	378	21.68	
Asian	298	17.09	
American Indian	12	.6	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	59	3.4	1
2 BR	1,209	69.36	39
3 BR	425	24.38	9
4 BR	43	2.46	1
5 BR	7	.4	
5 BR +	0		
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

\* Note: The QHA is not able to provide complete information regarding the number of families with disabilities on the waiting list as this is not a criteria for eligibility.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance (as of 1/22/08)		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
<p>The Quincy Housing Authority participates in the State-wide Centralized Waiting List for Section 8 tenant-based assistance.</p> <p>The Quincy Housing Authority has adopted a local preference for residents and employees of Quincy and the immediately adjacent cities and towns.</p> <p>A statistical break out of this list is not available.</p>			

### **8.1.2. Weymouth Housing Authority**

The WHA, incorporated in 1948, is an independent government body that owns and manages five housing complexes for families and/or the elderly, including three state complexes and two federal ones. The WHA ensures that low income families and seniors have decent, safe, and affordable housing. It has a staff of 19, a five-member Board of Commissioners, appointed by the Mayor, to establish policies, and an annual operating budget of \$4.5 million.

In all five housing complexes combined there are 475 units for families and/or the elderly. The WHA also manages 325 units through the voucher program. See the table on the next page for data on handicapped accessibility and resident waiting lists. Also see the tables in the remainder of this chapter for details on each of the five WHA housing complexes and on the voucher program. Map 5C shows the location of all public housing complexes. Finally, Chapter Five identifies the strategy and objectives for meeting public housing needs. The WHA is not classified as “troubled” by HUD and does not anticipate losing any housing units from its existing inventory.

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<sup>2</sup>, and representatives from the WHA. The Board meets quarterly to discuss policies and needs.

According to the latest Massachusetts Assisted Housing Inventory, Weymouth has 1,827 subsidized units totaling 8.1% of the housing stock. This total includes 229 units of family public housing, 246 elderly units, 100 units under the Massachusetts Rental Voucher Program (MRVP), 66 Federal Section 8 Enhanced Vouchers and 159 Federal Housing Choice vouchers.

The WHA also works with other agencies like health providers and the Weymouth Police Department to address issues and assist residents. There is a Drug Prevention Task Force that combat crime and drugs in public housing.

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<sup>2</sup> Typically, the president of each of the five tenant associations is on the Board.

## Public Housing ADA Accessible Units and Wait List

WHA Complex	Unit Type	# of Units	Meets ADA	Wait List
Joseph Crehan Elderly -State	1 bedroom	156	156	135
	Total	156	156	135
Pope Towers Elderly -State	1 bedroom	60	60	0
	Total	60	60	0
Cadman Place Elderly - Federal	1 bedroom	30	30	59
	Total	30	30	59
Pleasantville Family- Federal	2 bedrooms	20	1	345
	3 bedrooms	20	1	
	Total	40	2	345
Lakeview Manor -Family & Elderly- State	1 bedroom	11	0	1
	2 bedrooms	90	4	445
	3 bedrooms	61	2	219
	4 bedrooms	21	4	27
	Elderly	6	0	0
Total		189	10	692
Total		475	258	1231
Voucher Program- Private Market		Number of Units		Wait List
Housing Choice Vouchers		159		1
MRVP (MA Rental Voucher Program)		100		
Enhanced Vouchers - Tammy Brooke Apt.		66		
Total		325		1

<b>Cadman Place - Elderly; 575 Bridge St., Weymouth, MA</b>		
Estimated Population	Units	Population
<b>Low Rent Public Housing</b>	<b>30</b>	<b>32</b>
<b>Section 8-</b>		
<b>Total</b>	<b>30</b>	<b>32</b>
Building Characteristics	Units	
<b>Total Units</b>	<b>30</b>	
<b>0 Bedrooms</b>		
<b>1 Bedrooms</b>	<b>30</b>	
<b>2 Bedrooms</b>		
<b>3 Bedrooms</b>		
<b>4+ Bedrooms</b>		
<b>Units For The Elderly</b>	<b>30</b>	
Tenant Characteristics	Low Rent Public Housing	Section 8
<b>Percent Reported</b>	<b>100%</b>	
<b>Average Tenure</b>	<b>4.7 Years</b>	
<b>Average Income</b>	<b>\$18,182.00</b>	
<b>Households w/Children</b>	<b>0</b>	
<b>Households w/Majority Public Asst.</b>	<b>0</b>	
<b>Disabled Households</b>	<b>54%</b>	
<b>Elderly Households</b>	<b>42%</b>	
<b>African-American</b>	<b>3%</b>	
<b>Hispanic</b>	<b>3%</b>	
<b>White</b>	<b>97%</b>	
<b>Asian/Pacific Islander</b>	<b>0</b>	
<b>Native American</b>	<b>0</b>	
Annual Funding By Program	Amount	# of Funded Units
<b>Total Funding</b>		<b>30</b>

## Pope Towers - Elderly; 25 Water St., Weymouth, MA

Estimated Population	Units	Population
<b>Low-Rent Public Housing</b>	<b>60</b>	<b>62</b>
<b>Section 8</b>		
<b>Total</b>	<b>60</b>	<b>62</b>
Building Characteristics	Units	
<b>Total Units</b>	<b>60</b>	
<b>0 Bedrooms</b>		
<b>1 Bedrooms</b>	<b>60</b>	
<b>2 Bedrooms</b>		
<b>3 Bedrooms</b>		
<b>4+ Bedrooms</b>		
<b>Units For The Elderly</b>	<b>60</b>	
Tenant Characteristics	Low Rent Public Housing	Section 8
<b>Percent Reported</b>	<b>100%</b>	
<b>Average Tenure</b>	<b>6.2 Years</b>	
<b>Average Income</b>	<b>\$14,378.05</b>	
<b>Households w/Children</b>	<b>0</b>	
<b>Households w/Majority Public Asst.</b>	<b>0</b>	
<b>Disabled Households</b>	<b>13%</b>	
<b>Elderly Households</b>	<b>81%</b>	
<b>African-American</b>	<b>2%</b>	
<b>Hispanic</b>	<b>2%</b>	
<b>White</b>	<b>95%%</b>	
<b>Asian/Pacific Islander</b>	<b>0</b>	
<b>Native American</b>	<b>2%</b>	

## Lakeview Manor- Elderly/Family; 77 Memorial Dr., Weymouth, MA

Estimated Population	Units	Population
<b>Low-Rent Public Housing</b>	<b>189</b>	<b>511</b>
<b>Section 8</b>		
<b>Total</b>	<b>189</b>	<b>511</b>
Building Characteristics	Units	
<b>Total Units</b>	<b>189</b>	
<b>0 Bedrooms</b>	<b>0</b>	
<b>1 Bedrooms</b>	<b>11</b>	
<b>2 Bedrooms</b>	<b>90</b>	
<b>3 Bedrooms</b>	<b>61</b>	
<b>4+ Bedrooms</b>	<b>21</b>	
<b>Units For The Elderly</b>	<b>6</b>	
Tenant Characteristics	Low Rent Public Housing	Section 8
<b>Percent Reported</b>	<b>100%</b>	
<b>Average Tenure</b>	<b>11.8 Years</b>	
<b>Average Income</b>	<b>\$17,343.76</b>	
<b>Households w/Children</b>	<b>48%</b>	
<b>Households w/Majority Public Asst.</b>		
<b>Disabled Households</b>	<b>18%</b>	
<b>Elderly Households</b>	<b>8%</b>	
<b>African-American</b>	<b>12%</b>	
<b>Hispanic</b>	<b>12%</b>	
<b>White</b>	<b>87%</b>	
<b>Asian/Pacific Islander</b>	<b>0%</b>	
<b>Native American</b>	<b>1%</b>	

<b>J. Crehan Elderly; Calnan /Harrington Circles, Weymouth, MA</b>		
Estimated Population	Units	Population
<b>Low-Rent Public Housing</b>	<b>156</b>	<b>150</b>
<b>Section 8</b>		
<b>Total</b>	<b>156</b>	
Building Characteristics	Units	
<b>Total Units</b>	<b>156</b>	
<b>0 Bedrooms</b>		
<b>1 Bedrooms</b>	<b>156</b>	
<b>2 Bedrooms</b>		
<b>3 Bedrooms</b>		
<b>4+ Bedrooms</b>		
<b>Units For The Elderly</b>	<b>156</b>	
Tenant Characteristics	Low Rent Pub. Housing	Section 8
<b>Percent Reported</b>	<b>100%</b>	
<b>Average Tenure</b>	<b>7.6 Years</b>	
<b>Average Income</b>	<b>\$14,199.67</b>	
<b>Households w/Children</b>	<b>0</b>	
<b>Households w/Majority Public Asst.</b>	<b>0</b>	
<b>Disabled Households</b>	<b>16%</b>	
<b>Elderly Households</b>	<b>80%</b>	
<b>African-American</b>	<b>1%</b>	
<b>Hispanic</b>	<b>3%</b>	
<b>White</b>	<b>93%</b>	
<b>Asian/Pacific Islander</b>	<b>3.5%</b>	
<b>Native American</b>	<b>1%</b>	

<b>Pleasantville - Family; 990 Pleasant St., Weymouth, MA</b>		
<b>Estimated Population</b>	<b>Units</b>	<b>Population</b>
<b>Low Rent Public Housing</b>	<b>40</b>	<b>112</b>
<b>Section 8</b>		
<b>Total</b>	<b>40</b>	<b>112</b>
<b>Building Characteristics</b>	<b>Units</b>	
<b>Total Units</b>	<b>40</b>	
<b>0 Bedrooms</b>	<b>0</b>	
<b>1 Bedrooms</b>	<b>0</b>	
<b>2 Bedrooms</b>	<b>20</b>	
<b>3 Bedrooms</b>	<b>20</b>	
<b>4+ Bedrooms</b>	<b>0</b>	
<b>Units For The Elderly</b>	<b>0</b>	
<b>Tenant Characteristics</b>	<b>Low Rent Public Housing</b>	<b>Section 8</b>
<b>Percent Reported</b>	<b>100%</b>	
<b>Average Tenure</b>	<b>7.6 Years</b>	
<b>Average Income</b>	<b>\$25,702.00</b>	
<b>Households w/Children</b>	<b>52%</b>	
<b>Households w/Majority Public Asst.</b>	<b>7</b>	
<b>Disabled Households</b>	<b>13%</b>	
<b>Elderly Households</b>	<b>5%</b>	
<b>African-American</b>	<b>13%</b>	
<b>Hispanic</b>	<b>13%</b>	
<b>White</b>	<b>81%</b>	
<b>Asian/Pacific Islander</b>	<b>3%</b>	
<b>Native American</b>	<b>0</b>	
<b>Total Funding</b>		<b>40</b>

## Section 8/Home Ownership Vouchers, MRVP Units

Estimated Population	Units		Population
<b>Section 8/Home Ownership</b>	<b>159</b>		<b>411/4</b>
<b>MRVP</b>	<b>100 (one vacant)</b>		<b>136</b>
<b>Enhanced Voucher</b>	<b>56</b>		<b>145</b>
Building Characteristics	Section 8	Enhanced Voucher	MRVP
<b>Total Units</b>	<b>212 /3</b>	<b>50</b>	<b>86</b>
<b>0 Bedrooms</b>	<b>2</b>	<b>1</b>	<b>0</b>
<b>1 Bedrooms</b>	<b>96/1</b>	<b>1</b>	<b>0</b>
<b>2 Bedrooms</b>	<b>70/2</b>	<b>22</b>	<b>67</b>
<b>3 Bedrooms</b>	<b>38</b>	<b>26</b>	<b>19</b>
<b>4+ Bedrooms</b>	<b>6</b>	<b>0</b>	<b>0</b>
<b>Units For The Elderly</b>			
Tenant Characteristics	Section 8	Enhanced Voucher	MRVP
<b>Percent Reported</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Average Income</b>	<b>\$15,570.00</b>	<b>\$29,490.00</b>	
	<b>\$40,240.00</b>		
<b>Households w/Children</b>	<b>82</b>	<b>31</b>	<b>56</b>
<b>Households -Maj. Public Asst.</b>	<b>40</b>	<b>6</b>	<b>6</b>
<b>Disabled Households</b>	<b>23/1</b>	<b>4</b>	<b>32</b>
<b>Elderly Households</b>	<b>16/0</b>	<b>5</b>	<b>29</b>
<b>African-American</b>	<b>4/0</b>	<b>6</b>	<b>30</b>
<b>Hispanic</b>	<b>6/0</b>	<b>5</b>	<b>32</b>
<b>White</b>	<b>126/3</b>	<b>39</b>	<b>126</b>
<b>Asian/Pacific Islander</b>	<b>0</b>	<b>0</b>	<b>2</b>
<b>Native American</b>	<b>0</b>	<b>0</b>	<b>0</b>
Annual Funds By Program	Amount	# of Funded Units	
<b>Section 8 and Housing Choice</b>		<b>159 (Federal)</b>	
<b>MRVP</b>		<b>100 (State)</b>	
<b>Enhanced Vouchers</b>		<b>66 (Federal)</b>	

### 8.1.3. Braintree Housing Authority

The Braintree Housing Authority (BHA) is a participant of the Section 8 Centralized Wait List. The list contains over 400 applications from families who live or work in the town of Braintree.

The BHA's state-aided family wait list contains 200+ applications. The average wait is five years.

In the town of Braintree there is a shortage of low-income family housing units. More family units are needed to meet the needs of families whose income is not sufficient for market rate apartments.

Items	# Of Families	% of Total Families
<b>*Waiting List Total</b>	<b>79320</b>	
Extremely Low Income<30% AMI	76429	96.36%
Very Low Income>30% but <50% AMI	3117	3.93%
Low Income<50% but <80% AMI	181	.23%
Families with Children	28644	36.11%
Elderly Families	4525	5.70%
Families with Disabilities	26155	32.97%
White	34308	43.25%
Black	14445	18.21%
Asian	2342	2.95%
American Indian	1318	1.66%
Pacific Islander	253	.32%
Hispanic	29712	37.46%

### 8.1.4. Holbrook Housing Authority

The Holbrook Housing Authority manages public housing units and Section 8 housing vouchers to benefit low to moderate-income families, seniors and special needs individuals. The Executive Director is appointed by a five-member Board of Commissioners, which consists of four elected members and one member appointed by the Governor.

The Authority 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 Authority 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.

The Authority's waiting list consists of 43 elderly individuals, 72 non-elderly disabled individuals, 11 families and 94 families waiting for an MRVP voucher. Of the statewide total of 99,148 individuals and families on the Section 8 Centralized Waiting List, 190 are from Holbrook.

The Authority has had a property survey conducted by the Norfolk County Engineering Department to determine if there is any buildable land for future development of additional low-income housing. At this time, the Massachusetts Department of Housing and Community Development does not have any funding available for this purpose.

### **8.1.5. Milton Housing Authority**

The Milton Housing Authority manages 51 public housing units, 38 for elderly and 12 for families. There are 144 Section 8 vouchers and 1 MRVP. The Executive Director is hired by a five member board of commissioners, 4 of whom are appointed and 1 is elected.

The Authority's waiting list consists of 74 families, and 231 elderly/disabled. Section 8 is administered by the centralized waiting list.

## **8.2. Public Housing Strategy**

### **8.2.1. Public Housing Specific Objectives**

The Consortium's analysis of the characteristics of the housing market and the severity of housing problems and needs of each category of residents were viewed as major considerations, but not the only bases, for determining the relative priority of each priority housing need category for purposes of programming and allocation of HUD resources coming to the Consortium. The Consortium also considered other factors, especially the other resources that are available and strategies that are directed at addressing the various priority housing needs. The following considerations are important to mention.

First, the Consortium will continue to depend on the Consortium's Public Housing Authorities to be the major providers of subsidized housing via public housing units as well as through Section 8 and MRVP, to address the cost burden of low and moderate income households, especially those that have income below 50% of area median. Most of these households cannot afford to pay market rents and are hoping to move into subsidized housing. For that reason, the number on the waiting list is almost double the number of public housing units in the consortium. The QHA is working towards bringing back 18 units that are off-line and developing a better internal system for preparing vacant units for occupancy by the new tenants to reduce the number of vacant units at any given point in time.

Second, the Consortium will continue to offer and promote its various housing rehabilitation programs to assist for-profit and non-profit rental units, in addition to owner-occupied units. Nevertheless, based on the long history of these housing rehabilitation programs, despite the

promotional and outreach efforts that the Consortium would undertake, fewer investor owners (compared to homeowners) would apply for assistance. Investor-owners have expressed various reasons for not participating in the Consortium's rehabilitation programs in the past. Many owners feared that any inspection would show the presence of lead paint or other code issues that they did not want to deal with (notwithstanding the availability of grants and loans) or want the City to know. Some rental property owners have stated that they did not wish to deal with government bureaucracy, e.g., restrictions in the selection of contractors, delays in processing of bills, etc. Others did not like signing "affirmative marketing agreements." Perhaps the main reason, however, was that, owing to the hot rental market in the past, many felt that they did not need to do much improvement to their units to get tenants who were willing to pay market rent. Even if they had to do work, they could obtain loans through traditional lending sources at reasonable interest rates. Many investor-owners who participated in our programs had done so only after the City's Code Enforcement Officers gave them citations or if they were sued in court for child lead paint poisoning. Quincy's CDBG program will continue to fund a Code Enforcement Officer who will serve as a feeder for our rental rehabilitation programs.

Third, to address the priority housing needs of renters, the Consortium will continue to utilize a substantial portion of its HOME funds and to a lesser extent, its CDBG funds, for the development of affordable rental units. The Consortium has allocated more than the statutory 15% HOME funding for CHDO projects and also will support the development of rental units by non-CHDO entities through its Rental Production and Non-Profit Rehabilitation Programs.

Fourth, related to the third item above, it should be pointed out that the average cost per unit for CHDO and non-profit developments will be substantially more than the average rehabilitation costs for owner-occupied units. Hence, despite considerable funds going to address priority rental housing needs, the outputs for that need would be less than that of owner-occupied housing.

Fifth, there are other programs, projects and strategies that address the priority housing needs of renters. Among them are Quincy's Inclusionary Zoning Ordinance and Community Preservation Act.

### **8.2.2. Efforts to Increase Homeownership among PHA Residents**

According to the Warren Group, the median price of a single-family home in 2008 in the City of Quincy was \$330,000, and a condo was \$243,000. The price of these homes well exceeds the purchasing power of low-income individuals and still represents significant increases during the past five years. Only low-income households of six or more members and Moderate-income households of two or more members can afford to buy a condominium. For large households, a condominium is not likely to be an appropriate housing choice, since they often have no more than three bedrooms, and many only have one bedroom.

The designations of affordability discussed above assume participation in the City's First Time Home Buyers Program and the State's Soft Second Loan Program. For households with moderate or lower incomes, the City provides up to 9% of the purchase price of the home

toward the down payment. The buyer must furnish an additional 3% for this purpose. The city also provides 1% of the purchase price (up to a maximum of \$2,000) toward closing costs. The Soft Second Loan Program provides "...loans to low- and moderate-income first-time homebuyers to reduce their first mortgage and to lower their initial monthly costs so that they can qualify to purchase a home. The participating lender underwrites a first mortgage for [up to] 75% of the purchase price and a second mortgage generally for 20% of the purchase price. The borrower pays the entire principal and interest on the first mortgage. The principal payments on the second mortgage are deferred for 10 years and a portion of the interest costs for eligible borrowers is paid by public funds. Since the borrower does not pay mortgage insurance, public funds provide a loan loss reserve for participating lenders."

Through its cooperating non-profit agencies, the City engages in outreach and education activities to prepare potential clients for the responsibilities of home ownership. Special efforts are made to inform public housing residents of home ownership opportunities. Cooperating non-profits conduct a First Time Home Buyers Workshop for all public housing residents in the City once a year. The City's Office of Asian Affairs sponsors two First Time Home Buyer Workshops per year for Asian residents of public housing. The Quincy Housing Authority offers programs that allow educational and home ownership expenditures in lieu of public housing rent increases. All participants in the City's program and the Soft Second Program must participate in a State-certified Home Buyer Education program. These classes are offered regularly during the year, both in Quincy and neighboring towns by local cooperating organizations, and throughout the state.

### 8.2.3. Assisted Housing Inventory

According to the Department of Housing and Community Development's subsidized Housing Inventory (SHI) list dated September 29, 2009, the City of Quincy has 39,912 year round housing units. Of those 4,093 are approved SHI units resulting in 10.3% of the housing units in Quincy being affordable to low and moderate income individuals and families.

The ability of the City to achieve the 10% threshold can be attributed to the enactment and implementation of new affordable housing programs combined with traditional programs to execute an ongoing strategy for creating new affordable housing units. The City's strategy has yielded 437 new SHI units, a 1.1% increase in the overall percentage since May 2, 2005.

Table 4.1 Subsidized Housing Inventory (SHI)

Community	2000 Census Year Round Housing Units	Total Development Units	Total SHI Units	Percent SHI Units
Quincy	39,912	4,093	4,093	10.3%

Source: Department of Housing and Community Development Chapter 40B Subsidized Housing Inventory (SHI) as of September 29, 2009

The City of Quincy is currently over the 10% threshold and is focused on continuing with development of new affordable housing units.

The housing boom during the 2000's did not miss Quincy which experienced a significant increase in multi-family housing adding 2,499 new units from 2000-2008 and a total of 2,679 overall.

Table 4.2 Residential Building Permits

Housing Units	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Single Family	14	50	13	16	18	25	15	16	13	180
Multi-Family	339	169	225	722	597	112	281	28	26	2,499
Total	353	219	238	738	615	137	296	44	39	2,679

Source: City of Quincy Building Permits

## **9. BARRIERS TO AFFORDABLE HOUSING**

*Describe the actions that will take place during the next year to remove barriers to affordable housing.*

### **9.1. Fair Housing Committee and Counseling**

The Quincy Fair Housing Committee was established in 1984 and is made up of members from a broad spectrum of public and private groups that include persons with a strong interest and desire to promulgate fair housing policy. The purpose of the Committee is to aid the City in its effort to foster a climate in which the individual human dignity and civil rights of all people are respected and where every potential homeowner has access to all housing regardless of race, color, religious creed, national origin, ancestry, age, children, marital status, disability, sexual orientation, public assistance recipient, or gender.

The function of the Committee is to act in a monitoring and advisory capacity toward the implementation and evaluation of the City's fair housing policies. The Committee in conjunction with the Equal Opportunity Administrator, and the Department of Planning and Community Development functions as a public voice advocating for the goals of Fair Housing.

The Fair Housing Committee oversees the development and implementation of the Fair Housing Plan. The Committee also takes a lead role in fair housing education throughout the City in the form of annual fair housing workshops, creating and distributing fair housing brochures (including translation into different languages), and as a referral service for residents, landlords, and housing industry representatives.

The City of Quincy has a contract with Quincy Community Action Programs, (QCAP) to provide fair housing counseling along with educational First Time Home Buyer Seminars. Each year over 200 households receive some type of housing counseling to educate them about affordable housing opportunities in Quincy.

The following is a summary of impediments to fair housing choice that have been identified in the analysis, and the City's efforts to address them, as well as to generally assure that the environment in Quincy is conducive to fair housing choice for all.

## **9.2. ANALYSIS of Impediments to Fair Housing & Actions to Address Them**

### **9.2.1.1. Impediment #1: Quincy is a built out community with little developable land that limits the availability of land to develop affordable housing.**

- Zoning and land use policies traditionally do not encourage infill residential redevelopment.
- The housing market demands that entities act quickly in a highly competitive real-estate market.
- Residential uses in business/industrial zones have more restrictive requirements.

### **9.2.1.2. Action #1: Change land use and zoning policies**

- Identify “opportunity areas” most appropriate for and conducive to residential development.
- Consider appropriate compact development in traditional “village centers” throughout the City (North Quincy, Wollaston, Brewers Corner, Atlantic, Houghs Neck, Germantown, Squantum, and Quincy Center).
- Consider implementing Chapter 40R Smart Growth Zoning Districts.
- Implement Transit Orientated Development (TOD) techniques for new development around each mass transit station and along bus routes.
- Develop a community visioning effort that can lead to the development of design guidelines for the whole City.
- Encourage the creation of mixed-income housing in Quincy Center and other business districts throughout Quincy that are close to public transportation, and other amenities.
- Implement “sustainable development principles” for the City’s urban centers and mass transit stations that encourage both affordable and market rate housing development.
- Review zoning regulations and explore changes that would encourage redevelopment and in-fill as a result of the lack of undeveloped residentially zoned land.
- Explore any new State or Federal housing initiatives or programs.

### **9.2.2.1. Impediment #2: High cost of housing and lack of available land for new development limits opportunities and choices.**

- The high costs of housing in the City of Quincy and the metro Boston area restrict the availability of low and moderate income housing.
- The shortage of developable land contributes to the high cost of land acquisition and development costs.

- The age of existing housing stock increases the likelihood of substandard conditions (electrical systems, plumbing systems, and structural systems) as well as the presence of lead paint and other environmental hazards.
- The age of the housing stock increases the likelihood that the housing units are not handicapped accessible.
- Due to the high cost of housing, low and moderate income individuals and families are restricted to areas of the City where transportation to employment opportunities may be scarce.

### **9.2.2.2. Action #2: Encourage the development and preservation of all types of housing throughout Quincy**

- Continue using the City's U.S. Department of Housing and Urban Development (HUD) grants (CDBG, HOME, ESG, and McKinney Homeless Assistance) to create, develop, and preserve affordable housing units for low and moderate-income individuals and families.
- Continue to use HUD funding to address substandard conditions in the City's housing units.
- Supplement HUD funding used to address housing issues in the City with other Federal and State grant programs along with private funds.
- Continue to support and fund the housing rehabilitation programs through the Office of Housing Rehab and Neighborhood Housing Services of the South Shore. Current Programs include single-family, multi-family, and non-profit housing rehab, handicapped accessibility, lead Paint Abatement, and FEMA Mitigation.
- Apply for Federal Brownfield Remediation Grants to address environmental issues throughout the City and pave the way for redevelopment of identified sites.
- Continue to fund and support the First Time Homebuyer Program.
- Continue to provide financial assistance to support Community Housing Development Organizations (CHDO) operating in the City.
- Encourage partnerships between government, non-profit, and for-profit entities that result in the creation of affordable housing.
- Continue to support the Inclusionary Zoning Ordinance (IZO) and the Affordable Housing Trust Fund.
- Leverage money acquired in lieu of unit creation from the IZO with other funding sources for the creation of affordable housing.
- Educate City officials and housing developers on the need for additional housing units with support services made available to physically and mentally disabled individuals.
- Coordinate City housing policies with the housing policies of the Quincy Housing Authority.
- Encourage the development of housing projects with the funds of the Community Preservation Act.
- Provide financial and technical support to nonprofit housing developers and providers.

### **9.2.3.1. Impediment #3: Lack of Education and Outreach**

- There is a need for more awareness for the public, government sector, and housing industry personnel regarding fair housing issues.
- There is a need for more education and outreach to the community, specifically, addressing fair housing rights and responsibilities.
- There is a need for improved outreach to let the general public know where they can file a fair housing complaint and seek housing counseling services.
- There is a general lack of understanding by the community and the housing industry on the increasing need for subsidized, special needs, and senior housing.
- There is a growing need to translate fair housing literature into a variety of foreign languages.

### **9.2.3.2. Action #3: Support education and outreach activities**

- Update the existing fair housing brochure, posters, and other materials for distribution throughout the City. Materials should be translated into appropriate languages for the City's growing foreign born population.
- Continue to support the Mayor's Office of Constituent Services to serve as the primary liaison between City government and the general public. The office provides information about city services, takes suggestions to improve city services, provides assistance with tenant or landlord issues, answers questions and issues concerning accessibility for people with disability, listens to concerns about human rights issues in Quincy, provides translation services in Chinese and Vietnamese, provides information about activities for children and families, and provides speakers for community groups.
- Continue the dissemination of "The Purple Pages" community information booklet through the Office of Constituent Services.
- Continue educational workshops through the Department of Planning and Community Development, targeting community based organizations.
- Hold a yearly fair housing workshop targeting real estate representatives, financial institutions, landlords, and the public.
- Implement a "Limited English Proficiency" program providing outreach to provide training for government employees and recipients of government money on addressing language barriers. The program will also provide translation services for various languages.
- Provide support to agencies that offer First Time Homebuyer Workshops and housing counseling services.
- Provide resources and training opportunities to City board and committee members so that they can stay informed on issues such as affordable housing, discrimination, and land use policies.
- Participate in regional fair housing initiatives and programs by attending housing workshops and seminars and staying on top of new federal and state programs.

#### **9.2.4.1. Impediment #4: Monitoring of fair housing practices**

- Verify fair housing practices are being adhered to throughout the City.
- Significant monitoring burden on the City to ensure all federally, state, and locally assisted housing units are in compliance with fair housing laws and other applicable regulations.

#### **9.2.4.2. Action #4: Conduct monitoring and investigative activities**

- Continue to monitor compliance with fair housing laws of the Commonwealth's Subsidized Housing Inventory, Inclusionary Zoning Ordinance, and HUD funded affordable housing units.
- Conduct regular monitoring of affordable units that are part of the Subsidized Housing Inventory, Inclusionary Zoning units, and HUD funded affordable units.
- Continue to monitor fair housing practices throughout the City.

## 10. HOME

*Describe other forms of investment not described in 92.205 (b).*

*If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in 92.254 of the HOME rule.*

*If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under 92.206 (b). The guidelines shall describe conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:*

- a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.*
- b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.*
- c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.*
- d. Specify the required period of affordability, whether it is the minimum 15 years or longer.*
- e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.*
- f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.*

*If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:*

- a. Described the planned use of the ADDI funds.*
- b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted to public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.*
- c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.*

### 10.1. Resale Provision

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.

## 10.2. Other forms of Investment

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.

## 10.3. Affirmative Marketing

Please refer to the South Shore HOME Consortium's *Affirmative Marketing Plan* that is available for viewing at the Quincy Department of Planning and Community Development.

*Minority/Women's Business Outreach:* The South Shore HOME Consortium will place advertisements targeted towards low-income homeowners and minorities in *The Patriot Ledger*, and the *Weymouth News*. Member communities will advertise housing programs on local radio stations and local cable television stations, where applicable.

Quincy's Asian Liaison will translate program brochures into Chinese, and if necessary, the City will translate brochures for other languages.

A notice of program availability is directly mailed to agencies and organizations serving persons of color and/or persons of low and moderate-income. This includes: the Fair Housing Committees, local public housing and tenant organizations, and the member communities' Public Housing Authorities.

Refinancing: Not applicable. The Consortium does not have this program.

One of the requirements of the First Time Home Buyer Program is that program participants must attend and complete a "First Time Homebuyer Series of Workshops" that is offered by a CHAPA-approved Housing Agency.

With respect to HOME match, the City of Quincy (as the lead entity) sends an annual request to the Massachusetts Department of Housing and Urban Development, which in turn, sends a "voucher match letter" to the City of Quincy. The City then forwards a copy of this letter to the Boston regional office of the U.S. Department of Housing and Urban Development.

As the Participating Jurisdiction (PJ), the South Shore HOME Consortium has adopted the HOME Program recapture provision that allows the PJ to recapture the entire amount of funds that were used as down payment assistance for the First Time Homebuyer Program.

In the City of Quincy Affirmative Marketing Plan one of the goals of the City is to assure that individuals who normally might not apply for vacant or newly constructed units because of their race, ethnicity, age, disability, or other factors will be made aware of vacant units through outreach in minority newspapers; feel welcome to apply and; be aware that they have the opportunity to rent and/or purchase affordable housing units. The jurisdiction's

affirmative marketing strategy applies to housing containing five or more HOME-assisted units.

Agencies' policies and records will be reviewed for compliance with 24 CFR 92. 253.

With respect to HOME Program monitoring, All HOME assisted rental housing will be inspected to determine compliance with 24CFR 92.251 minimum property standards in accordance with the following schedule:

<b>Number of HOME Assisted Units</b>	<b>Frequency of On-Site Inspections</b>
1-4	Every 3 Years
4-25	Every 2 Years
26+	Every Year

A more specific monitoring schedule for each unit may be found in the Attachments section.

Inspections will be conducted by the member communities' Health Departments with reports forwarded to Quincy Department of Planning and Community Development. Quincy inspections will be conducted by Quincy Office of Planning & Community Development Housing Staff. Housing Quality Standards compliance status will be documented.

## 11. Specific Homeless Prevention Elements

### *Table 1A: Homeless Needs Table*

*1. Homelessness – Describe, in narrative, how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.*

*2. Chronic Homelessness – The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.*

*3. Homeless Prevention – The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.*

*4. Discharge Coordination Policy – Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.*

*5. Sources of Funds – Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction’s plan for the investment and use of funds directed toward homelessness.*

## Homeless Strategies Summary

- 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.

### **11.1. Homelessness**

The Quincy/Weymouth Consortium (QWC) 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. Great care is taken to insure that the planning process is in step with state and local plans to end chronic homelessness. Efforts of the QWC are coordinated with the City of Quincy's consolidated plan and also with other continuums in the State through participation in the Massachusetts Housing and Shelter Alliance (MHSA) to prevent overlapping or duplicative efforts by the continuum.

The QWC is working with the State of Massachusetts to fully understand its "Ten-Year State Plan to End Chronic Homelessness" and ensure that the local ten-year plan reflects the state's goals and processes.

The members of the QWC meet monthly to discuss issues that the Board members deem critical to ending homelessness. The purpose of these meetings is to develop and implement specific action steps that address the issues of homelessness in the community and to respond with services as needed. The Board identifies gaps in services based on the Continuum of Care Gaps Analysis Chart and through personal interviews with shelter guests and street homeless persons, discusses innovative solutions combining housing and services that respond to those gaps, identifies areas for collaboration among housing providers and supportive service providers, and develops priorities for funding requests.

Many members of the Board volunteer to serve on subcommittees that address specific homelessness issues such as housing, family homelessness and healthcare. Subcommittee members collaborate with each other in an effort to create new programs focused on specific client needs, such as housing development, family homelessness, medical services, and veterans' housing. Quincy and Weymouth's Planning and Community Development staff members provide technical assistance for member organizations in need of assistance in overcoming specific obstacles and aid members in developing programs. They also provide insight on affordable housing opportunities and on acquisition and rehabilitation of buildings.

The Board also ensures public notice of the planning process and develops the community's ranking criteria for the Continuum of Care application process under the McKinney Homeless Assistance Program SuperNOFA. Every organization in attendance receives one vote. The vote is conducted by paper ballot. Any organization proposing a new or renewal project is given an opportunity to speak on behalf of their project. The objective ranking criteria are explained to the Board. The ranking criteria are discussed at length. Before voting, there is ample time for discussion and input by all members. Each member organization's vote holds equal weight when priorities are established. The process must be satisfactory to all members before it is allowed to move forward. Priorities are based on the Board's analysis of the communities' most pressing needs. Each Board member ranks the projects in priority order

according to how they best meet the agreed-upon needs. The particular project receiving the most votes for a particular priority ranking is the one selected for that priority.

## **11.2. Chronic Homelessness**

### **11.2.1. Data Gathering**

The collection of empirical data about the characteristics and demographics of persons experiencing chronic homelessness in the Quincy area is essential to understanding and assessing the needs of the individuals we are serving as well as ensuring that funding is targeted to addressing these needs in an effective manner.

#### ***11.2.1.1. Goal One***

Gather and share data collected from state-wide agencies, ambulance and regional hospital emergency rooms.

#### ***11.2.1.2. Action Steps***

1. Implement the state-wide HMIS Data gathering System (The Homeless Management Information System) in the City of Quincy and among homeless service providers, with full implementation to be achieved within 18 months.
2. Local ambulance companies will begin to gather data on all homeless persons served and report these statistics to the Leadership Council on Homelessness.
3. Regional hospitals will track visits from emergency room services for anyone experiencing homelessness and report this data back to the Leadership Council on Homelessness.
4. Data will be analyzed by the Leadership Council on homelessness to assess trends and gaps among information provided.

#### ***11.2.1.3. Measurable Outcomes***

1. True unduplicated count of the homeless and chronic homeless within our City.
2. Identification of homeless persons at risk of becoming chronically homeless.
3. Accurate quantifiable data as to the cost of mental health and substance abuse services being provided in medical emergency rooms.
4. Data to assess needs and characteristics of persons experiencing chronic homelessness.

## 11.2.2. Affordable Supportive Housing

Through our data with the Continuum of Care, we have seen that most people who become homeless move back into the community with minimal assistance once they obtain housing. For about 30% of our Homeless population, however, additional support is necessary to help these individuals obtain self sufficiency. We as a community need to be committed to permanent supportive housing when assisting the chronic homeless population. We have successfully moved toward a new housing model called “Housing First.”

Figure 11.1. Claremont House for Women



### 11.2.2.1. Housing First

“Housing First” is a model of housing designed to provide barrier-free housing for those individuals that have struggled the most and are the toughest to house. Instead of requiring homeless individuals to receive treatment before entering housing, Housing First addresses the housing needs first, thereby providing the individual with a safe, stable and supportive environment in which to address substance, mental health and other issues. Once persons are placed into housing they pay rent if they have an income, and participate in an individualized service plan created to increase their level of self-sufficiency and stabilize their situation within the community. Support staff are available off-site 24 hours a day with daily on-site visits which provide crisis intervention, case management and stabilization services. By implementing a Housing First model, people do not have to fall into emergency shelter; rather, individuals are placed in safe, affordable, barrier-free housing thus creating higher levels of stability, economic savings and dignity for individuals.

Already, Quincy has achieved some success in implementing the Housing First model. Currently, there are 72 units of permanent housing for the chronically homeless in the CoC. In this past year, Neighborhood Housing Services of the South Shore and Father Bill’s & Mainspring have created eight additional units specifically for those who are chronically homeless. These units were able to be created as a result of leveraged dollars through HOME funds, Neighborhood Reinvestment, Federal Home Loan Bank and the State’s Center for Community Recovery Innovations program. To date, more than half a million dollars of non-McKinney dollars has been raised for the creation of permanent housing.

Figure 3.2. Father McCarthy’s House for 19 Chronically Homeless Men & Veterans



### ***11.2.2.2. Goal Two***

To end chronic homelessness, we must create housing that fits the person rather than making the person fit the housing.

### ***11.2.2.3. Action Steps***

1. Increase housing supply by 10-12 units per year over the course of 10 years.
2. Create Housing First units to bypass shelter and decrease the number of emergency shelter beds by 10 beds per year over the course of 10 years.
3. A portion of HOME resources will continue to be earmarked for special housing needs, such units for chronically homeless individuals.
4. The Quincy-Weymouth COC will continue to utilize at least 15% of McKinney-Vento dollars to create funding for new housing first units per year over the course of 10 years.
5. Neighborhood Housing Services of the South Shore and Father Bill's & Mainspring will continue to seek local and state resources identified as major funders for acquisition, rehab and leasing costs. Major funders include, but are not limited to:
  - Mass Housing and Finance Community Care Initiatives
  - City of Quincy HOME Funds
  - Federal Home Loan Bank
  - Neighborhood Reinvestment
  - Department of Housing and Community Development
  - McKinney-Vento Federal Funding
  - Department of Veterans' Affairs
  - Local businesses and foundations
6. The Leadership Council will seek to initiate a relationship with the real estate community and municipal leaders to assist in the identification of potential properties suitable for the development of supportive housing.

7. The Leadership Council on Homelessness will educate the public on the success of scattered-site, supportive housing and Housing First models, serving the chronically homeless.
8. Father Bill's & Mainspring will advocate with the Department of Housing and Community Development (the major funder of emergency shelter beds) to convert dollars now utilized to support emergency shelter beds into dollars for housing first units.

#### ***11.2.2.4. Measurable Outcomes***

1. 100-120 new units of housing for the chronically homeless after 10 years.
2. Decrease in the number of persons experiencing chronic homelessness by 10% per year for 10 years.
3. Decrease in emergency shelter beds for the chronically homeless by 10% each year for 10 years.
4. Increased funding for housing development for persons experiencing chronic homelessness.

#### **11.2.3. Supportive Services**

Assertive Community Treatment teams provide services to persons within the community and are established to assist those most vulnerable, like the chronically homeless by providing needed mental health, substance abuse, support and advocacy in a way that brings the service to the person rather than the person going to the service. This model is essential in ensuring that persons' needs are addressed and housing is maintained.

##### ***11.2.3.1. 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.

##### ***11.2.3.2. Action Steps***

1. The Quincy-Weymouth Continuum of Care is working to initiate a pilot program with Mass Behavioral Health Partnership that would enable the continuum to receive state healthcare service dollars for some of the chronically homeless persons for whom housing is provided thus funding additional supportive services.

2. The Department of Mental Health's Program for Assertive Community Treatment (PACT) resources are committed to providing supportive services to those individuals with mental health issues.
3. Healthcare for the Homeless will provide a nurse and physician for medical care.
4. Tri-City Mental Health is committed to providing clinical services and Father Bill's & Mainspring will provide case management, crisis intervention and stabilization services.
5. Tri-City Mental Health and Health Care for the Homeless will provide 20 hours per week of aggressive street outreach to engage with individuals residing outdoors and assist with moving into housing without barriers.
6. Members of the Leadership Committee will engage political leaders and businesses and foundations to provide dollars to expand and continue support services, which are the most critical to successful tenancy and ending of homelessness, but are also the hardest to get funding for.
7. All services begin immediately upon placement in housing and are provided at the individuals' residence as opposed to the individual going to the agency or provider.

#### ***11.2.3.3. Measurable Outcomes***

1. A 10% decrease in the utilization of emergency services (police, emergency rooms, hospitals) among persons who are chronically homeless each year over the course of 10 years.
2. A 75% housing retention rate among persons considered chronically homeless after a period of two years.

#### **11.2.4. Self-Sufficiency through Job/Vocational Training & Placement**

Income is essential to overcoming barriers that lead to and prolong homelessness. Having an income and job skills creates greater independence and a higher level of self-sufficiency.

##### ***11.2.4.1. Recommendation***

Assist homeless individuals to attain vocational training and/or job placement assistance.

##### ***11.2.4.2. Action Steps***

1. The South Shore Housing Employment Initiative Program's (SHIP) Employment Specialist, through Quincy Career Center, will advise the Leadership Committee and case management staff of Father Bill's Place, the area emergency shelter, of training and workshop opportunities as they arise.
2. The SHIP Employment Specialist will continue to provide job search assistance, resume building, interview preparation and transportation to potential employment opportunities to chronically homeless individuals.
3. SHIP and Work, Inc. will serve as resource points regarding available job openings for those who are homeless.
4. Work, Inc. will continue to provide job search assistance, referrals to vocational training opportunities and on the job support services to individuals with a chronic mental illness who are also struggling with homelessness.
5. Father Bill's Place, through the Work Force Program, will provide job skill training for any person interested in obtaining a work history and learning skills within the areas of maintenance work, landscaping, donation distribution, and carpentry.
6. Quincy's Veterans' Specialist will assist interested veterans in accessing state and federal veterans' training, education and reintegration programs.

#### ***11.2.4.3. Measurable Outcomes***

1. 80% of chronically homeless individuals will receive outreach regarding vocational and employment opportunities yearly.
2. The Work Force Program will serve 25 chronically homeless individuals yearly. These individuals will work 15-20 hours per week.
3. 30 chronically homeless individuals will receive vocational training, job search assistance and/or obtain employment yearly.

#### **11.2.5. Cost-Benefit Analysis**

Chronic homelessness utilizes a disproportionate amount of emergency resources, thus taxing health-care providers, local law enforcement, court systems and businesses. In fact, Quincy Medical Center reports that in 2004, out of 33,000 visits to their emergency room, 4,290 visits were for substance abuse and/or mental health assistance. By ending each individuals' cycle of homelessness, emergency systems of care will become less burdened and less costly.

### ***11.2.5.1. 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. Such services to be tracked should include:

1. Number of services utilized in Veterans Emergency Systems
2. Number of jail days
3. Emergency room visits
4. Number of emergency shelter beds utilized per night
5. Hospital admissions (both medical and psychiatric)
6. Number of detox and/or transitional holding bed utilized per night
7. Number of protective custody calls responded to per night
8. Number of ambulance calls received

### ***11.2.5.2. Action Steps***

1. Local ambulance companies will gather data on all homeless persons served and report these statistics to the Leadership Council.
2. Regional hospitals will track visits for emergency room services for anyone experiencing homelessness, as well as whether services needed were medical, substance abuse or mental health related.
3. Sheriff's Department will track number of arrests and length of jail stays for persons fitting the definition of chronic homelessness.
4. The Quincy-Weymouth Continuum of Care will obtain costs of services by day, visit, or per person for each emergency system of care.

### ***11.2.5.3. Measurable Outcomes***

1. Decrease in number of emergency services utilized by persons who are chronically homeless over the course of three years
  - 30% for veterans' emergency services
  - 25% for emergency rooms
  - 30% for detox beds
  - 40% for jail days
  - 40% for hospital admissions
  - 25% of ambulance calls
  - 35% of protective custody calls
  - 30% of emergency shelter beds

2. 50% reduction in costs of public resources expended for persons who are chronically homeless over 5 years.
3. Accurate analysis of cost to benefit ratio.

### **11.2.6. Political Will**

Great care has been taken to ensure that the 10-year planning process is in step with state and local plans to end chronic homelessness and to ensure that the local 10-Year plan reflects the state's goals and processes. In addition, efforts are coordinated with other continuums in the State to prevent overlapping or duplicative efforts. The City of Quincy is working collaboratively with the state in sharing the data of persons who are chronically homeless in order to better identify the chronically homeless population and what its specific needs may be.

#### ***11.2.6.1. Recommendation***

Chronic homelessness has no borders and we recognize that a local approach is not enough to ending the problem of homelessness. To be successful in ending chronic homelessness, we must work collaboratively with neighboring cities, towns and communities to create a regional strategy.

#### ***11.2.6.2. Action Steps***

1. The Quincy-Weymouth Continuum of Care will meet with the Plymouth-Brockton Continuum of Care and the Greater Boston Continuum of Care to coordinate a regional approach to ending chronic homelessness.
2. Apply for funding as a region to maximize opportunities for more competitive forms of funding such as grants through:
  - SuperNOFA
  - SAMSHA
  - Social Security Administration
  - Veterans Administration
3. The Leadership Committee will review data in order to determine from which surrounding communities chronically homeless individuals are originating, and will work with those municipal leaders to address homelessness prevention, supportive housing initiatives and to create a broader understanding of the problem of chronic homelessness.
4. The Leadership Committee will work with the local business community to open channels of communication with regional political leaders through advocacy and a yearly legislative meeting.

5. The Leadership Committee will work to educate local businesses and residents about successful homelessness prevention strategies by providing data on persons who are homeless, information on discharge issues and Housing First success stories.
6. The business community will assist with public policy changes; provide information and feedback regarding new business concepts and fundraising ideas; assist with a public relations campaign to discuss Quincy's efforts and the success of those efforts to end homelessness, as well as assist with the zoning and site locations of new housing projects.
7. Local clergy will advocate for additional resources and educate their congregations about the issues of homelessness and assistance needed to end homelessness in our community.

### ***11.2.6.3. Measurable Outcomes***

1. Establishment of a regional collaboration within three years.
2. Receipt of funding from new sources specific to regional strategies and services for addressing chronic homelessness within five years.
3. 10% reduction in needed services for chronically homeless individuals coming from other communities within two years.

## **11.2.7. Implementation of Plan**

To successfully end chronic homelessness, the plan must be implemented in a way that creates ownership and monitoring of success.

### ***11.2.7.1. Recommendation***

Meetings of the Leadership Committee to oversee the action plan for each critical area essential to ending chronic homelessness and reports back effectiveness of plan and need for modifications to the Mayor and Quincy-Weymouth Continuum of Care.

### ***11.2.7.2. Action Steps***

1. The Leadership Committee will monitor progress, reports areas of needed improvement, make recommendations and update the interested parties.

### ***11.2.7.3. Measurable Outcomes***

1. Successful implementation of each action step and achievement of measurable outcomes within the critical areas of the 10-Year plan to end chronic homelessness.

## **11.3. Homeless Prevention**

### **11.3.1. Services in place**

- Rental /Mortgage Assistance
  - Quincy Interfaith Sheltering Coalition – Federal and private funds for Rental Start-Up (an emergency rental subsidy to those generally able to pay rent and who have means to pay rent in the future).
  - Quincy Community Action Programs (QCAP) – FEMA, Lend-a-Hand, and Department of Housing and Community Development Relocation funds for rent assistance.
  
- Counseling
  - Tenant counseling, including linkage to other resources to mitigate issues affecting ability to maintain tenancy (e.g., food pantry, mental health, AA/SA, child care, HeadStart, and fuel assistance).
  - First Time Homebuyer Workshops in English and Chinese
  - Tenant/Landlord Rights and Responsibilities Workshops
  - Mortgage foreclosure counseling; Budget/credit counseling
  - Predatory lending workshops/individual counseling
  - Assistance with applications for obtaining housing subsidy
  - Home Equity Conversion Mortgage (HECM) counseling for seniors which enables seniors to remain in home
  - Housing search if remaining in place is no longer an option
  - Cyber Workshops on housing that cover how to use the Internet, on-line housing search, where to get free Internet access, and workshops also include free email accounts.
  - Support groups for victims of domestic violence and children of victims to prevent repeat victimization and subsequent homelessness.
  - Mediation with family/landlords by representative of QWC’s Family Subcommittee
  - Weekly presence in District Court for summary process sessions
  - Emergency Assistance
  - FEMA funds for Fuel Assistance
  - Salvation Army – FEMA funds for Utility Assistance
  - Down Payment Assistance

### **11.3.2. How Persons Access/Receive Assistance**

Clients generally access assistance through referrals from local agencies, state agencies and city/town hall's Office of Constituent Services. Individuals often call Father Bill's & Mainspring to speak with case manager, who assesses the situation and determines best course of action. HECM counseling is accessed through referrals from banks and AARP. Mortgage counseling is accessed by referrals from local banks and agencies or from HUD website.

### **11.4. Discharge and Coordination Policy**

The quickest and most efficient way to end chronic homelessness is to prevent homelessness from happening at all. Quincy sees an average of 25-30 discharges from state systems of care occurring monthly, in which individuals are discharged from state care with no place to go. These individuals are ending up at the doorstep of our emergency shelter and/or on the streets of Quincy.

Such state agencies include:

- Department of Youth Services
- Department of Social Services
- Department of Corrections
- Bureau of Substance Abuse Services
- Department of Mental Health
- Regional hospitals
- Regional court houses

#### **11.4.1. 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.

#### **11.4.2. Action Steps**

1. The Quincy-Weymouth Board on Homelessness will document such inappropriate discharges and forward the data quarterly to the State Interagency Council on Homelessness.
2. Efforts will be enhanced by area homeless providers to build collaborations and/or relationships with housing courts so that a designated person will be notified of potential evictions that may lead to homelessness prior to homelessness beginning.

3. Local agencies and City officials will work with State agencies to create a zero tolerance policy toward discharges into homelessness.
4. Quincy's Emergency Shelter Director will meet quarterly with the local Sheriff's office to ensure appropriate discharge planning with the State's Department of Corrections.
5. Representatives of Quincy's Emergency Shelter will begin attending Regional Hospital Meetings to coordinate substance abuse and mental health issues for persons experiencing homelessness.
6. Quincy's Veteran Specialist will work with Federal and State Department of Veterans' Affairs in identifying and providing services to Veterans who are returning home and who may be at risk of becoming homeless.
7. Funding will be sought by state systems of care and local government to provide supportive services for discharge planning and follow up care.

#### **11.4.3. Measurable Outcomes**

1. A decrease in inappropriate discharges by 10% the first year, with annual reviews each year over the course of the 10 years until a zero tolerance policy is fully adopted and enforced.
2. Decrease in over-utilization of emergency law enforcement and corrections, mental health hospitals, emergency medical services by 10% the first year, with reviews each subsequent year thereafter.

#### **11.5. Sources of Funds**

\*Please refer to the Statement of Resources (Schedule B) in section 21.

## 12. Emergency Shelter Grants (ESG)

*Describe the process for awarding grants to subrecipients, and a description of how the allocation will be made available to units of local government.*

Emergency shelter for individuals is provided by Father Bills & MainSpring, at one site in Quincy, located on Broad Street. The City of Quincy earmarks its Emergency Shelter Solutions Grant (ESG) to be used for operating expenses at this shelter, called “Father Bill’s Place”. Father Bill’s Place is the South Shore’s largest homeless shelter. There is no emergency shelter for families in this area. Families have to be sent to other communities for emergency housing. Needs assessments among clients and potential service-dependent populations from which they originate are ongoing at these facilities, and operating funds have been identified as a primary priority. *ESG sources and matching funds are budgeted as follows:*

<b>Funding Source</b>	<b>Amount</b>
Emergency Shelter Grant*	\$90,9381,717
Other Federal Funding	\$1,854,198
State Funding	\$4,479,405
Other (Contributions, Events, Foundations, etc.)	\$2,336,900
<b>Total</b>	<b>\$8,761,441</b>

\*100% of the City of Quincy’s Emergency Shelter Grant administration funds have been contributed to the shelter’s administration budget for the current contract period. Pending financial analysis of the next contract period, the City of Quincy will review the administration-funding situation and budget up to 5% of its emergency shelter grant for the City’s costs in administering this program.

Each of the Consortium communities issued a Request for Proposal (RFP) package for CDBG, HOME, and ESG proposals. Each package consisted of a brief description of federal programs, grant amounts, requirements, selection criteria and the process, information about the public hearings, and simplified proposal forms. These RFPs were mailed out directly to various organizations, elected officials and City departments.

Both communities placed public notices of the RFPs and the public hearings in local newspapers through paid advertisement and press releases, and citizens were given 30 days to comment on the plan. The City of Quincy utilized the *Patriot Ledger* for publishing meeting advertisements, while the Town of Weymouth utilized the local newspaper, *The Weymouth News*, for publishing meeting advertisements.

Both communities consulted with and participated in needs assessment and planning activities of other agencies, organizations, and groups, such as Father Bills & MainSpring (homelessness), and the Quincy/Weymouth Continuum of Care.

The City of Quincy's entire Emergency Shelter Grant of \$90,938 will be dedicated towards the emergency shelter services for homeless individuals at Fr. Bill's Place on Broad Street in Quincy. This project is better illustrated as Project 20 under the Listing of Projects (Section 20).

## 13. COMMUNITY DEVELOPMENT

### **Table 2B: Community Development Table**

*Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (Table 2B), public facilities, public improvements, public services, and economic development.*

*Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons*

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified by the jurisdiction.*

### **13.1. Community Needs Assessment**

Following a detailed analysis about community development needs, the City of Quincy's Department of Planning and Community Development identified the following priorities for 2010-2014:

- Real Property
- Code Enforcement
- Public Facilities
- Infrastructure
- Public Services
- Economic Development
- Other: Language Assistance

### **13.2. Long Term and Short Term Strategies**

\*Refer to Listing of Projects – Community Development Section (Table 3C) and Table 1C, and Table 2C for objectives.

## **14. ANTIPOVERTY STRATEGY**

*Describe the actions that will take place during the next year to reduce the number of poverty level families.*

### **14.1. Commission on the Family**

The Commission on the Family's Transitional Housing Program will provide adequate and appropriate support services to homeless families residing in transitional housing facilities. These support services (educational, budgetary, job skills training, etc.) are designed to encourage self-sufficiency while allowing the families to remain in the community and their children to remain in their respective schools.

### **14.2. Good Shepherd Maria Droste**

Good Shepherd Maria Droste counseling services will offer professional mental health counseling to low/moderate-income people who either do not have medical insurance, or whose health insurance does not cover mental health services. Through participating in mental health counseling, these individuals will be able to better handle stressful situations at work and at home, develop a positive self-image, and to identify abusive relationships. Maria Droste services will help individuals maintain stability at home and at work and enable them to develop healthy, stable relationships.

Figure 14.1. 1354 Hancock St., Home of Maria Droste Services



### **14.3. Quincy Community Action Programs**

Quincy Community Action Programs (QCAP) Emergency Food Center will provide food, which will enable many of the clients to use the money they would otherwise have spent on food to pay their rent and utility bills. Clients will also receive a range of other support services. The center will provide information and referral to other agencies providing fuel assistance, food stamps, adult literacy or ESL, emergency assistance, mental health services, housing and health care.

## 14.4. Neighborhood Centers and Associations

### 14.4.1. Germantown Neighborhood Center

Figure 14.3. Germantown Neighborhood Center Food Pantry



Germantown Neighborhood Center / YMCA will offer residents living in a section of the City with lowest per capita income and 850 public housing units with a variety of programs, (e.g., programs that will seek to increase the residents' understanding of the importance of education, 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.)

**Germantown Neighborhood Center Food Pantry:** Like the QCAP program, this center will provide food, which will enable many of the clients to use the money they would otherwise have spent on food to pay their rent and utility bills. As a “choice pantry”, individuals will have the opportunity to choose their own food. In addition, the center will increase access for working families by opening the pantry one evening each week.

### 14.4.2. Houghs Neck Community Center

The Houghs Neck Community Center is a multi-service community service agency. HNCC is the only agency of its kind in the community, which strives to meet the diverse and increasing demands of a growing community by offering programs, which serve seniors, families, youth, women, and the hungry. HNCC offers four core programs:

1. Senior Drop-in Center: Seniors meet daily at the center for coffee, hot lunch, bingo, movies, and scrabble. Daily, South Shore Elders with volunteers continue to pack and deliver meals to seniors and shut-ins all over the City. A volunteer nurse provides a free Blood Pressure clinic twice a month.
2. Parent/Youth Center: Youth activities include reading, playgroups, painting, sewing, drug and alcohol awareness, game night, and socials.
3. Women's Support Program: Mom and Tot Playgroups, aerobics, Pilates, computers, and Outreach
4. Our Community: A collaborative, a meeting place, a safe supervised space providing a variety of helpful information.

### 14.4.3. North Quincy Community Center

Figure 14.4. North Quincy Community Center Martial Arts Demonstration



The North Quincy Community Center provides programs and activities that will offer the opportunity for seniors to gather, socialize, learn something new, and have a nutritious meal. Feelings of no longer being useful and isolation are major issues for seniors, especially ones that are starting to have mobility issues. Many seniors in this group can only get out of their living environment once or twice a week with the assistance of senior transportation. The NQCC being small in size can give these seniors the one on one attention they need and crave. Sometimes it is just the few minutes of listening to a story or talking about current events that can help make a senior feel part of the world again, helping lessen the feelings of isolation along with helping stimulate the mind. These programs include: Senior Drop-in, Senior Lunch every Thursday, Bingo, ESL, Holiday Celebrations both traditional American and Asian, and Safety programs provided by the Quincy Police Department.

#### **14.4.4. Ward IV Neighborhood Center**

##### ***14.4.4.1. Senior Programs***

The Ward IV Neighborhood Center meets once a week and has various speakers to address the needs of the seniors. Some of the speakers may include other support agencies in Quincy such as QCAP, Sheriff's Departments, and the Department of Health.

##### ***14.4.4.2. Family Programs***

The Ward IV Neighborhood Center hosts an annual holiday party. It also hosts a play group which began in 2009 which meets on Thursday afternoons and includes arts and crafts, games, and celebrations of various holidays. The Neighborhood Center will continue to partner with Community Care for Kids of QCAP to develop programs for families with children 0-4 years. For 2010-2011, they have plans to reach out to the Lincoln Hancock PTC to identify additional community needs as playground programs.

##### ***14.4.4.3. Children's Programs***

The Ward IV Neighborhood Center creates free enrichment and training programs during school breaks such as "Move it and Groove it" to keep kids moving their bodies and positive education on healthy ways to fuel their bodies. They host babysitting courses during the summer which is a collaborative program between volunteer nurses, Fallon Ambulance, Quincy Police Department, and curriculum developed by 4H. All sitters become Baby Sitter certified and CPR certified.

#### **14.4.5. Ward II Community Center**

The Ward II Community Center strives to provide seniors both affordable and free activities to seniors in a handicap accessible environment where they are able to socialize with others, maintain healthy physical activity levels, and monitor their health with the aid of a qualified nurse. Seniors need affordable and accessible activities that provide meaning and joy as a means of successful aging to maintain better health and mobility, and to prevent isolation and loneliness.

#### **14.4.6. Montclair/Wollaston Neighborhood Association at the Good Shepherd Lutheran Church**

Each year funds are allocated to procure music instruments for a music program for fourth and fifth grade students at two elementary schools. The activity has been ongoing for 12 years. There is an inventory of reconditioned instruments which are made available for low/moderate income families to use during the school year by students unable to afford to purchase or rent them. The program helps about 10 students improve their

music, English, and social skills. The students are from low/moderate income families who are eligible for free or low cost lunch program. Many of these students are in the English as a second language program.

#### **14.4.7. Squantum Community Center**

The Squantum Community Center continues its ongoing programs involving the seniors of the community. They provide mental exercise, camaraderie and socialization activities. Currently, there are activities three days per week. The activities represent a true example of proven success stories. They offer enjoyable programs which provide mental, physical, and social stimulation to the participants.

Figures 2.5a and 2.5b. Seniors at Squantum Community Center, Community Development Week, 2009



#### **14.5. Asian-American Service Association, Inc**

Figure 14.6. Wollaston Senior Center Outing



##### **14.5.1. Wollaston Senior Center**

AASA's Wollaston Senior Center was established in 1994 as a result of this mission and currently has a membership of 700 seniors to date. Wollaston Senior Center is open Monday through Friday in the morning and its programs include Chi Gong classes, English classes, Chinese nutrition meals, social services, interpretation and translation,

field trips, Chinese movies, games, blood pressure testing, festive celebrations and parties, video and literature library and educational seminars. Approximately 40 seniors visit Wollaston Senior Center daily. The existence and services of Wollaston Senior Center provides seniors with a consistent and welcoming place to turn to for their services and needs.

### **14.5.2. Quincy Asian Family Outreach Program**

AASA's Quincy Asian Family Outreach Program serves families in Quincy with at least one child under the age of four. This program consists of a newborn visiting program, English classes with childcare for parents, translation services, child care information and referral services and childcare educational seminars for Asian families who do not speak English.

### **14.6. Quincy After School Child Care**

The purpose of Quincy After School Child Care, Inc. is to provide quality school age programs in a group setting. Our program focuses on education, nutrition, health and social services for children of families who reside in Quincy, Massachusetts.

The goals of the school age program are to:

- Provide a safe, healthy environment.
- Stimulate the child's potential to grow physically, emotionally, intellectually and socially.
- Increase a child's self-awareness, confidence, and self-worth.
- Improve communication among family members.
- Build interpersonal relationships with peers and adults.

### **14.7. Quincy Public Schools Adult Special Education**

The Quincy Adult Education Program is designed to offer educational, social, and recreational opportunities for adults with developmental disabilities. The program is offered twice a year (fall and winter) and meets two nights per week for seven weeks. During each semester, students work to maintain and improve basic academic skills, as well as daily living skills. Social skills are incorporated into the lessons, which vary to meet the needs of the students. The curriculum also includes computer literacy, history, politics, arts and crafts, and visits by guest speakers. The program benefits adults who are developmentally disabled, over the age of 22, needing life and other skills training. There is little availability of programs offered to this population. Many of the adults who participate are employed but are looking to maintain social connections and strengthen basic educational skills.

## 14.8. QPAC Teen Center Social Group

The Quincy Parent Advisory Council to Special Education (QPAC) is a formally organized group of parents and other interested persons committed to the best possible services for children with special needs. Established in 1977, QPAC functions under state special education laws and regulations.

The goal of the 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.

## 14.9. Homeless Veterans Reintegration Program (HVRP)

Figure 14.7. Father Bill's Veteran Grant Ceremony



Father Bill's & MainSpring offers training and job placement through the Homeless Veterans Reintegration Program (HVRP). This grant was awarded by the U.S. Department of Labor to help reintegrate homeless veterans to the work force. In addition to employment services, case managers from Father Bill's & MainSpring work individually with veterans to provide an array of services, including transitional and permanent housing, and supportive services to address challenges they face. Case management continues throughout the integration process to assure that veteran clients receive the continual services they need to successfully transition to a new career.

## 14.10. South Shore Elder Services Meals on Wheels

The program intends to provide a nutritionally balanced noontime meal to 5 disabled residents under the age of 60 in Quincy. All individuals are low income and would receive a meal 5 days per week.

South Shore Elder Services, Inc receives over twenty calls each year from individuals with disabilities who wish to access the Agency's Meals on Wheels Program. If the individual is 60 years or older, SSES can provide daily home delivered meals through its federally funded Meals on Wheels Program; however, for those individuals under the age of 60, SSES must find independent funds in order to purchase meals. All individuals receiving meals must be within the federal poverty standards for eligibility. SSEC plans

to deliver nutritionally balanced daily meals to 5 individuals with severe disabilities who are homebound, under the age of 60 and who are unable to prepare meals on their own. The home delivered meals (HDM) will be delivered daily via volunteers who will make a “well person” check. Each program consumer will receive two shelf stable meal packs in case of any weather emergency. Consumers will have access to South Shore Elder Service’s Information and Referral Department that has a database of over 950 service providers in the South Shore area.

## 15. NON-HOMELESS SPECIAL NEEDS

### *Table 1B: Non-Homeless Special Needs Table*

*Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.*

*Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.*

### 15. 1. Non-Homeless Special Needs Table

#### *Table 1B: Non-Homeless Special Needs*

### 15.2. Special Needs (Non-Homeless) Priorities

Following a detailed analysis about special (non-homeless) needs, the City of Quincy's Department of Planning and Community Development identified the following priorities for 2010-2014:

- Elderly and Frail Elderly
- Severe Mental Illness
- Developmentally and Physically Disabled
- Persons with Alcohol / Other Drug Addictions
- Persons with HIV/AIDS and their families
- Victims of Domestic Violence
- Other: Veterans, Abused & Neglected Children, Public Housing Residents, Racial & Ethnic Populations, and Ex-offenders

### 15.3. Specific Objectives

Programs funded in this category cover the following objectives:

- Providing 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

#### **15.4. Resources Available to Address the Non-Homeless Special Needs Identified**

\*Please refer to the Statement of Resources (Schedule B) in section 21.

**16. Housing Opportunities for People with AIDS (HOPWA) & 17. HOPWA OBJECTIVES**

These items are not applicable to the City of Quincy or the South Shore HOME Consortium.

**18. TABLE 1C & 19. TABLE 2C**

Table 1C: Summary of Specific Homeless / Special Population Objectives

Table 2C: Summary of Specific Housing & Community Development Objectives

## 20. LISTING OF PROJECTS

### 20.1. Performance Measurement System

In response to the HUD CPD Notice 03-09, Quincy has developed a Performance System that has two (2) types of Outcome Measures: A) Outcome Statements; and B) Outcome Indicators.

The Performance Measurement System used by the City of Quincy and the South Shore HOME Consortium is based on HUD's most updated Performance Measurement System described in Federal Register Part III Department of Housing and Urban Development Notice of Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs; Notice (Tuesday, March 7, 2006).

#### 20.1.1. How it works

This system maintains the flexibility of the block grant programs, as the objectives, outcomes, and indicators will be determined by the grantees (The City of Quincy and the South Shore HOME Consortium), based on the intent of the activities they choose to fund. The standardized format provides that reporting will be uniform, and therefore the achievements of these programs can be aggregated for each grantee locally and for all grantees at the national level.

##### 20.1.1.1. Objectives

Based on the intent when funding an activity, the grantees will determine which of the three objectives best describes the purpose of the activity. The objectives will appear on an IDIS screen and the grantees will choose from the options presented. The three objectives are:

**Suitable Living Environment** – In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.

**Decent Housing** – The activities that typically would be found under this objective are designed to cover the wide range of housing possible under HOME, CDBG, HOPWA or ESG. This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort, since such programs would be more appropriately reported under Suitable Living Environment.

**Creating Economic Opportunities** – This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

### ***20.1.1.2. Outcomes***

Similarly, once the objective for the activity is selected, the City will then choose which of the three outcome categories best reflects what they are seeking to achieve by funding the activity, and then enter the outcome on the appropriate IDIS screen. It is important that the data are not diluted by too much information. Therefore, grantees are encouraged to report which one of the three outcomes is most appropriate for their activity. However, if the grantee believes that two outcomes of equal importance will be realized, then a second outcome may also be selected. The three outcome categories are:

**Availability/ Accessibility** – This outcome category applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low-and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low and moderate income people where they live.

**Affordability** – This outcome category applies to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.

**Sustainability - Promoting Livable or Viable Communities** – This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low-and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

### ***20.1.1.3. Outcome/Objective Statements***

Each outcome category can be connected to each of the overarching objectives, resulting in a total of nine groups of outcome/objective statements under which grantees would report the activity or project data to document the results of their activities or projects. Each activity will provide one of the following statements, although sometimes an adjective such as new, improved or corrective may be appropriate to refine the outcome statement.

- Accessibility for the purpose of creating suitable living environments
- Accessibility for the purpose of providing decent affordable housing
- Accessibility for the purpose of creating economic opportunities
- Affordability for the purpose of creating suitable living environments
- Affordability for the purpose of providing decent affordable housing
- Affordability for purpose of providing creating economic opportunities
- Sustainability for the purpose of creating suitable living environments

- Sustainability for the purpose of providing decent affordable housing
- Sustainability for the purpose of creating economic opportunity

Based on the objectives and outcomes selected, and, in the case of CDBG activities the national objective selected, IDIS will identify the specific indicators for each activity. Only the specific indicators appropriate for that activity will be available for grantees to report. Thus, the process of identifying and selecting indicators will be minimized. The objective and outcomes will combine with activity indicator data to produce statements of national significance regarding the results of the activity.

The specific indicators are described in this notice. Grantees are reminded that these indicators will be incorporated into IDIS and, therefore, will appear on screens and not in the written format shown here. Grantees will only report this data if the indicator is a requirement of the program from which the activity is funded.

#### ***20.1.1.4. Data Elements Reported***

There are certain data elements commonly reported by all programs, although each of the four programs may require different specificity or may not require each element listed below. Grantees will only report the information required for each program, as currently required. No new reporting requirements are being imposed for program activities that do not currently collect these data elements. The elements include:

- Amount of money leveraged (from other federal, state, local, and private sources) per activity;
- Number of persons, households, units, or beds assisted as appropriate;
- Income levels of persons or households by: 30 percent, 50 percent, 60 percent, or 80 percent of area median income, per applicable program requirement. However, if a CDBG activity benefits a target area, that activity will show the total number of persons served and the percentage of low/mod persons served. Note that this requirement is not applicable for economic development activities awarding funding on a “made available basis;”
- Race, ethnicity, and disability (for activities in programs that currently report these data elements)

#### ***20.1.1.5. Outcome Narratives***

HUD will combine the objectives, outcomes, and data reported for the indicators to produce outcome narratives that will be comprehensive and will demonstrate the benefits that result from the expenditure of these federal funds.

## **20.1.2. Specific Outcome Indicators**

### ***20.1.2.1. Public Facility or Infrastructure Activities***

Number of persons assisted:

- with new access to a facility or infrastructure benefit
- with improved access to a facility or infrastructure benefit
- where activity was used to meet a quality standard or measurably improved quality, report the number that no longer only have access to a substandard facility or infrastructure

### ***20.1.2.2. Public Service Activities***

Number of persons assisted:

- with new access to a service
- with improved access to a service
- where activity was used to meet a quality standard or measurably improved quality, report the number that no longer only have access to substandard service

### ***20.1.2.3. Activities are part of a geographically targeted revitalization effort (Y/N)?***

If Yes (check one)

- a) Comprehensive
- b) Commercial
- c) Housing
- d) Other

Choose all the indicators that apply, or at least 3 indicators if the effort is (a) Comprehensive.

- Number of new businesses assisted
- Number of businesses retained
- Number of jobs created or retained in target area
- Amount of money leveraged (from other public or private sources)
- Number of low- or moderate-income (LMI) persons served
- Slum/blight demolition
- Number of LMI households assisted
- Number of acres of remediated brownfields
- Number of households with new or improved access to public facilities/services
- Number of commercial façade treatment/business building rehab
- Optional indicators a grantee may elect to use include crime rates, property value change, housing code violation, business occupancy rates, employment rates, homeownership rates (optional)

#### ***20.1.2.4. Number of commercial façade treatment/business rehab***

(Site, not target area based)

#### ***20.1.2.5. Number of acres of brownfields remediated***

(Site, not target area based)

#### ***20.1.2.6. New rental units constructed per project or activity***

Total number of units

- Of Total
  - Number of affordable
  - Number section 504 accessible
  - Number qualified as Energy Star
  
- Of Affordable
  - Number occupied by elderly
  - Number subsidized with project-based rental assistance (federal, state, or local program)
  - Number of years of affordability
  - Number of housing units designated for persons with HIV/AIDS, including those units receiving assistance for operations (Of those, number of units for the chronically homeless)
  - Number of units of permanent housing designated for homeless persons and families, including those units receiving assistance for operations (Of those, number of units for the chronically homeless)

#### ***20.1.2.7. Rental Units Rehabilitated***

Total number of units

- Of Total:
  - Number affordable
  - Number section 504 accessible
  - Number of units created through conversion of nonresidential buildings to residential buildings
  - Number bought from substandard to standard condition (HQS or local code)
  - Number qualified as Energy Star
  - Number brought into compliance with lead safe housing rule (24 CFR part 35)

- Of Affordable:
  - Number occupied by elderly
  - Number subsidized with project-based rental assistance (federal, state, or local program)
  - Number of years of affordability
  - Number of housing units designated for persons with HIV/AIDS, including those units receiving assistance for operations (Of those, number of units for the chronically homeless)
  - Number of units of permanent housing designated for homeless persons and families, including those units receiving assistance for operations (Of those, number of units for the chronically homeless)

***20.1.2.8. Homeownership Units Constructed, Acquired, and/or Acquired with Rehabilitation (per project or activity)***

Total number of units

- Of Total:
  - Number of affordable units
  - Number of years of affordability
  - Number qualified as Energy Star
  - Number section 504 accessible
  - Number of households previously living in subsidized housing
- Of Affordable:
  - Number occupied by elderly
  - Number specifically designated for persons with HIV/AIDS (Of those, the number specifically for the chronically homeless)
  - Number specifically designated for homeless (Of those, the number specifically for the chronically homeless)

***20.1.2.9. Owner occupied rehabilitated or improved***

Total number of units

- Number occupied by elderly
- Number of units brought from substandard condition to standard condition (HQS or local code)
- Number of units brought into compliance with lead safe housing rule (24 CFR part 35)
- Number of units made accessible for persons with disabilities

**20.1.2.10. Direct Financial Assistance to Homebuyers**

Number of first-time homebuyers  
(Of those, number receiving housing counseling)  
Number receiving down-payment assistance/closing costs

**20.1.2.11. Tenant-Based Rental Assistance**

Total Number of Households

Of Total:

- Number of short-term rental assistance (less than 12 months)
- Number of homeless households  
(Of those, number of chronically homeless households)

**20.1.2.12. Overnight shelter**

Number of homeless persons given overnight shelter

**20.1.2.13. Overnight Shelter or Other Emergency Housing**

Number of beds created in overnight shelter or other emergency housing

**20.1.2.14. Homeless Prevention**

Number of households that received emergency financial assistance to prevent homelessness  
Number of households that received emergency legal assistance to prevent homelessness

**20.1.2.15. Jobs Created**

Total Number of Jobs  
Employer-sponsored healthcare (Y/N)  
Type of jobs created (use existing Economic Development Administration (EDA) classification)  
Employment status before taking job created  
Number of unemployed

**20.1.2.16. Jobs Retained**

Total Number of Jobs  
Employer-sponsored healthcare benefits

**20.1.2.17. *Businesses Assisted***

Total Businesses Assisted

New Businesses Assisted

Existing Businesses Assisted

(Of those, Business Expansions and Business Relocations)

DUNS number(s) of Businesses Assisted (HUD will use the DUNS numbers to track number of new businesses that remain operational for 3 years after assistance)

**20.1.2.18. *Business Assisted cont.***

Does assisted business provide a good or service to meet needs of service area/neighborhood/community (to be determined by community)?

**20.2. Listing of Projects**

## 21. STATEMENT OF RESOURCES (Schedule B)

## 22. SCHEDULE C1-C3

## 23. SCHEDULE D1-D3

## 24. ATTACHMENTS

## **25. SF 424 & Certifications**