

**Town of Weymouth, Massachusetts  
Consolidated Annual Performance & Evaluation Report FY 2008-2009**

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# Town of Weymouth, Massachusetts

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### EXECUTIVE SUMMARY & INTRODUCTION

The Town of Weymouth ("Town") is the Commonwealth's second oldest town, after Plymouth, and the site of the first town meeting. The Town is 21.61 square miles (17.01 square miles of land) and, according to the 2000 Census, has 53,988 residents. According to this most recent census, the Town's population - 53,988 - decreased by .1% from that reported in the 1990 Census (54,063).

Established in 1622 (incorporated in 1635), the Town was a fishing and agricultural community for 200 years. Today, the Town is a residential suburb of Quincy and Boston. Route 3, running through the town, provides direct access to Boston and Route 93. Because of these highways, business and industrial areas have developed.

The Town is a coastal community, with water safety and boating programs and swimming at Wessagusset Beach and Whitman's Pond. It is bordered by Braintree and Holbrook on the west; Abington and Rockland on the south; Hingham on the east; and the Weymouth Fore River, Weymouth Back River, and Hingham Bay on the north, and is 12 miles southeast of Boston.

#### Town-Wide Planning and Land Use Issues and CDBG Relationship

In addition to the use of CDBG funds for specific national objectives in Weymouth, there are many other land use and development activities that occur during the course of the year. This brief overview will describe some of those activities and note where CDBG funds have been or will be programmed to assist in meeting town objectives.

The town receives numerous requests from residents to have their private streets improved and accepted as public ways. In the past, the town has been reluctant to work on these streets or accept them as public ways. The previous Mayor initiated a program to get streets accepted as public ways. As part of that process, staff identified target areas that had sub-standard streets, i.e. no drainage or paving, and targeted CDBG funds to improve the streets. During the current reporting year, all gravel roads in the Idlewell target area were paved.

Several initiatives have been undertaken to stabilize and enhance our village centers. We expect that this effort will continue for some time. The town has drafted new zoning regulations that focus on Smart Growth village center regulations and design guidelines for commercial development which will be presented for adoption in 2009. The town targeted Block Grant funds to the village of Weymouth Landing to improve a decrepit municipal parking lot. The new lot will attract business investment and provide customer parking for new businesses locating in the Landing. The improved lot, with walkways, will connect the commercial core with the MBTA commuter rail station. The town plans to work with Braintree in the coming year to develop a vision for the village utilizing the Commonwealth's District Local Technical Assistance Program.

In South Weymouth, the approval of the new Southfield development for the former Naval Air Station focused town efforts on creating a Columbian Square Village Center plan for the historic commercial hub. Several public meetings were held and the Cecil Group prepared a plan for streetscape improvements, gateway concepts, and design guidelines. The plan was released in the fall, 2008 and staff are exploring opportunities to use CDBG funds to implement some of the recommendations.

With the local passage of the Community Preservation Act in November, 2005, the town has begun to utilize CPA funds to preserve land and buildings that would be hard pressed to receive general government funds. The Fogg Library, in Columbian Square, will benefit from a complete exterior renovation and will be a key component in design improvements for the Square. A undeveloped parcel of land abutting Whitman's Pond was acquired with CPA funds. HOME funds have been combined with CPA funds on a twelve unit, four building development by Neighborhood Housing Services in South Weymouth. The town anticipates additional projects will look to utilize both CPA and CDBG or HOME funds.

In addition to the Neighborhood Housing Services project on Main Street, other affordable housing projects moved slowly forward during the year. The Fulton Elementary School was sold for conversion to sixty-three units of senior housing and HOME funds have been allocated to that project. South Suburban Affordable Housing purchased property on Pond Street for twenty affordable housing units with HOME funds. The Clapp memorial Building, used as a church, was sold and forty- six units of Chapter 40R housing was proposed. However, the project has received mixed reviews and the Planning Board has not provided a strong endorsement that would allow the Mayor to forward a preliminary application to the state. The Fore River Grange is proposed for sale to the Weymouth Housing Authority for two units of housing but funding gaps have delayed final action.

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CDBG and HOME funds have been utilized during the year to address community development needs and augment other development initiatives by the town.

### The Consolidated Annual Performance and Evaluation Report (CAPER)

This **Consolidated Annual Performance and Evaluation Report (CAPER)** is for Fiscal Year 2008-2009, the fourth year of the 2005-2009 Five Year Consolidated Plan ("Five-Year Plan"). The CAPER contains performance and accomplishment information on the CDBG program and summary information on the HOME Investment Partnership program. Since the Town is part of the Quincy/Weymouth Consortium (QWC) with respect to HOME funding and McKinney funds (to address homelessness), full information on HOME and McKinney program activities and performance is discussed in the QWC CAPER. The CAPER also contains information on other public and private funds leveraged by the Town for housing and community development. Finally, the CAPER addresses any substantial amendments to the 2008-2009 Annual Action Plan (e.g., CDBG-R funding). See Attachment A.

The Town's CDBG program is administered by the Department of Planning and Community Development, while the HOME program (for both the Town and for the City of Quincy) is administered by QWC, under the Quincy planning department.

CDBG and HOME activities are set up in HUD's on-line Integrated Disbursement and Information System (IDIS) prior to any funds being drawn down. Since FY 1996, HUD has mandated that participating jurisdictions submit a single annual CAPER, instead of the previously required individual annual accomplishment reports.

In this CAPER are the following main sections:

- Assessment of Five Year Goals & Objectives
- Affirmatively Furthering Fair Housing
- Citizen Participation
- Affordable Housing
- Continuum of Care & Other Homeless
- Other Actions
- Leveraging
- Performance Measures
- Self Evaluation
- CDBG Entitlement Funds
- HOME Program

See the Checklist, included at the start of this CAPER, in the inside pocket of the binder, to assist you with the review of this CAPER, and to pinpoint the location of all required elements of the CAPER per HUD guidelines. In addition, see the Financial Summary Grantee Performance Report on the next page for an overview of the financial data relevant to the CDBG program for 2008-2009.

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## **1. ASSESS FIVE YEAR GOALS & OBJECTIVES**

During Fiscal Year 2008-2009, the Town utilized CDBG funds (and the Consortium utilized HOME & McKinney funds) to undertake many activities to address the needs of Weymouth residents for housing and community development. For details on Consortium activities, see the QWC CAPER.

Priority programs included housing rehabilitation, public facility/infrastructure improvements, affordable housing development, public services, and first time homebuyer assistance. Accomplishments of the Town achieved in 2008-2009 were consistent with those projected in corresponding Annual Action Plan (2008-2009), the update to the Five-Year Plan. In FY 2008-2009, the Town received the following federal block grant funds:

CDBG	\$800,264.00
HOME (through the City of Quincy as the QWC lead agency)	\$197,583.00
McKinney Funds	\$2,827,599

The main goal of the CDBG program is to serve predominately the low and moderate income residents in Weymouth. A breakdown of the CDBG budget for all activities by project category (e.g., child-care; senior services; public facilities) is contained on Page 28.

For an overview of the specific annual objectives and accomplishments of the Town regarding CDBG funds, see **Schedule C-1 & C-2 Objectives, & Expected and Actual Accomplishment Units**. This schedule presents a numerical synopsis of the Town's progress toward achieving the goals of the Five-Year Plan and Annual Action Plan for 2008-2009. Narrative details on accomplishments are covered in the remainder of this CAPER. For details on accomplishments specific to CDBG, see the sections that follow in this CAPER.

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## **2.AFFIRMATIVELY FURTHERING FAIR HOUSING**

This section discusses actions taken by the QWC and the Town to affirmatively further fair housing, including the completion of an analysis of impediments identified in the analysis, and actions taken to overcome the effects of impediments so identified.

### **2.1 Consortium Impediments to Fair Housing**

The City of Quincy and the Town of Weymouth updated and completed their Fair Housing Plans in 2001-2002. During the preparation of the Plans, the QWC interviewed civic groups, realtors, bankers, and housing providers. The findings in the plans were determined to be applicable still in 2008-2009.

### **2.2 Summary - Fair Housing Impediments**

The Town conducted a comprehensive review of policies, practices, and procedures that affect the location, availability, and accessibility of housing. It was determined that the primary constraint to the development of new affordable housing is the fact that the Town is a predominately built-out community with few vacant parcels left, in a high-priced submarket within the Boston metropolitan area.

#### Impediment

The Town is a built out community with little developable land that limits availability of land to develop affordable housing. In general, the Town found that tax levies, building codes, and zoning regulations were not viewed as impediments to affordable housing. While there are a number of different environmental development constraints in the Town such as bedrock and wetland resource areas, there are no significant constraints that would prevent the addition of additional housing units under existing zoning. The high cost of existing housing due to the high cost of land and a shortage of developable land continues to be an impediment to development in Town. Lot size regulations and a lack of incentives for development of affordable units contribute to the high costs for single-family development. Development fees are nearly \$10,000 per unit.

As the Town is a mature suburban community, new development is most often in-fill development. Development of higher density housing has, in some cases, generated community opposition to affordable housing inconsistent with existing zoning and current use. Also the Town is concerned about whether infrastructure such as water, sewer and transportation is adequate to accommodate growth. Oftentimes traffic is an issue as the Town has a number of roadways that are currently graded as below standard for existing traffic volume.

#### Impediment

The high cost of existing single family housing due to regional escalation of property values. Lack of sites available for development adds to increased housing costs and to the overall shortage of affordable housing. With the high average home prices for 2008-2009, homeownership was often far beyond the means of many low to moderate-income families.

#### Actions

- The Town may be making an application to the Massachusetts Department of Housing and Community Development for a Smart Growth Zoning Overlay District, Chapter 149 of the Acts of 2004, codified as M.G.L. chapter 40R. This act encourages communities to create dense residential or mixed-use smart growth zoning districts, including a high percentage of affordable housing units (20% of total units), to be located near transit stations, in areas of concentrated development such as existing town centers, and in other highly suitable locations. Projects must be developable under the community's smart growth zoning adopted under Chapter 40R.
- The DPCD may propose that the Town adopt a Smart Growth Overlay District that will enable the development of 46 housing units, with 10 units being set aside as affordable.
- The Town will continue to utilize CDBG, HOME and McKinney Homeless assistance programs to develop and preserve affordable housing units for low and moderate income residents, and will explore any new State and Federal housing initiatives.
- The Town will review housing projects submitted under the Community Preservation Act.
- The Town will continue to support the activities of CHDO's and non profit housing developers.

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### Impediment

There is a lack of education and outreach. This is apparent due to the lack of understanding by many community officials and housing developers concerning the need for affordable housing and for addressing Fair Housing issues.

### Actions

- The Town in cooperation with the QWC will participate in an annual Fair Housing workshop to educate the general public, real estate and financial communities, and rental property owners and developers about issues related to fair and affordable housing.
- The Town will continue its support to agencies offering housing workshops and counseling.
- The Town will work with the Community Preservation Committee on issues relating to affordable housing.

## **2.3 Actions Taken to Overcome Effects of Impediments**

During the past fiscal year, the Town undertook various actions to overcome the effects of fair housing impediments through its programs and through outreach as described below.

### Rental Development

The Town has responded to these needs by actively collaborating with non-profit and for profit housing developers to create additional affordable housing units and supportive services.

Commitment of HOME funds to rental development has increased the affordable rental-housing inventory. The following HOME projects have been completed or are in various stages of review:

- **712 Main St. Affordable Rental Housing** –Weymouth provided \$215,768 in HOME Program funding to towards the new construction of 6 affordable rental housing units located in two new prefabricated buildings constructed on properties owned by Neighborhood Housing Services of the South Shore, Inc, (NHS SS). The project is currently in the construction phase and will be completed in fall 2009.
- **Fulton School Residences** – Weymouth provided \$300,000 in HOME Program financing to Fulton School Residence Limited Partnership for the development of the Fulton School as 63 units of age restricted affordable housing. HOME funding was used to augment private and alternate government funding sources. Four (4) of the units will be designated as HOME assisted affordable housing. The project is in construction and is expected to be online in 2009.
- **Pond Street Affordable Rental Housing** - Weymouth committed \$150,000 in prior year HOME loan financing to South Suburban Affordable Housing, Inc. for the acquisition of land for development of affordable housing. South Suburban Affordable Housing Inc will construct 20 rental units for lower income households. The project is currently going through a final review process resulting from project amendments and appeal. Six (6) units will be designated as HOME assisted affordable housing.
- **TammyBrook Affordable Family Rental Housing** – Weymouth has made a tentative commitment of \$100,000 in HOME funds and \$150,000 in Community Preservation funds to Beacon Communities towards the acquisition and renovation of 90 units of family rental housing. Sixty five units will be designated as affordable with 24 units receiving Section 8 enhanced vouchers and 41 units available for families with incomes up to 80% of AMI. Four (4) units will be HOME assisted units.

### Supportive Housing

The Town continued as an active participant in the QWC Continuum of Care (CoC) to support the application for McKinney Homeless Program funding.

### Homeowner Assistance

The Town continued to carry out its down payment and closing cost assistance program for first time homebuyers and its housing rehabilitation assistance to low- and moderate-income homeowners. The Town will continue to participate in the MA Housing Partnership Fund “Soft 2nd Loan Program” for first time buyers. The programs help maintain the viability of the communities’ lower cost older housing stock as an affordable housing option. The Town also continued to support CHDOs in their application for state FTHR funds.

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### Outreach & Education

The Town, in cooperation with the City of Quincy and the HOME Consortium II provide Fair Housing training and education to real estate agents, bankers, and landlords regarding the Town's programs and issues relating to fair and affordable housing.

The Town provided \$36,186 in HOME Program CHDO funds to two non-profit agencies to assist with their program administration. CHDOs provide homebuyer education and homeownership and rental development assistance in Weymouth.

### Transportation

One significant action taken to address impediments includes the completed Town portion of the MBTA Greenbush Commuter Rail Line enabling access by South Shore residents to Boston. The rail line helps people interested in living in Weymouth to locate housing near public transportation. The line includes two stations in Weymouth on existing rail rights of way. One major incentive for development was of the line was the Journey-to-Work data (1990 Census) cited in the Town's Master Plan. According to Census 2000, the number of Town residents working in Boston rose to 6,803, or 24.22% from 1990 (22% or 6,604).

## **2.4 Foreclosure Update**

In late February, 2008, the Planning Department convened an internal working group to monitor foreclosure activity in the town. The group included planning, finance and building staff. The purpose of the group was to gather data on foreclosure activity, map foreclosure properties, and survey neighborhoods for any sign of properties falling into disrepair. Based on our monitoring of the situation, we would prepare strategies to attach any identified problems.

During this time town officials discussed foreclosure issues with Quincy CAP and Neighborhood Housing Services. Both agencies modified their homebuyer counseling programs to include advice on foreclosure avoidance.

Gathering data from the Mass. Housing Partnership and The Warren Group, the town mapped foreclosure notices, auction and sales from December, 2005 until June, 2007. Town staff also tracked foreclosure activity through April, 2008. Based on our review of the data, it was determined that there were no pockets of foreclosure activity in town and that the number of foreclosures was in line with the size of the community.

The Town expanded it's foreclosure assistance activities through participation in the MA Foreclosure Initiative where foreclosed properties go through a CHAPA clearinghouse process and are made available to participating agencies for purchase and development as affordable housing..

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### **3. CITIZEN PARTICIPATION**

The Town developed a Citizen Participation Plan, per HUD regulations, governing citizen involvement in the block grant planning process. The Town provided substantial opportunity for citizen review and comment on proposed objectives and priority needs, and activities proposed to meet the objectives as identified in the Five Year Plan Consolidated Plan ("Five Year Plan") for 2005-2009. Among the opportunities for public involvement were the following:

- Technical assistance workshops to assist service providers with the proposal process;
- Expanded contact list for soliciting funding proposals;
- Consultations with service providers experienced in meeting community needs;
- Discussions with the public at local or community meetings; and
- Public hearing.

The 2008-2009 CAPER identifies specific objectives discussed in the Five Year Plan, and the activities to be supported through the CDBG or HOME programs to meet the objectives. The CAPER also identifies funding amounts, leveraged funds, and accomplishments achieved.

The public hearing on CDBG was conducted on Monday, September 21, 2009. The public review and comment period for the draft CAPER was advertised in the **Weymouth News** on September 9, 2009. The draft CAPER was made available to the public for review and comments for 30 days from September 9 to October 8, 2009.

The draft CAPER was made available to the public during regular office hours (8:30 a.m. to 4:30 p.m., M-F) at the Town Hall, DPCD, 75 Middle Street, Weymouth, and the Tufts Library on Broad Street. The draft CAPER was also available on the Town website at [www.Weymouth.MA.US](http://www.Weymouth.MA.US).

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## **4. AFFORDABLE HOUSING**

This section presents information on the programs and activities undertaken by the Town to meet the specific objectives providing affordable housing to extremely low-income, low-income, and moderate-income renter and owner-occupied households in 2008-2009. Such programs and activities were funded through the HOME and/or CDBG program. They include housing rehabilitation (including access improvements and lead paint hazard control) and affordable housing development.

### **4.1 CHDO/Rental Acquisition - Completed/Underway**

- **712 Main St. Affordable Rental Housing** –Weymouth provided \$215,768 in HOME Program funding to CHDO Neighborhood Housing Services of the South Shore (NHS SS) to towards the new construction of 6 affordable rental housing units located in two new prefabricated buildings constructed on properties owned by (NHS SS). The project is currently in the construction phase and will be completed in fall 2009.
- **Fulton School Residences** – Weymouth provided \$300,000 in HOME Program financing to Fulton School Residence Limited Partnership for the development of the Fulton School as 63 units of age restricted affordable housing. HOME funding was used to augment private and alternate government funding sources. Four (4) of the units will be designated as HOME assisted affordable housing. The project is in construction and is expected to be online in 2009.
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- **TammyBrook Affordable Family Rental Housing** – Weymouth has made a tentative commitment of \$100,000 in HOME funds and \$150,000 in Community Preservation funds to Beacon Communities towards the acquisition and renovation of 90 units of family rental housing. Sixty five units will be designated as affordable with 24 units receiving Section 8 enhanced vouchers and 41 units available for families with incomes up to 80% of AMI. Four (4) units will be HOME assisted units.

### **4.2 Rehabilitation Program**

The Town implements an ENERGY STAR® policy for HOME supported new construction of homes that are three stories or less in height and for CDBG or HOME supported substantial rehabilitation of such homes. All CDBG or HOME funded substantial rehabilitation and/or new construction project contracts are required to contain the following language to be considered in compliance with the ENERGY STAR standard: *“To comply with HUD and Town requirements this project shall be rehabilitated according to ENERGY STAR efficiency performance standard of 86 set by the US Environmental Protection Agency (EPA) and the US Department of Energy (DOE).”*

The Town implemented the following rehabilitation programs to address code violations and substandard living conditions, and to promote energy conservation:

#### 4.2. 1 Revolving Loan Fund

The Town's Revolving Loan Fund was created when CDBG funds were used as loans to assist low- and moderate-income households in rehabilitating their existing homes in order to bring the housing stock up to a minimum housing standard. Over a certain period of time, the loans are paid back to the Town in two manners: monthly installment payments; or lump sum payments made upon refinancing or transfer of the property. Recaptured funds are used for new loans for similar income-qualifying households. Two new cases were processed.

- Rehabilitation assistance is available as follows: : For low-income households 0% loans payable for up to 7 years; for moderate-income households: 3% loans payable for up to 7 years;
- Maximum total rehabilitation loans permitted is \$10,000 per unit.
- Handicapped access improvements and energy conservation are part of the rehab program;

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- Lead Paint Hazard Control activities were assisted under the regular housing rehabilitation programs using CDBG funds and other state funds including MHFA's Get the Lead Out and DHCD's GAP Filler programs
- RLF interest is returned to HUD. \$240.53 in 2008-2009 earned interest will be returned to HUD with the CAPER.

### 4.3 Other Housing Programs

The Town provided \$36,474 in CHDO Operating funds to non-profits NHS-SS and QCAP for administration. The agencies offer FTHB counseling classes in Weymouth. Classes educate homebuyers about the requirements for purchasing a first home and certify eligibility for Soft 2nd and MassHousing mortgage programs. QCAP conducted four classes in Weymouth, and NHS-SS sponsored four classes.

- **First Time Homebuyer Programs**

The Town continues to provide HOME downpayment/closing cost assistance to low and moderate-income first time homebuyers and to participate in the state's Soft Second Loan Program.

- **HOME/Soft Second Loan Program**

The Soft Second Loan Program is a home ownership initiative administered through DHCD and the MHP in cooperation with local lenders and housing agencies. The Soft 2nd program provides lender financed below market rate mortgage loans for low and moderate income families purchasing in Weymouth. The Town can augment the assistance under Soft 2nd by providing low income borrowers with 3% of purchase price towards down payment and closing costs utilizing HOME funds secured by a deferred payment loan. The final MHP report on Weymouth purchases in 2008/09 is highlighted below:

- First Time Homebuyer Loans Approved - 20
- Total MHP Mortgage Financing - \$4,053,197.50
- Soft 2nd Subsidy Funds - \$111,448.79

- **Additional Activities**

The Town also funds homebuyer workshops, landlord education and credit counseling (through two CHDOs) and acquisitions, rehabilitation, and rental assistance programs (also through CHDOs working in cooperation with the Local Homeless Board).

### 4.4 Inclusionary Zoning

There are no inclusionary zoning provisions in Weymouth.

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## 5. CONTINUUM OF CARE

The Town assists the homeless through the QWC Continuum of Care (CoC). The Town supports area providers to increase available transitional and permanent housing, and to apply for McKinney funding (used to develop and support services for the homeless and disabled).

- **HUD Continuum of Care/McKinney Homeless Program**

The Local Board on Homelessness, made up of representatives from the City of Quincy, Town of Weymouth, and homeless service providers in the Quincy/Weymouth area, is concerned with regional homelessness issues and reviews funding proposals submitted by CoC members under HUD's McKinney Homeless Programs. The DPCD Housing Coordinator serves as the Town's representative. The CoC received \$2,827,599.00 in McKinney Homeless Program funding to meet many supportive housing needs in 2008-2009. The funds from the 2008-2009 grant will be used as follows:

<b>Project Name</b>	<b>Sponsor (Lead)</b>	<b>Description</b>	<b>Term</b>	<b>Grant</b>
Sr. Miriam's Project	Father Bill's/MainSpring	Supportive Housing Program for 8 homeless individuals.	1 Yrs.	\$99,791
Transitional Housing	City of Quincy – Family Comm.	Transitional Housing Program for 9 families.	1 Yr.	\$80,390
Paula's House	Father Bill's/MainSpring	Permanent Housing Program for 4 individuals with mental illness.	1 Yr.	\$102,337
Fr. McCarthy's House	Father Bill's/MainSpring	Permanent Housing Program for 25 chronically homeless individuals	1 Yr.	\$246,885
The Family Project	Father Bill's/MainSpring	Permanent Housing Program for 9 homeless families.	1 Yr.	\$219,932
South Shore Housing and Employment	Father Bill's/MainSpring	Supportive Services Program to give employment assistance, housing placement and transportation to 42 individuals.	1 Yr.	\$86,509
HMIS	Father Bill's/MainSpring	Homeless Management Information System, which is a reporting tool used by all homeless assistance agencies.	1 Yr.	\$69,548
Annie's Project	Father Bill's/MainSpring	Tenant Based Rental Assistance Program (TBRA) under the Shelter Plus Care (S+C) Program, which will provide housing vouchers to 14 disabled individuals.	1 Yr.	\$192,528
Bob's Project	Father Bill's/MainSpring	TBRA/S+C Program for 22 disabled individuals.	1 Yr.	\$302,544
Carly's Project	Father Bill's/MainSpring	TBRA/S+C Program for 10 disabled individuals.	1 Yr.	\$137,520

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DEF Family Program	Father Bill's/MainSpring	TBRA/S+C Program for 16 homeless families & 1 individual.	1 Yr.	\$294,168
Gwen & Hector's Project	Father Bill's/MainSpring	TBRA/S+C Program for 2 families & 12 homeless families.	1 Yr.	\$197,304
Isabella's Project	Father Bill's/MainSpring	TBRA/S+C Program for 17 families & 1 individual.	1 Yr.	\$311,424
Jacobs Project	Father Bill's/MainSpring	TBRA/S+C Program for 13 individuals.	1 Yr.	\$178,776
Empowerment Project	Father Bill's/MainSpring	Supportive Housing for 8 families	1 yr	\$205,253
Louis's Project	Father Bill's/MainSpring	Supportive Housing for 5 individuals	2 yrs	\$102,690

Since 1996, the Continuum has successfully secured \$19,566,945 in McKinney funding to be used for programs that serve the homeless in the Quincy/Weymouth area.

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## **6. OTHER ACTIONS**

### **6.1 Addressing Obstacles to Meeting Underserved Needs**

The Town committed funds to provide housing services (e.g., Housing Rehabilitation, First Time Homebuyer, Lead Paint Abatement, Homeless and Rental Development Programs).

### **6.2 Foster & Maintain Affordable Housing & Eliminate Barriers to Affordable Housing**

For details, see Chapters 2 (Affirmatively Furthering Fair Housing) and 4 (Affordable Housing).

### **6.3 Overcome Gaps in Local Institutional Structure and Enhance Coordination**

- **Zoning Bylaws**

The DPCD is working on revisions to the Weymouth Zoning Ordinances. The central feature of the revisions is the creation of Village Center Districts which will encourage “smart growth” development within the town squares. Village center zoning encourages compact, denser housing development above retail. Village center zoning will help meet the demand for more affordable housing within areas that provide conveniences to its residents. The proposed zoning is being reviewed. In addition, the Town is preparing design guidelines for all new projects and projects involving rehabilitation in order to create a more aesthetically pleasing environment for residents in the community.

- **Greenbush Commuter Rail**

A major recent development in Town is the completion of the Greenbush commuter rail line, opened on October 31, 2007, with two stations in Weymouth (i.e., East Weymouth and Weymouth Landing). One incentive for development was the Journey-to-Work data (1990 Census) cited in the Town’s Master Plan. It indicated that the Town had the largest proportion of workers commuting to Boston along the Greenbush line (22% of the Town’s workforce [6,604 residents]). In 2000, the number of residents working in Boston rose to 6,803, or 24.22%.

The Greenbush Line is helping to alleviate the burden on the congested highways of Route 3 and the Southeast Expressway. As part of the mitigation connected with this project, the Town is in the process of rehabilitating the blighted municipal parking lot in Weymouth Landing and has obligated \$300,000 in CDBG funds to eliminate such blight on a spot basis. Copies of records relating to the blighted condition of the lot were submitted to HUD in 2007 to support proposed upgrades.

### **6.4 Improve Public Housing & Resident Initiatives**

The Town works cooperatively with the Weymouth Housing Authority (WHA) to ensure that appropriate services and safe and adequate public housing is provided for low-income residents. For example, during development of the Five Year Plan, the DPCD held numerous public meetings with public housing tenant associations. In addition, the Town supports a working relationship between the WHA and tenants regarding the operation and management of 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 needs. The WHA communicates with public service providers to assist residents and works with the police department to control drug activities on WHA properties (e.g., Drug Prevention Task Force).

The Town has allocated \$150,000 for land acquisition for development of affordable units by SSAH, the non-profit group affiliated with the WHA. The Town has also initiated discussions with the WHA regarding the purchase of a town owned structure and conversion of the property into two units of affordable family rental housing.

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

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### **6.5 Evaluate and Reduce Lead Based Paint Hazards**

The Town continued to be qualified as a Certified Agency under Mass Housing Finance Agencies "Get the Lead Out Program." The Town has also formed partnerships with CHDOs in addressing lead hazard issues.

Statistics from the MA DPH show that in 2008-2009 Weymouth had two (2) reported incidences of lead poisoning however, the Town has in excess of 14,000 housing units constructed prior to 1978. Recognizing the high number of units with potential lead hazards, the Town has pursued a policy of abatement through participation in available lead paint abatement funding programs. In 2008, MHFA changed its program regulations to stipulate that only units occupied by a lead poisoned child may be assisted under the GTLO program. This change negatively impacts the ability to be proactive in providing abatement assistance.

Through the Quincy HOME Consortium Weymouth is participating in the GAP Lead Program in 2009-2010, however funding resources are limited.

### **6.6 Ensure Compliance with Program and Comprehensive Planning Requirements**

All CHDO's are monitored for compliance and performance under the Quincy/Weymouth Consortium CHDO Agreements executed annually with CHDO's QCAP, Inc. & NHS, Inc. The Town conducts annual monitoring of HOME assisted affordable rental properties for tenant eligibility and rental compliance. Compliance with minimum Housing Quality Standards is reviewed in accordance with the HOME required timetable and non-compliance is reviewed with CHDOs to correct deficiencies.

In addition, the Town monitors CDBG-supported sub-recipients to ensure program compliance including compliance with Agreements signed with the Town regarding block grant assistance.

The WHA's plan for 2007-2008 was reviewed for consistency with the Town's Five Year Plan.

### **6.7 Reduce Number of Persons Living Below the Poverty Level**

The Town will strengthen partnerships among its own departments, with local organizations, and with the WHA to develop creative approaches to combat poverty. The Town continues to assist residents falling below established poverty thresholds through its membership in the QWC. The QWC will continue to seek opportunities to address substandard living (e.g., homelessness, lead paint hazards and the lack of affordable housing). Activities to address homelessness include:

- Assisting homeless families and individuals through the QWC CoC programs;
- Managing homeless cases (QISC), by providing transitional beds and referrals to counseling, housing search assistance, education & training, and advocacy.

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## 7. LEVERAGING FUNDS

In 2008-2009, the Town successfully leveraged federal, state, local, and private not-for-profit funding in the housing development, and homeless and community development services. Highlights of the leveraging of funds for CDBG and HOME activities are provided below. See Table 7.1, below.

- Leveraged amounts for CDBG-assisted public services and administrative/planning activities totaled \$386,970 (see table below).
- Weymouth's First Time Homebuyers were given reduced mortgage rates and favorable terms. The Soft 2nd Program provided approximately \$4,053,197 in mortgage financing and \$111,448 in Soft 2nd subsidies.

Table 7.1 Leveraged Funds 2008 - 2009 <sup>2</sup>		
Project Name	Project #	Leveraged \$\$
<i>Planning/ Administration</i>		
Grant Planning/ Administration	1	\$139,697
<i>Total - Planning/ Administration</i>		<i>\$139,693.66</i>
<i>Public Services</i>		
Childcare	2	\$53,000
Senior	3	\$98,491
Homelessness	4	\$60,083
Public Housing Services	5	\$35,703
<i>Total- Public Services</i>		<i>\$247,277</i>
<i>Total All Leveraged \$</i>		<i>\$386,970.66</i>

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<sup>2</sup> This table reflects projects that had leveraged funds (i.e., funds from sources other than CDBG, such as private funds, or other state, local, or federal grants).

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## **8. PERFORMANCE MEASURES**

The Town has worked with public service sub-recipients to assess the services being provided to ensure that they meet HUD requirements and the written Agreements signed with the Town pertaining to CDBG. Town provided technical assistance to sub-recipients on HUD requirements and that performance measures are taken and goals are to be achieved by the completion of the activities.

- Long Term (Five Year) & Short Term (Annual) Goals - Table 2C ; Schedules C1 & C2;
- Expected & Actual Accomplishment Units at project completion - Schedules C1 & C2;
- Expected & Actual Yearly Accomplishment Units - Schedules C1/C2 & Project List, below.
- Aggregate Yearly Accomplishments v. Short/Long Term Numeric Goals - Schedules C1/C2.
- Outputs resulting from HUD funding are shown separately, below.
- One or more proposed outcome indicator and outcome statement- please see below.

### **8.1 Consolidated Listing of Projects**

Following the description of projects and their status (e.g., complete, underway) are: maps showing all 12 low & moderate income areas in the Town; maps showing 1/m income areas where projects with incurred costs in 2008-2009 are located; and a map showing **all activities** (regardless of the national objective applicable to the project) that incurred costs in 2008-2009.

#### **General Grant Administration (Project 1)**

##### **Project 1 - CDBG Planning and Administration**

Description	General administration and planning relating to CDBG program.
National Objective	NA - General Program Administration
Matrix Code	21A
Completion Date	<b>June 30, 2009</b>
Outcome Indicator	To administer grant and conduct planning activities.
Outcome Statement	CDBG funds expended in a timely manner.

#### **Public Services (Projects 2, 3, 4, 5)**

##### **Project 2 - CDBG Childcare Services**

Description	<b>Wey-Care childcare.</b> All Weymouth intermediate & primary schools.
National Objective	LMC
Matrix Code	05L, Child-care Services
Completion Date	<b>June 30, 2009, completed on schedule.</b>
Outcome Indicator	23 children from low/mod income households get childcare assistance.
Outcome Statement	23 children gain access to childcare to provide suitable living environment and parents have the ability to work.

##### **Project 3 - CDBG Senior Services**

Description	<b>DES, Transportation</b> to medical/shopping sites. Town-wide.
National Objective	LMC
Matrix Code	05A, Senior Services
Completion Date	<b>June 30, 2009, completed on schedule.</b>
Outcome Indicator	Transportation provided to 430 senior residents
Outcome Statement	430 residents were provided access to transportation not otherwise available.

Description	<b>DES, Courses/Workshops</b> for seniors. 182 Green Street.
National Objective	LMC
Matrix Code	05A, Senior Services
Completion Date	<b>June 30, 2009, completed on schedule.</b>

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Outcome Indicator Courses and workshops benefited 1856 seniors.  
 Outcome Statement 1856 seniors had access to courses/workshops.

### **Project 4 - CDBG Homeless Public Services**

Description **Father Bill's/Mainspring**, operating costs. Town-wide.  
 National Objective LMC  
 Matrix Code 03T, Operating Costs Homeless Programs  
 Completion Date **June 30, 2009, completed on schedule.**  
 Outcome Indicator Transitional beds for 200 homeless-to create suitable living environment.  
 Outcome Statement 201 residents were served -to create suitable living environment.

### **Project 5 - CDBG Public Housing Services**

Description **Weymouth Housing Authority**, referrals. 402 Essex Street.  
 National Objective 570.208(a)(2)(i)(A), L/M income limited clientele-presumed benefit.  
 Matrix Code 05, Public Services .  
 Completion Date **June 30, 2009, completed on schedule.**  
 Outcome Indicator Provide referrals to 200 residents.  
 Outcome Statement 200 residents were provided with referrals.

## **Public Housing Modernization (Project 11)**

### **Project 11 - (2008) Public Housing Modernization**

Description This is a **two phase** project that will result in improvements to 93 units at the J. **Crehan Senior Housing at Calnan Road & Harrington Circle**. Phase I involved installation of a keyless entry system at this housing complex; the work has been finished. Phase II is underway and involves the removal and replacement of existing casement windows at 93 of the 156 units a J. Crehan. The project will utilize both CDBG and MA DHCD funds. Phase II construction bidding is anticipated in the fall of 2009. National Objective LMH.  
 Matrix Code 14C, Public Housing Modernization.  
 Completion Date Design work is completed and construction bidding is anticipated in fall of 2009. **This two phase project to be reported as completed in 2010-2011 CAPER.**  
 Outcome Indicator Improvements of units at J. Crehan.  
 Outcome Statement 93 units will be reported as improved in the 2009-2010 CAPER.

## **Public Facility Improvements (Projects 6, 10, 7)**

### **Project 6 - Street Improvements L/M Income Areas - Lakecrest Pa./Crest & Quarry**

Description Improvements to L/M income area roads. **Lakecrest Path - Phase I ; Crest and Quarry -Phase II.**  
 National Objective LMA; Census Tract 4223.02, Block 4 (both phases)  
 Matrix Code 03K, Street Improvements.  
 Completion Date The final drainage and paving for Phase 1 were completed along with final finish work (loaming and seeding) and ledge removal in June 2009. Phase II was funded in 2009-2010 and is currently underway : it includes the same scope of work as for Phase I (storm water drainage system upgrade; asphalt paving.). **Entire project to be reported as completed in 2009-2010 CAPER. See Map 2.**  
 Outcome Indicator Improvements to four streets in this low/mod income area.  
 Outcome Statement 606 low/mod income residents will benefit from street improvements.

Description Improvements to L/M income area roads - **Dixon & Malcomb St./Hobson Ave.**  
 National Objective LMA; Census Tract 4223.02, Block 3.  
 Matrix Code 03K, Street Improvements.

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Completion Date Construction is underway. Completion is anticipated in fall 2009. **Project to be reported in 2009 - 2010 CAPER. See Map 3.**

Outcome Indicator Improvements to be made to these three streets in this 1/m income area.

Outcome Statement 402 1/m income residents benefit will from street improvements.

### **Project 7 - Flood/Drainage L/M Areas**

Description Flood/drain improvements -L/M income area -**Broad & Washington Streets.**

National Objective LMA; Census Tract 4224.00, Block 5.

Matrix Code 03I, Flood - Drainage Improvements.

Completion Date The project upgrades storm water drainage - corner of Broad & Washington Streets (1/m income area). This was to have been completed spring 2009 but technical issues arose. Engineering design work is underway; construction anticipated -fall 2009. **Project to be reported in 2009-2010 CAPER. See Map 4.**

Outcome Indicator Drainage improvements to benefit L/M income residents in target area.

Outcome Statement 2264 1/m income residents will benefit from drain/flood improvements.

Description Flood/drain improvements -L/M income area - **Mutton Lane**

National Objective LMA; Census Tract 4225.01, Block 03.

Matrix Code 03I, Flood - Drainage Improvements.

Completion Date The project will address ongoing storm water management issues on Mutton Lane from Pleasant Street to Ambrose Street (a low/mod income area). Work will include installation of drainage pipes, new manholes, paving of trenches. Engineering design is underway and construction expected in fall 2009. **Project will be reported as completed in the 2009-2010 CAPER.**

Outcome Indicator Drainage improvements to benefit L/M income residents in target area.

Outcome Statement 2264 1/m income residents will benefit from drain/flood improvements.

### **Project 10 - Street Improvements L/M Income Areas - Echo Avenue**

Description Improvements to L/M income area roads - **Echo Avenue.**

National Objective LMA; Census Tract 4223.02, Block 4.

Matrix Code 03K, Street Improvements.

Completion Date **The project has been completed. See Map 5.**

Outcome Indicator Improvements to four streets in this low/mod income area.

Outcome Statement 402 1/m income residents benefit from street improvements.

### **Project 2 - Street Improvements L/M Income Areas - CDBG-R Funding**

Description This project will involve street improvements to four streets in a low and moderate income area. Improvements will involve overlay paving on **Kent/Verndale/Georgia Road, and Durant Street, to be milled and paved.**

National Objective LMA; Census Tract 422200, Block 4

Matrix Code 03K, Street Improvements

Completion Date Fall 09. To be reported in 2009-2010 CAPER.

Outcome Indicator Improvements to four streets in this 1/m income area.

## **Slum/Blight Spot Basis (Project 11)**

### **Project 11 - Slum and Blight Elimination - Spot Basis**

Description Removal of blighted conditions - **Weymouth Landing - Municipal Lot.**

National Objective SBS.

Matrix Code 03 (Public Facilities)

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Completion Date	<b>This project should be reported as completed in the 2010-2011 CAPER.</b>
Outcome Indicator	Elimination of slum and blight in the Weymouth Landing parking lot.
Outcome Statement	This project will result in slum/blight elimination in one public facility, increasing job rates (e.g., people can park closer to potential job sites in the vicinity) and reducing pollution (catch basins installed). Final paving to be completed upon funding availability (funding required is \$2.5 million).

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**MAP 1 - LOW/MOD INCOME TARGET AREAS**

**MAP 2 - LAKECREST PATH - STREET IMPROVEMENTS- PHASE I**

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**MAP 3 - DIXON & MALCOMB STREETS/HOBSON AVENUE**

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**MAP 4 - BROAD ST. & WASHINGTON ST. - DRAINAGE**

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**MAP 5 - ECHO AVENUE - STREET IMPROVEMENTS**

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**MAP 6 - ACTIVITIES WITH CDBG INCURRED COSTS IN 2008-2009**

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**MAP 7 - SPOT BASIS BLIGHT ELIMINATION - WEYMOUTH LANDING**

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### Project 11 - Purchase and Installation of Emergency Call Boxes

<b>Description</b>	Replacement of emergency call boxes in l/m income areas.
<b>National Objective-</b>	LMA
<b>Matrix Code</b>	03 (Public Facilities Improvements)
<b>Completion Date</b>	By fall 2009. Project to be reported in 2009-2010 CAPER.
<b>Outcome Indicator</b>	Emergency call boxes to be purchased and installed through Fire Department labor.
<b>Outcome Statement</b>	12 emergency call boxes will be installed to enable use by l/m income residents.

### Housing (Projects 6, 8, 28, 30a, 30b, 32, 32a, 32b)

#### Project 6 - CDBG Revolving Loan Fund - Single Family Unit Rehab

<b>Description</b>	Single unit residential improvements through the RLF. Town wide.
<b>National Objective-</b>	570.208(a)(3), Low/Moderate Income Housing.
<b>Matrix Code</b>	14A, Rehabilitation -Single Unit Residential.
<b>Completion Date</b>	June 30, 2009, completed in a timely manner.
<b>Outcome Indicator</b>	Loans provided.
<b>Outcome Statement</b>	Two improved single residential units through loan program.

#### Project 8 - Single Unit Residential Rehabilitation

<b>Description</b>	Exterior building renovations at <b>35 Frank Road</b> , a residential building that houses five mentally challenged women, owned by the ARC of the South Shore. Work will include installation of vinyl siding, replacement of gutters, soffits, and fascia boards and replacement of seven windows and one door.
<b>National Objective</b>	LMC.
<b>Matrix Code</b>	14A Rehab., Single Unit Residential
<b>Completion Date</b>	Construction is underway and should be completed in the fall of 2009. <b>This project will be reported as completed in the 2009-2010 CAPER.</b>
<b>Outcome Indicator</b>	Exterior improvements to a residential building.
<b>Outcome Statement</b>	One public facility will have been improved <sup>3</sup> .

#### Project 8 - Multi-Unit Residential Rehabilitation

<b>Description</b>	Replace sliders/windows -six L/M residential units. <b>Greentree Condominiums</b>
<b>National Objective</b>	LMH
<b>Matrix Code</b>	14B
<b>Completion Date</b>	<b>June 30, 2009, completed on schedule.</b>
<b>Outcome Indicator</b>	Rehabilitation of units.
<b>Outcome Statement</b>	Six residential units rehabilitated.

<b>Description</b>	Replace bath exhaust fans - seven L/M residential units - <b>82 Front St.</b>
<b>National Objective</b>	LMH
<b>Matrix Code</b>	14B
<b>Completion Date</b>	<b>June 30, 2009 , completed on schedule.</b>
<b>Outcome Indicator</b>	Rehabilitation of units.
<b>Outcome Statement</b>	Seven residential units rehabilitated.

#### Project 28 - CHDO Operating

<b>Description</b>	<b>Administration costs for CHDO housing development. Town wide.</b>
<b>Completion Date</b>	June 30, 2009
<b>Outcome Statement</b>	Affordability for purpose of providing affordable housing.
<b>Outcome Indicator</b>	CHDO's support housing development.

<sup>3</sup> HUD instructed the DPCD to consider improvements to the exterior of a residential building a public facility improvement, not a residential improvement since no units are improved.

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**Project 30A - Weymouth HOME Administration**

**Description**            **General HOME program administration-monitoring, report preparation.**  
**Completion Date**        June 30, 2009  
**Outcome Statement**     Affordability for the purpose of providing decent affordable housing.

**Project 30B - Weymouth CHDO Affordable Housing Development**

**Description**            **Creation of affordable units by CHDO/Non-CHDOs. Town wide.**  
**National Objective**      LMH  
**Matrix Code**            14G, Acquisition for Rehabilitation.  
**Completion Date**        June 30, 2009.  
**Outcome Indicator**      Creation of affordable stabilized low/mod income housing units.  
**Outcome Statement**     Property acquired for development of six affordable units.

**Project 32 - First Time Homebuyer- HOME**

**Description**            **Down payment/closing cost loans- 1st time homebuyer \$\$ HOME. Town wide.**  
**National Objective**      LMH  
**Matrix Code**            13.  
**Completion Date**        June 30, 2009  
**Outcome Indicator**      FTHB down payment/closing costs assistance provided.  
**Outcome Statement**     No down-payment assistance was provided to homeowners.

**Project 32A First Time Homebuyer Including ADDI**

**Description**            **1st time homebuyers- from other sources (e.g., Soft 2<sup>nd</sup>).. Town wide.**  
**National Objective**      LMH  
**Matrix Code**            13  
**Completion Date**        June 30, 2009  
**Outcome Indicator**      FTHB down payment/closing cost assistance provided.  
**Outcome Statement**     20 total 1<sup>st</sup> time homebuyers assisted.

**Project 32B - Get the Lead Out Assist**

**Description**            **Get the Lead Out- provide funding assistance for lead abatement. Town wide.**  
**National Objective**      LMH  
**Completion Date**        June 30, 2009  
**Outcome Indicator**      De-lead housing units to provide decent affordable housing.  
**Outcome Statement**     No units de-leaded.

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## **9. SELF EVALUATION**

### **9.1 Overall Goal for Community Planning & Development**

The Town of Weymouth has effectively used federal, state, and local resources to further its overall goals with respect to community development, housing, homeless, and special needs to principally serve low, very low, and moderate income persons. As indicated in its Five Year Plan, such goals were to provide decent housing and to create a suitable living environment. Of the total CDBG expenditures subject to low and moderate-income calculations, 100% benefited low and moderate-income persons or households. These CDBG funds were used to address different priority housing and community development needs. All the HOME expenditures created or maintained affordable housing for low and moderate-income households.

### **9.2 Activities & Strategies Making Impact on Needs**

With respect to housing needs specified in the Five Year Plan, the QWC has, as is stated in the QWC (Section 9 Self Evaluation) implemented plans to rehabilitate housing units, create affordable housing, and promote homeownership to benefit low and moderate-income households. The Town has successfully implemented several housing rehabilitation programs to meet the goal of maintaining decent, safe, and affordable housing for homeowners and tenants.

#### Housing Rehabilitation

Under the Town's CDBG-Revolving Loan Fund, the Town assisted in the rehabilitation of two units through CDBG RLF assistance amounting to \$20,000.

Partnerships with CHDO's under the MHFA Get the Lead Out and DHCD's Gap Filler Program have allowed the town to offer assistance assist to homeowners with low interest loans and grants for de-leading of housing units

#### First Time Homebuyer Programs

Despite the high cost of homes in the Quincy/Weymouth area, the Town assisted twenty homebuyers with acquiring their first home Under Massachusetts Housing Partnership's Soft Second Loan Program. The assistance under this program amounted to \$4,053,197 in assisted-mortgage financing and \$111,448 in public subsidies.

#### CHDO Operating

CHDO's NHS SS Inc. and QCAP, Inc. offered a total of 8 homebuyer counseling classes in the Town that served potential first time homebuyers in Weymouth. NHS SS pursued development of 6 affordable rental units.

#### Rental Development

- **712 Main St. Affordable Rental Housing** –Weymouth provided \$215,768 in HOME Program funding to CHDO Neighborhood Housing Services of the South Shore (NHS SS) to towards the new construction of 6 affordable rental housing units located in two new prefabricated buildings constructed on properties owned by (NHS SS). The project is currently in the construction phase and will be completed in fall 2009.
- **Fulton School Residences** – Weymouth provided \$300,000 in HOME Program financing to Fulton School Residence Limited Partnership for the development of the Fulton School as 63 units of age restricted affordable housing. HOME funding was used to augment private and alternate government funding sources. Four (4) of the units will be designated as HOME assisted affordable housing. The project is in construction and is expected to be online in 2009.
- **Pond Street Affordable Rental Housing** - Weymouth committed \$150,000 in prior year HOME loan financing to South Suburban Affordable Housing, Inc. for the acquisition of land for development of affordable housing. South Suburban Affordable Housing Inc will construct 20 rental units for lower income households. The project is currently going through a final review process resulting from project amendments and appeal. Six (6) units will be designated as HOME assisted affordable housing.

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- **TammyBrook Affordable Family Rental Housing** – Weymouth has made a tentative commitment of \$100,000 in HOME funds and \$150,000 in Community Preservation funds to Beacon Communities towards the acquisition and renovation of 90 units of family rental housing. Sixty five units will be designated as affordable with 24 units receiving Section 8 enhanced vouchers and 41 units available for families with incomes up to 80% of AMI. Four (4) units will be HOME assisted units.

### 9.3 Indicators that Best Describe the Results

The following indicators show that the Town contributed substantially to the overall goal of community planning and development programs to foster viable communities by providing decent housing and a suitable environment principally for low and moderate income persons. The following projects resulted in accomplishments reported for 2008-2009.

#### Housing Indicators:

- **Housing rehabilitation program**

The Town successfully eliminated or addressed housing rehabilitation issues in two single family units in Weymouth;

- **First time homebuyers:**

The Town successfully assisted 20 new homeowners.

- **Affordable housing units initiated**

Four projects designed to develop 154 affordable rental units.

- **Multi-unit residential housing improvements**

The Town utilized CDBG funding to support two improvement projects involving low/moderate income multi-unit residential structures: 82 Front Street - bathroom fan installation in seven units; Greentree Condominiums - sliders and windows replaced in six units.

#### Homeless Indicators:

See the QWC CAPER, Section 9.3.

#### Community Development Indicators

- **Public Services**

The Town expended \$118,439 in CDBG funding for public service programs, including subsidized daycare for children of low/moderate income families; homeless case management; referrals for residents and residents-to-be of the Weymouth Housing Authority for housing, supportive services, etc.; senior transportation to medical, shopping, and other appointments; and courses and workshops for seniors to keep them independent and active.

- **Public Facilities**

The Town completed improvements at 76-78 Front Street, through replacement of the walkway serving this building for l/m income residents.

- **Slum/Blight Elimination - Spot Basis**

The Town completed improvements to the parking lot in Weymouth Landing, thus eliminating the blighted conditions that posed a safety hazard to the public.

- **Public Infrastructure**

### 9.4 Status of the Grant Programs

As of June 30, 2009, the CDBG and HOME programs were running efficiently. Programs and activities were operated as planned and on schedule. The expenditure rate was within the statutory limit.

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**9.5 Are Activities or Types of Activities Falling Behind Schedule?  
Are Major Goals on Target?**

Activities funded in 2008-2009 are generally on schedule. However, there is one exception: flood and drainage improvements for Broad and Washington Street, a l/m area (Tract 4224.00, Block 5). The scope of work includes upgrading storm water drainage on Washington Street and adjacent to the Union Towers parking area. This project is behind because the engineer's design is being modified by the Town's DPW and design modifications must then be approved by Mass Highway. Therefore, construction is anticipated in the fall of 2010.

One activity funded through CDBG was cancelled, but no costs were incurred under the block grant. This activity was drainage improvements on Chard Street, a l/m income area project. This was cancelled due to the fact that the Department of Public Works was able to install a double catch basin using funds other than CDBG dollars, and was able to resolve the drainage problem.

**Housing Rehabilitation Programs**

Units assisted under the Town's rehabilitation program were below established goals. This can be attributed to several factors including: high area construction costs; economic instability for lower income households; and high costs imposed by compliance with HUD Lead Paint regulations that have virtually eliminated "small scale" rehabilitation assistance to many lower income families and seniors. Changes in the MHFA Get the Lead Out Program regulations have limited funding to those families with a lead poisoned child.

**First Time Homebuyer Programs**

High area home purchase costs have reduced the number of homes affordable for lower income families. Programs have been successful in providing mortgage assistance options.

**Rental Development**

Projects have been delayed due to highly competitive funding rounds for other public funding.

**9.6 Grant Disbursement/Actual Expenditures**

Grant disbursements are timely.

**9.7 What Adjustments in Strategies/Activities Meet Needs More Effectively?**

The Town intends to:

- Push more assertively for program implementation/planning in the Five Year Plan.
- Participate pro-actively in planning, design, and programming of affordable housing development.
- Continue to provide technical assistance to sub-recipients in implementing their programs and in developing performance measurements.
- Continue to identify new programs meeting housing, and other needs of L/M persons.
- Add three new communities (Braintree, Holbrook, and Milton) to the existing Consortium in FY 2009-2010.

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## **10. CDBG ENTITLEMENT FUNDS**

### **10.1 Relationship to Consolidated Plan**

In 2008-2009, the Town used CDBG funds and leveraged funds (e.g., general funds, other grants) to address priorities, needs, goals, and specific objectives identified in the Five Year Plan. See Section 7, on leveraged funds.

In 2008-2009, as in all CDBG fiscal years, CDBG funds were distributed among different categories of needs (e.g., housing, homeless, and community development needs), focusing on activities that benefited low and moderate income persons by providing decent housing and creating a suitable living environment. Total expenditures under the CDBG program for the fiscal year 2008-2009 were \$856,193.

Federal law requires that at least 70% of the total expenditures in the certification period (a three year period for Weymouth) be for the benefit of l/m income residents. This requires that a CDBG grantee - like the Town of Weymouth - subtract from the total costs incurred for the year the amount expended for general grant administration/planning (and, in the Town's case, the costs incurred for slum/blight elimination in Weymouth Landing).

See **Table 10.2** for the full calculation showing the percentage of funding expended for the benefit of l/m income residents during the Town's three year certification period. The percentage of total expenditures throughout the three year certification period that benefited l/m income residents was 73%.

See **Table 10.1** for costs incurred by project (i.e., housing rehabilitation; public facility improvements). Map 6 shows the physical location of each activity with incurred costs in 2008-2009. For the physical location of each funded activity, see Section 8 (Consolidated Listing of Projects).

#### 10.1.1. Housing Rehabilitation

As indicated in the Five Year Plan, the Town, through its Housing Program and its CHDOs used CDBG funds to implement programs to eliminate code violations and substandard living conditions and address housing maintenance for low and moderate income households. In addition, lead hazard control funds were used for lead abatement for single family or multi-family housing.

To address different housing needs, the Town expended \$20,000 in CDBG RLF funds towards the rehabilitation of owner occupied units. Of the units assisted under the RLF, one was occupied by a family between 30% and 50% of median income; and one was occupied by a family between 50% and 80% of median income. Both units were occupied by female heads of household. See **Table 10.7** - Housing Rehab Program by Race.

- **Multi Unit Residential**

Two multi-unit residential housing rehabilitation activities were completed in 2008-2009 (originally funded in 2007-2008). These projects include the installation of bathroom exhaust fans in seven low/moderate income residential units at 82 Front Street; and the replacement of windows and sliders in six low/moderate residential units at the Greentree Condominium complex. Therefore, 13 units were improved (all units are owned and operated by QCAP, one the QWC's CHDOs).

- **Single Unit Residential (Non RLA Supported)**

One single family rehabilitation under CDBG (not under the RLA program) was funded in 2008-2009. This was the replacement of siding and windows (exterior improvements) to 35 Frank Street, which houses five severely disabled residents and is owned and operated by ARC of the South Shore.

#### 10.1.2 Other Housing

- **First Time Homebuyer Program**

The Town used CHDO operating funds to promote and implement its First Time Homebuyer Programs and supported the applications of CHDO's for state funded FTHB program assistance.

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- **Fair Housing**

QCAP, a sub-recipient, received CHDO operating funds that supported a number of housing activities including homebuyer counseling, mortgage counseling, tenant counseling, housing search services, emergency mortgage assistance and rental assistance. During 2008-2009, QCAP assisted and educated 145 households, of which 77 were extremely low income (<30% of median); 30 were < 50% of median income, and 40 were < 80% of median income. Of this number, 89 household were female heads of household and 25 were minorities. Programs also served 6 elderly and 21 severely disabled adults.

- **Affordable Housing Development**

The DPCD continued to work with the CHDOs in determining housing needs and evaluating potential affordable housing projects.

### 10.1.3. Community Development

In 2008-2009, the Town funded community development, housing development, and public facility improvement programs to address needs identified in the Town's Five Year Plan. **Table 10.1**, below, identifies expenditures by project category (e.g., public facilities, public services).

<b>Table 10.1 '08-'09 Costs by Project Category</b>	
<b>Project Category</b>	<b>Costs</b>
Administration of Grant	\$160,507.00
RLA Housing Rehab Grants/Loans	\$20,000.00
Infrastructure Improvements	\$271,440.00
Public Facility Improvements	\$7,600.00
Slum Blight	\$165,498.00
Housing Services	\$81,849.00
Public Housing Modernization	\$0.00
Multi Unit Residential	\$21,868.00
Single Unit Residential	\$9,000.00
Public Services	\$118,430.00
<b>Total</b>	<b>\$856,193.00</b>

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<b>Table 10.2 - '08-'09 CDBG Costs Subject to L/M Income Calculation &amp; 3-Year Cert. Data</b>		
<b>Project Categories Benefitting L/M Residents</b>	<b>2008-2009 Costs</b>	<b>L/M Income %</b>
RLA Housing Rehab Grants/Loans	\$20,000.00	100%
Infrastructure Improvements	\$271,440.00	100%
Public Facility Improvements	\$7,600.00	100%
Housing Services	\$81,849.00	100%
Public Housing Modernization	\$0.00	100%
Multi Unit Residential	\$21,868.00	100%
Single Unit Residential	\$9,000.00	100%
Public Services	\$118,430.00	100%
<b>Total<sup>4</sup></b>	<b>\$530,188.00</b>	<b>100%</b>
<b>Three Year Certification Period &amp; Total Subject to L/M Income Calculation</b>		
<b>Fiscal Year</b>	<b>Total Costs</b>	<b>L/M Costs</b>
FY 2006-2007	\$816,810.00	\$660,662.00
FY 2007-2008	\$598,287.00	\$463,785.00
FY 2008-2009	\$856,193.00	\$530,188.00
CDBG Costs Subject to L/M 3-Year Income Cert.	\$2,271,290.00	\$1,654,635.00
L/M Income Costs as % of Total Costs in Three Year Period	73%	

### 10.1. 3.1 Public Service Programs

The 2008-2009 public service program utilized CDBG funds to benefit low and moderate-income residents. The Town made substantial progress in program delivery for high priority needs identified in the Five Year Plan including those for senior citizens, children, the homeless, and the severely handicapped, as well as for other low/moderate income persons such as public housing residents. The Town expended \$118,430.00 for public services. This amount, plus \$247,277.00 in leveraged funds (Table 7.1), amounted to \$365,707.00 in total expenditures for CDBG-supported public services in 2008-2009.

Public service costs reimbursed by the CDBG program were within the federally established cap on public service expenditures (15% of the grant plus program income), amounting to **13.84%** of the grant. See "Financial Summary Report" at the end of this CAPER for costs and cap information.

<b>Table 10.3 Description CDBG Funded Public Services, 2008-2009</b>	
<b>Activity Name &amp; Location</b>	<b>Description of Activity</b>
Childcare	
Wey-Care, all public elementary and secondary schools in Weymouth.	Subsidized childcare, including before-after school care, and vacation care, for low/moderate income households.
Seniors	
DES Transportation, 182 Green Street	Transportation to seniors for shopping/medical, etc.
DES Course/Workshops, 182 Green Street	Courses and workshops for seniors.
Public Housing Residents	
WHA, 402 Essex Street	Provide referrals to public housing residents and would-be residents for supportive services.
Homeless Case Management	
Father Bills/Mainspring, Town wide	Case management - providing transitional beds for the homeless.

<sup>4</sup> Excluded from total expenditures are costs of grant administration (\$160,506.59) and slum elimination Weymouth Landing (\$165,498), totaling \$326,004.59, excluded from total expenditures.

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<b>Table 10.4 Public Services Budget, Expenditures, &amp; Beneficiaries -2008-2009</b>									
Public Services	Budget	Costs	Leveraged \$	Clients Served	National Objective	Low/Mod. Clients	Low/Mod. %	Female Head-Household	
								#	%
Wey-Care Daycare	\$13,000	\$11,398	\$53,000	23	LMC	23	100%	18	78%
<b>Childcare Services Total</b>	<b>\$13,000</b>	<b>\$11,398</b>	<b>\$53,000</b>						
DES Courses & Workshops	\$37,114	\$37,114	\$68,579	1856	LMC	1856	100%	1333	72%
DES Transportation	\$31,465	\$31,465		430	LMC	430	100%	335	78%
<b>Senior Services Total</b>	<b>\$68,579</b>	<b>\$68,579</b>	<b>\$68,579</b>						
Father Bill's/Mainspring-Homeless case mgt.	\$25,898	\$25,891	\$60,083	201	LMC	201	100%	8	4%
<b>Homeless Services Total</b>	<b>\$25,898</b>	<b>\$25,891</b>	<b>\$60,083</b>						
WHA Referrals	\$12,562	\$12,562	\$35,703	200	LMC	200	100%	83	42%
<b>WHA Total</b>	<b>\$12,562</b>	<b>\$12,562</b>	<b>\$35,703</b>						
<b>Total</b>	<b>\$120,039</b>	<b>\$118,430</b>	<b>\$217,365</b>	<b>2710</b>		<b>2710</b>	<b>100%</b>	<b>1797</b>	<b>66%</b>

<b>Table 10.5 Public Service Beneficiaries by Race &amp; Ethnicity - 2008-2009</b>													
Public Service Activities	Total	Ethnicity		Race									
		Hispanic	Non-Hispanic	White	Black-African Amer.	Asian	Amer. Indian - Alaskan Native	Native Hawaiian/Other Pacific Islander	Amer. Indian-Alaskan Native & White	Asian & White	Black-African American & White	Amer. Indian- Alaskan Native & Black-African Amer.	Other Multi-Racial
<b>All Are Limited Clientele Services</b>													
<b>Public Housing Services</b>													
WHA Referrals	200	83	117	52	62	13	6	1	2	43	0	6	15
<b>Daycare Programs</b>													
Wey-Care Daycare	23	3	20	19	4	0	0	0	0	0	0	0	0
<b>Senior Services</b>													
DES Courses	1856	0	1856	1847	6	3	0	0	0	0	0	0	0
DES Transport.	430	5	425	428	0	0	1	0	0	0	0	0	1
<b>Homeless Programs</b>													
Homeless Mgt.	201	8	193	185	12	0	0	0	0	0	0	0	4
<b>Total</b>	<b>2710</b>	<b>99</b>	<b>2611</b>	<b>2531</b>	<b>84</b>	<b>16</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>

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<b>Table 10.6 Summary of Accomplishments by National Objective</b>						
Category	# of Activities	Type	Extremely Low Income (0%-30% AMI)	Very Low Income (31%-50% AMI)	Low Income (51%-80% AMI)	Total
LMA	2	01 - People <sup>5</sup>	0	0	402	402
	0	10 - Housing Units	0	0	0	0
	1	11 - Public Facilities	0	0	0	0
LMC	6	01-People	481	1096	15	1592
	0	08 - Businesses	0	0	0	0
	4	11-Public Facilities <sup>6</sup>	0	0	1	1
LMH	8	10 - Housing Units <sup>7</sup>	0	14	1	15
Total	21		481	1110	419	2010

<b>Table 10.7 Income Category by Household Type<sup>8</sup></b>						
Housing Category	Type	Extremely Low Income	Low Income	Moderate Income	Total LMI	Total
Owner Occupied	Households	0	1	1	2	2
	Persons	0	0	0	0	0
	Not Specified	0	0	0	0	0
Rental Occupied	Households	0	0	0	0	0
	Persons	0	0	0	0	0
	Not Specified	0	0	0	0	0
Total	Households	0	1	1	2	2
	Persons	0	0	0	0	0
	Not Specified	0	0	0	0	0

<b>Table 10.8 Housing Rehabilitation by Race/Ethnicity</b>		
Race	Total	# of Hispanics
White	25	0
Black African American	0	0
Asian	0	0
American Indian-Alaskan Native	0	0
Native Hawaiian- Another Pacific Islander	0	0
American Indian, Alaskan Native, & White	0	0
Asian and White	0	0
Black African American and White	0	0
American Indian, Alaskan Native & Black African American	0	0
Other Multi-Racial	0	0
<b>Total</b>	<b>25</b>	<b>0</b>

5 This includes Echo Avenue, the only area benefit project completed in 2008-2009.

6 35 Frank Street exterior.

7 This includes RLA assisted units; multi family units (Greentree & 82 Front S.) and single family unit at 35 Frank St.

8 This includes QCAP properties (multi-units at Greentree and 82 Front) and 35 Frank (Single family unit).

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### 10.1.3.2 Public Infrastructure Improvements

The Town continued its objective of making public infrastructure improvements in the Town's l/m income target areas (see Map 1). Such projects that incurred costs in fiscal year 2008-2009 under the CDBG program included:

- **Echo Avenue - Street Improvements**

In 2007-2008, the Town expended \$2,500 on this project involving grading, paving, and attendant utility and drainage in Census Tract 4223.02, Block 3, where 44.2% of the residents are low/moderate income. This project was completed this fiscal year (2008-2009).

- **Lakecrest Path - Street Improvements**

In 2007-2008, the Town expended \$22,120 on this project that entails paving and drainage and will improve Lakecrest Path, Patterson Street, Perkins Road, and Bridle Path in Census Tract 4223.02, Block 4, a target area where 43.2% of the residents are low/moderate income. This project was completed in the spring of 2009 (that is, during this 2008-2009 fiscal year).

- **Broad Street - Flood Drainage Improvements**

In 2007-2008, the Town expended \$7,567 on this project involving upgrading storm water drainage on Washington Street and adjacent to the Union Towers parking area. The project will benefit residents in Census Tract 4224.00, Block 5, where 58.8% of the residents are low/moderate income. This project is behind schedule, as discussed in Section 9.5, due to the fact that DPW is currently modifying the engineer's design, which was then must then be approved by Mass Highway. Therefore, construction is anticipated in the fall of 2010. Therefore, the accomplishments will be reported in CAPER 2010-2011.

- **Dixon and Malcomb Streets/Hobson Avenue**

Dixon Street & Malcomb Street and Hobson Avenue work will involve installation of a new water main, two hydrants, and asphalt paving. The project addresses the Town's commitment to upgrading unpaved roads in Weymouth. This project will benefit residents in Census Tract 4223.02, Block 3, where 44.2% of the residents are low/moderate income. Completion is anticipated in the fall of 2009. Therefore, accomplishments will be reported in CAPER 2009-2010.

### 10.1.3.3 Low to Moderate Income Area Benefits

See above for projects that qualified for CDBG assistance on a low/moderate income area benefit basis.

### 10.1.3.4 Public Facility - Handicapped Center Programs

None

### 10.1.3.5 Public Facility Improvements

For this fiscal year (2008-2009) there was only one project (originally funded in 2007-2008) that incurred costs. This project involved replacement of a walkway serving 76-78 Front Street, a multi-unit residential structure for l/m income residents. As this project did not involve actual unit improvements, HUD instructed the Town to consider this work as a public facility improvement.

### 10.1.3.6 Planning and Administrative

During 2008-2009, the Town expended \$157,308 for planning and administrative costs associated with implementing the CDBG grant program. Under federal law, administrative and planning costs are capped at 20% of the grant plus program income. The grant plus program income totaled \$857,109 therefore costs incurred amounted to 18.35% of this total (refer to the Financial Summary Report at the end of this CAPER).

## 10.2 Nature and Reasons for Any Changes in Program Objectives

Not applicable. The Town has not changed any program objectives.

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**10.3 Assessment of Grantees Efforts in Carrying Out Planned Actions**

Overall, the Town was able to carry out the numerous planned objectives described in the Annual Action Plan for 2008-2009. Therefore, the Town is in compliance with the certification to HUD that it would follow the current HUD-approved Five Year Plan.

In addition, consistent with HUD guidance, it can be seen that the Town utilized non-block grant funding to supplement block-grant funded activities whenever possible. Total leveraged funds for public services and planning/administration of the grant amounted to \$362,082. See Table 7.1.

**10.4 Use of Grantee Funds to Meet the CDBG National Objectives**

All activities carried out in 2008-2009 met at least one national objective pertaining to low and moderate income residents required under federal law. Section 8.1, the Consolidated Listing of Projects, shows the national objectives met by each activity.

**10.5 Acquisition, Rehab or Demolition of Occupied Property**

Not applicable.

**10.6 Other Requirements**

**10.6.1 Program Income from Revolving Fund**

The Town did not implement any program or activity involving lump sum drawdown payments or parcels of CDBG acquired property for sale. The Town's rehabilitation program generated \$32,069.79 in loan repayments.

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## **11. HOME PROGRAM**

### **11.1 Relationship to Consolidated Plan**

The QWC expended \$1,143,436 of HOME funds to address the needs identified in the Five Year Plans of the two respective communities. The Town's HOME funds were used for affordable housing initiatives including: First Time Homebuyer assistance, CHDO/Rental development and CHDO operating.

#### 11.1.1 - Program Income

Program income earned through repayments of HOME assistance was reprogrammed through the HOME program income account administered by the City of Quincy.

#### 11.1.2 - HOME CHDO Operating

The Town committed \$37,474 in CHDO operating funds to NHS SS and QCAP, Inc. to support affordable housing development activities. NHS SS hosted four classes in Weymouth that served 41 Weymouth households. QCAP, Inc. also hosted four classes that served 26 Weymouth residents. Each agency had one (1) program graduate purchase their first home.

#### 11.1.3 - Rental Development

The Town expended \$150,000 for acquisition of property for development of 20 affordable units, six of which will be HOME assisted, at 0 Pond Street, owned and managed by SSAH, Inc.

#### 11.1.4 - First Time Homebuyer Program

The Town utilizes the MHP Soft 2<sup>nd</sup> Loan Program and HOME funding to assist 14 first time homebuyers with home purchases. The program provided \$2,526,993 in first mortgage financing and \$117,594 in mortgage subsidies. Market conditions continued to cause a decrease in the number of buyers assisted as the inventory of affordable homes was low. The Town provided \$13,050 in Soft 2<sup>nd</sup> down-payment assistance to two buyers.

#### 11.1.5 - Outreach to Minority and Women Businesses

The QWC sought to reach out to minority and women businesses by through participation in a Quincy sponsored lead abatement/lead safe renovator course to increase the capacity of contractors eligible to participate in rehabilitation programs.

The Town promotes minority outreach for consulting, goods and services and other appropriate contract activities. The Town promotes participation of SOWMBA certified businesses in compliance with Exec. Order 237 and establishes goals for M/WBE participation on contracts over \$25,000.

The QWC has affirmative marketing agreements with both NHS SS and QCAP and follows HUD requirements established under 24 CDF 86.36 (e).

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<b>Table 11.1 QUINCY-WEYMOUTH CONSORTIUM - FY 2007-2008 HOME PROGRAM BUDGETS AND EXPENDITURES BY COMMUNITY, PROJECTS AND SOURCE OF FUNDS Revised 12/31/08</b>						
PROJECTS/CATEGORY	FY07-08		Expended		Balance	
	Entitlement	PI	Entitlement	PI	Entitlement	PI
<b>QUINCY</b>						
Administration	67,044.19	0.00	66,074.89		969.30	0.00
American Dream (ADDI)	0.00	0.00	0.00		0.00	0.00
CHDO Development	1,246,329.60	0.00	669,131.28		577,198.32	0.00
CHDO Operating	0.00	0.00	0.00		0.00	0.00
First Time Home Buyer	100,000.00	0.00	0.00		100,000.00	0.00
Moderate Rehabilitation	420,935.30	122,427.04	113,450.00	5.30	307,485.30	3,411.74
Non-Profit Rehab	0.00	0.00	0.00		0.00	0.00
Rental Acquisition/ Develop.	150,000.00	0.00	0.00		150,000.00	0.00
Tenant Assistance	0.00	0.00	0.00		0.00	0.00
Subtotal Quincy	1,984,309.09	122,427.04	848,656.17	5.30	1,135,652.92	3,411.74
<b>WEYMOUTH</b>						
Administration	92,975.39	0.00	12,715.08		80,260.31	0.00
American Dream (ADDI)	0.00	0.00	0.00		0.00	0.00
CHDO Development	94,130.00	0.00	0.00		94,130.00	0.00
CHDO Operating	37,474.00	0.00	0.00		37,474.00	0.00
First Time Home Buyer	40,000.00	6,150.00	6,900.00	0.00	33,100.00	0.00
Moderate Rehabilitation	0.00	0.00	0.00		0.00	0.00
Non-Profit Rehab	0.00	0.00	0.00		0.00	0.00
Rental Acquisition/ Develop.	367,006.86	4,921.29	145,078.71	29	221,928.15	0.00
Tenant Assistance	0.00	0.00	0.00		0.00	0.00
Subtotal Weymouth	631,586.25	11,071.29	164,693.79	29	466,892.46	0.00
<b>CONSORTIUM</b>						
Administration	160,019.58	0.00	78,789.97		81,229.61	0.00
American Dream (ADDI)	0.00	0.00	0.00		0.00	0.00
CHDO Development	1,340,459.60	0.00	669,131.28		671,328.32	0.00
CHDO Operating	37,474.00	0.00	0.00		37,474.00	0.00
First Time Home Buyer	140,000.00	6,150.00	6,900.00	0.00	133,100.00	0.00
Moderate Rehabilitation	420,935.30	122,427.04	113,450.00	5.30	307,485.30	3,411.74
Non-Profit Rehab	0.00	0.00	0.00		0.00	0.00
Rental Acquisition/ Develop.	517,006.86	4,921.29	145,078.71	29	371,928.15	0.00
Tenant Assistance	0.00	0.00	0.00		0.00	0.00
<b>TOTAL CONSORTIUM</b>	<b>2,615,895.34</b>	<b>133,498.33</b>	<b>1,013,349.96</b>	<b>36.59</b>	<b>1,602,545.38</b>	<b>3,411.74</b>

## 11.2 HOME Financial Match

See Attachment B.

## 11.3 HOME Program Rental Monitoring

In Weymouth, the following Weymouth properties were monitored and inspected for compliance with tenant eligibility, rental affordability and minimum compliance. Compliance inspections were conducted by the Weymouth Department of Public Health and Housing Program Staff. These properties were found to be in full compliance. Results of monitoring and inspections are maintained in Weymouth's project files.

- Greentree Condominiums – 6 units
- 76-78, 82 Front Street – 9 units
- 600 Broad Street – group residence
- 50 Pierce Road – 3 SRO units
- 686 Broad Street – 9 SRO units
- 29 Central Street – 3 SRO units
- 536 Bridge Street – 2 units
- 706 Main Street – 2 units

## 12. ATTACHMENTS

- Schedules C-1, C-2 - Objectives, & Expected & Actual Accomplishment Units
- Table 2C - Summary of Specific Housing and Community Development Objectives
- Attachment A- CDBG-R
- Attachment B - HOME Match
- BOSMAC Reports PR03, PR06, PR23