

**Town of Weymouth, Massachusetts  
Consolidated Annual Performance & Evaluation Report FY 2007 - 2008**

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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 Wessagussett 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.

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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.

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 2007-2008, the third 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

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 end of this Executive Summary, to assist you with the review of the this CAPER, and to pinpoint the location of all required elements of the CAPER per HUD guidelines.

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**MAP 1 - TOWN OF WEYMOUTH - REGIONAL CONTEXT**

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

During Fiscal Year 2007 - 2008, 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 2007 - 2008 were consistent with those projected in corresponding Annual Action Plan (2007 - 2008), the update to the Five-Year Plan. In FY 2007 - 2008, the Town received the following federal block grant funds:

CDBG	\$825,039.00
HOME (through the City of Quincy as the QWC lead agency)	\$204,609.001
McKinney Funds	\$2,067,130.00
1 <sup>st</sup> Mortgages	\$314,950
Soft 2 <sup>nd</sup> Mortgages	\$2,526,993

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 '07 - '08. 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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<sup>1</sup> The funding for the City of Quincy for 2007-2008 was \$547,826.

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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**

As stated in the QWC CAPER, 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 2007-2008.

### **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. New development and redevelopment projects squeezed between existing developments are controversial. Development of higher density housing has 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 2007-2008, 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.

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- The Town will continue to support the activities of CHDO's and non profit housing developers with financial and technical assistance.

### 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 through the QWC will hold 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.

## **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. The Town has pursued a policy of in-fill type affordable rental housing development in cooperation with local non-profit HOME Program CHDOs. Commitment of HOME funds to rental development has increased the affordable rental-housing inventory. The following projects have been completed or are in various stages of review:

- **Pond Street Affordable Housing**

During the past year Weymouth committed \$150,000 in 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 was under appeal however an agreement with abutters was reached and the project will be entering the construction phase in the coming year. Six (6) units will be designated as HOME assisted affordable housing.

- **Fulton School Affordable Rental Housing**

Weymouth has continued negotiations with SCG Corp. concerning the proposal for the development of the Fulton School as 63 units of affordable housing. \$300,000 in HOME funding has been reserved to augment private and government funding sources. Four (4) of the units will be designated as HOME assisted affordable housing. The project loan closing is expected in late summer of 2008.

- **712 Main St. Affordable Rental Housing**

Weymouth has committed \$ 215,768 in 2008/09 HOME Program funding to towards the new construction of 6 affordable housing units located on properties owned by Neighborhood Housing Services of the South Shore, Inc, (NHS SS) .

### 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.

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### 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. Under the Soft Second program, two of the homebuyers received down-payment assistance and 12 received Soft Second mortgage financing without HOME downpayment assistance. Two additional homebuyers were funded through CHDO programs. The Town continued to support CHDOs in their application for state FTHR funds.

### Outreach & Education

The Town, through the QWC, will 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 \$37,474 in HOME Program CHDO funds to two non-profit agencies to assist with their homebuyer education and homeownership and rental development efforts 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.

As the fiscal year ended, town officials began discussion with Quincy on whether a region-wide approach to foreclosures could be beneficial. These discussions continue as federal programs are put in place to address foreclosures.

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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 2007-2008 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 and HOME performance was conducted on August 26, 2008. The public review and comment period for the draft CAPER was advertised in the *Weymouth News* on August 20, 2008. The draft CAPER was made available to the public for review and comments for 30 days from August 25 to September 23, 2008.

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 DPCD received no written comments on the FY 2007-2008 CAPER.

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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 2006-2007. 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**

In '08, the Town provided \$150,000 in HOME funds for secured mortgage financing to South Suburban Affordable Housing, Inc. (SSAH) to purchase property for the development of 20 affordable rental units for families at 0 Pond Street to be managed by the WHA. Six of the units will be HOME assisted affordable rental units. Deed restrictions ensure unit affordability in perpetuity.

### **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. Five new cases were processed with one additional carryover project. A total of \$24,509 was paid back into the RLF through loan repayments in the past year. An additional \$7,560.18 in PI was earned and returned to the CDBG account from payoff of previous 0% deferred payment loans.

- 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;
- 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. In collaboration with NHS-SS, the Town assisted in lead abatement and interim control of 10 housing units.
- RLF interest is returned to HUD. \$614.84 in 2007 earned interest was returned to HUD; \$545.97 in 2008 in earned interest is being processed for return.

### **4.3 Other Housing Programs**

The Town provided \$37,474 in CHDO Operating funds to non-profits NHS-SS and QCAP for the operation of the 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**

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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.

- **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 \$2,067,130 in McKinney Homeless Program funding to meet many supportive housing needs in 2007-2008. This year's award represents a 10% increase over the previous years allocation. The funds from the 2007-2008 grant will be used as follows:

Project Name	Sponsor (Lead)	Description	Term	Grant
Step First	Father Bill's/Mainspring	Permanent Housing Program for 13 chronically homeless individuals.	2 Yr.	\$145,177
Transitional Housing	City of Quincy – Family Comm.	Transitional Housing Program for 9 families.	1 Yr.	\$79,831
Paula's House	Father Bill's/Mainspring	Permanent Housing Program for 4 individuals with mental illness.	1 Yr.	\$101,113
Fr. McCarthy's House	Father Bill's/Mainspring	Permanent Housing Program for 25 chronically homeless individuals	1 Yr.	\$237,825
The Family Project	Father Bill's/Mainspring	Permanent Housing Program for 9 homeless families.	1 Yr.	\$213,595
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.	\$193,704
Bob's Project	Father Bill's/Mainspring	TBRA/S+C Program for 22 disabled individuals.	1 Yr.	\$304,392
Carly's Project	Father Bill's/Mainspring	TBRA/S+C Program for 10 disabled individuals.	1 Yr.	\$138,360
Dillon/Eugena's Project	Father Bill's/Mainspring	TBRA/S+C Program for 11 homeless families.	1 Yr.	\$194,496
Francisco's Project	Father Bill's/Mainspring	TBRA/S+C Program for 6 homeless families.	1 Yr.	\$108,876
Gwen's Project	Father Bill's/Mainspring	TBRA/S+C Program for 8 disabled individuals.	1 Yr.	\$110,688
Hector's Project	Father Bill's/Mainspring	TBRA/S+C Program for 6 disabled individuals.	1 Yr.	\$83,016

The CoC was also awarded an Emergency Shelter Grant (ESG) of \$91,717, to be distributed to Father Bill's/Mainspring for the operation of its emergency shelter on Broad Street in Quincy. Since 1996, the CoC has successfully secured \$16,739,346 in McKinney funding to serve the Quincy/Weymouth area homeless.

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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>2</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).

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

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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.

### **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. A total of two (2) units were abated under the GTLO program.

Statistics from the MA DPH show that no children were diagnosed with lead poisoning in 2006-2007 (the latest statistics available) 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 will negatively impact a community's ability to be proactive in providing abatement assistance.

### **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 2007-2008, 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. Also, see Table 7.1, on this page, for details on leveraged funds.

- The Town's 1st Time Homebuyer Program assisted two homebuyers in 2007-2008. The program provided homeowners with reduced mortgage rates and favorable terms under the Massachusetts Housing Partnership Soft 2nd Program. The program provided \$314,950 in first mortgage financing, and \$87,000 in Soft 2nd mortgages. In addition, 12 homebuyers received Soft Second mortgage assistance without down-payment assistance. A total of \$2,526,993 in total Soft Second mortgage financing was provided.
- Leveraged amounts for CDBG-assisted public services and administrative/planning activities totaled \$362,082 (see table below).

<b>Table 7.1 Leveraged Funds 2007 - 2008<sup>3</sup></b>		
Project Name	Project #	Leveraged \$\$
<i>Planning/ Administration</i>		
<b>Grant Planning/ Administration</b>	<b>1</b>	<b>\$124,900</b>
<i>Total - Planning/ Administration</i>		<i>\$124,900</i>
<i>Public Services</i>		
<b>Childcare</b>	<b>2</b>	<b>\$37,500</b>
<b>Senior</b>	<b>3</b>	<b>\$106,841</b>
<b>Homelessness</b>	<b>4</b>	<b>\$60,083</b>
<b>Public Housing Services</b>	<b>5</b>	<b>\$32,758</b>
<i>Total- Public Services</i>		<i>\$237,182</i>
<b>Total All Leveraged \$</b>		<b>\$362,082</b>

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<sup>3</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

#### 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	June 30, 2008
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	Wey-Care childcare. All Weymouth intermediate & primary schools.
National Objective	LMC
Matrix Code	05L, Child-care Services
Completion Date	June 30, 2008, completed on schedule.
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.

##### Project 3 - CDBG Senior Services

Description	Marge Crispin Ctr., transport for seniors with Alzheimer's. Town-wide.
National Objective	LMC
Matrix Code	05A, Senior Services
Completion Date	June 30, 2008, completed on schedule.
Outcome Indicator	Transportation provided to 8 senior residents
Outcome Statement	8 residents were provided access to transportation not otherwise available.

Description	DES, Transportation to medical/shopping sites. Town-wide.
National Objective	LMC
Matrix Code	05A, Senior Services
Completion Date	June 30, 2008, completed on schedule.
Outcome Indicator	Transportation provided to 470 senior residents
Outcome Statement	470 residents were provided access to transportation not otherwise available.

Description	DES, Courses/Workshops for seniors. 182 Green Street.
National Objective	LMC

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Matrix Code 05A, Senior Services  
 Completion Date June 30, 2008, completed on schedule.  
 Outcome Indicator Courses and workshops benefited 2115 seniors.  
 Outcome Statement 2115 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, 2008, completed on schedule.  
 Outcome Indicator Transitional beds for 205 homeless-to create suitable living environment.  
 Outcome Statement 205 residents were served -to create suitable living environment.

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

Description Weymouth Housing Authority, referrals. Calnan Road & Harrington Circle.  
 National Objective 570.208(a)(2)(i)(A), L/M income limited clientele-presumed benefit.  
 Matrix Code 05, Public Services .  
 Completion Date June 30, 2008, completed on schedule.  
 Outcome Indicator Provide referrals to 200 residents.  
 Outcome Statement 200 residents were provided with referrals.

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

#### **Project 16 (2005) - Public Housing Modernization**

Description Phase I -J. Crehan Senior Housing - keyless entry system at Calnan Road & Harrington Circle to be followed by window replacement phase (Project 11 below).  
 National Objective LMH.  
 Matrix Code 14C, Public Housing Modernization.  
 Completion Date This is a multi-phase project that will be accomplished over four or five years. The project will ultimately result in all 156 units being improved through installation of a *keyless entry system and replacement of old, inefficient windows in the units*. The keyless entry system installation component was completed in October 2008, behind schedule by several months because of technical issues with the system. These units will not be reported as accomplishments until completion of window replacement phase (Project 11 below).  
 Outcome Indicator Installation of keyless entry system in all units at J. Crehan.  
 Outcome Statement Improvements at units at J. Crehan as they occur (both security system and installation).

#### **Project 11 - (2007) Public Housing Modernization**

Description Phase II -window replacement at J. Crehan Senior Housing at Calnan Road & Harrington Circle. This phase will be initiated in the Spring of 2009.  
 National Objective LMH.  
 Matrix Code 14C, Public Housing Modernization.  
 Completion Date June 30, 2010 - all 156 residential units will have been improved and will be reported in the CAPER for 2009-2010. Since window replacement is the last phase of a multi-phase project (the first being keyless entry system installation), rehabilitated units will have had a keyless entry system installed and windows replaced.  
 Outcome Indicator Improvements of units at J. Crehan.  
 Outcome Statement 20 units will be reported as having been completed through security system installation and window replacement.

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### Public Facility Improvements (Projects 6, 7, 13/15)

#### **Project 6 - Street Improvements Low/Moderate Income Target Areas - Lakecrest Path**

Description	Improvements to L/M income area roads. Lakecrest Path Area. Map 2.
National Objective	LMA; Census Tract 4223.02, Block 4.
Matrix Code	03K, Street Improvements.
Completion Date	Anticipated - June 30, 2009. This project is underway and is progressing on time. The final drainage and paving were completed. Finish work (loan and seed) is scheduled along with ledge removal in the Spring of 2009. To be reported in 2008-2009 CAPER.
Outcome Indicator	Improvements to four streets in this low/mod income area.
Outcome Statement	606 low/mod income residents will benefit from street improvements.

#### **Project 7 - Flood/Drainage Low/Mod Target Areas**

Description	Flood/drain improvements -L/M income area -Broad & Washington. Map 3.
National Objective	LMA; Census Tract 4224.00, Block 5.
Matrix Code	03I, Flood - Drainage Improvements.
Completion Date	To be completed August 2009 and reported in the <i>2009-2010 CAPER</i> . This project involves addressing storm water management at Union Towers I, at 95 Broad Street, at the corner of Washington Street. The project includes storm water drainage upgrades at a Washington Street and adjacent to the Union Towers parking area. The project was to have been completed by Spring 2009 but some technical issues were encountered and the consultant is preparing design plans and specifications. The Town is awaiting these draft documents for its review.
Outcome Indicator	Drainage improvements to benefit L/M income residents in target area.
Outcome Statement	2264 low/mod income residents will benefit from drain/flood improvements.

#### **Project 10 - Street Improvements Low/Moderate Income Target Areas - Echo Avenue**

Description	Improvements to L/M income area roads - Echo Avenue. Map 4.
National Objective	LMA; Census Tract 4223.02, Block 4.
Matrix Code	03K, Street Improvements.
Completion Date	This project was completed after June 30, 2008, but was on time. The project will be reported as accomplished in the 2008-2009 CAPER.
Outcome Indicator	Improvements to four streets in this low/mod income area.
Outcome Statement	Four hundred and two low/mod income residents will benefit from street improvements.

#### **Projects 12, 13, & 15 - Public Facility Improvements**

Description	Replace <i>walkway</i> to L/M housing units. 76-78 Front Street.
National Objective	LMC.
Matrix Code	03, Public Facility.
Completion Date	This project was completed on time, but after June 30, 2008 and will therefore be reported as an accomplishment in the 2008-2009 CAPER.
Outcome Indicator	Replacement of concrete walkway.
Outcome Statement	One public facility improved for access by low/moderate income residents.

Description	Improve roof of the administrative building of WHA, 402 Essex Street.
National Objective	LMC.
Matrix Code	03, Public Facility.
Completion Date	June 30, 2008, completed in a timely manner.
Outcome Indicator	Roof repairs made to WHA administrative building.
Outcome Statement	606 low and moderate income residents will benefit from these improvements to this one public facility.

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Description	Upgrade call system; multi-unit L/M housing (common area, so HUD instructed Town to consider this a public facility improvement). 686 Broad St.
National Objective	LMC.
Matrix Code	03, Public Facility.
Completion Date	June 30, 2008, completed in a timely manner.
Outcome Indicator	Installation of call system in one public facility.
Outcome Statement	Improvements made to one public facility.

Description	Renovate kitchen/floor, vocational center for disabled. South Shore ARC
National Objective	LMC.
Matrix Code	03, Public Facility.
Completion Date	June 30, 2008; completed in a timely manner.
Outcome Indicator	Kitchen and floor renovated.
Outcome Statement	Improvements made to one public facility.

**MAP 2 - AREA BENEFIT - LAKECREST PATH**

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**MAP 3 - AREA BENEFIT BROAD STREET FLOOD CONTROL**

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**MAP 4 - ECHO AVENUE ROADWAY IMPROVEMENTS**

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**MAP 5 - ACTIVITIES WITH CDBG INCURRED COSTS IN 2007-2008**

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**MAP 6 - CDBG & HOME HOUSING PROJECTS SITES**

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

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

<b>Description</b>	Single unit residential improvements through the RLF. <b>Town wide.</b>
<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, 2008, completed in a timely manner.
<b>Outcome Indicator</b>	Loans provided.
<b>Outcome Statement</b>	Five improved single residential units through loan program.

**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>	Completed during the 2008-2009 fiscal year and will, therefore, be reported as an accomplishment in 2008 CAPER.

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**Outcome Indicator** Rehabilitation of units.  
**Outcome Statement** Six residential units rehabilitated.

**Description** Replace bath exhaust fans - seven L/M residential units - **82 Front St.**  
**National Objective** LMH  
**Matrix Code** 14B  
**Completion Date** Completed during the 2008-2009 fiscal year and will, therefore, be reported as an accomplishment in 2008 CAPER.  
**Outcome Indicator** Rehabilitation of units.  
**Outcome Statement** Seven residential units rehabilitated.

### Project 28 - Weymouth CHDO Operating

**Description** Administration costs for CHDO housing development. **Town wide.**  
**Completion Date** June 30, 2008  
**Outcome Statement** Affordability for purpose of providing affordable housing.  
**Outcome Indicator** 8 FTHB classes.

### Project 30A - Weymouth HOME Administration

**Description** General admin. of HOME program -management, monitoring, report preparation.  
**Completion Date** June 30, 2008  
**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, 2008.  
**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- 1<sup>st</sup> time homebuyer \$\$ HOME. **Town wide.**  
**National Objective** LMH  
**Matrix Code** 13.  
**Completion Date** June 30, 2008  
**Outcome Indicator** FTHB down payment/closing costs assistance provided.  
**Outcome Statement** Two residents received downpayment assistance and became homeowners.

### Project 32A First Time Homebuyer Including ADDI

**Description** 1<sup>st</sup> time homebuyers- from other sources (e.g., Soft 2<sup>nd</sup> - MHFA). **Town wide.**  
**National Objective** LMH  
**Matrix Code** 13  
**Completion Date** June 30, 2008  
**Outcome Indicator** FTHB down payment/closing cost assistance provided.  
**Outcome Statement** 12 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, 2008  
**Outcome Indicator** De-lead housing units to provide decent affordable housing.  
**Outcome Statement** Two units delead.

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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.

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### 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 five units through CDBG RLF assistance amounting to \$48,425.00.

Partnerships with CHDO's under the MHFA Get the Lead Out and DHCD's Gap Filler Program have allowed the town to assist two 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 two homebuyers with acquiring their first home. Homeowners received \$13,050 in down-payment & closing cost assistance using HOME and ADDI funding. Under Massachusetts Housing Partnership's Soft Second Loan Program, \$2,526,993 in assisted-mortgage financing and \$117,594 in public subsidies was provided.

#### 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.

#### Rental Development

- **Pond Street Affordable Housing**

During the past year Weymouth committed \$150,000 in 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 will be entering the construction phase in the coming year. Six (6) units will be designated as HOME assisted affordable housing.

- **Fulton School Affordable Rental Housing**

The Town has continued negotiations with SCG Corp. concerning the proposal for the development of the Fulton School as 63 units of affordable housing. \$300,000 in HOME funding has been reserved to augment private and alternate government funding sources. Four (4) of the units will be designated as HOME assisted affordable housing. The project loan closing is expected in late summer of 2008.

### 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.

#### Housing Indicators:

- Housing rehabilitation program: successfully eliminated or addressed threats in five single family units in Weymouth and de-leaded two units;
- First time homebuyers: successfully assisted 14 new homeowners; and
- Affordable housing units initiated: two projects designed to develop 83 new affordable rental units.

#### Homeless Indicators:

See the QWC CAPER, Section 9.3.

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## Community Development Indicators

- **Public Services**

The Town expended \$122,731 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; courses and workshops for seniors to keep them independent and active; and transportation to and from social daycare for seniors with Alzheimer's.

- **Public Facilities**

The Town completed several public facility improvements including: roof improvements at the WHA administrative building; emergency call system installation (common areas) at a multi-unit house for low/moderate income residents at 686 Broad Street, operated by QCAP; and fire alarm upgrade at a multi-unit housing complex for seniors (Union Towers, operated by UCC).

- **Public Facilities/Infrastructure**

Several funded projects involving improvements to public facilities or infrastructure (e.g., streets) were initiated in 2007, and are progressing in a timely manner. They include: installation of windows at six housing units for low/moderate income residents at the Greentree Condominiums; replacement of exhaust fans to alleviate mold in the bathrooms of seven housing units for low/moderate income residents at 82 Front Street; flood/drainage improvements in a low/moderate income target area (Census Tract 4224.00, Block 5) at Broad and Washington Streets; and street improvements (grading, paving, and utilities) in a low/moderate income target area surrounding Lakecrest Path (Census Tract 4223.02, Block 4).

## **9.4 Status of the Grant Programs**

As of June 30, 2008, 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.

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

Activities funded in 2007-2008 are generally on schedule. However, there are two exceptions. They are described below

The first activity that has been delayed is the initiation of Phase II of the J. Crehan Elderly Public Housing Modernization Project (window replacement)<sup>4</sup>. This phase will involve replacement of windows in units in J. Crehan Elderly Housing. The WHA obtained additional funding from the Department of Housing and Community Development, after CDBG funds were already allocated, for the replacement of windows. Therefore, WHA has hired an architect utilizing DHCD funds to design the project and to prepare bid documents for the construction aspect of the project. Combined DHCD and CDBG funds will be used for construction.

The second activity that is behind schedule is the flood and drainage improvements for Broad and Washington Street (see Map 3, showing Tract 4224.00, Block 5, a low/moderate income target area). This activity will be completed in or around August 2009 and will be reported as an accomplishment in the 2009-2010 CAPER. This activity is behind schedule as it was to have been completed by Spring 2009 but some technical issues were encountered and the consultant is preparing design plans and specifications to address the issues. The Town is awaiting these draft documents for its review.

Finally, one activity funded through CDBG was cancelled, but no costs were incurred under the block grant. This was the peer counseling for the prevention of teen suicide, to be offered at the Weymouth High School. The program, run by the South Shore Hospital, was to entail the collection of household income data on the teen counselors benefiting from the program. Unfortunately, the Hospital determined that it would not be able to collect such data. Therefore, the activity was cancelled.

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<sup>4</sup> Phase I involved installation of the security system at J. Crehan, still underway. At the conclusion of all phases, the number of units improved will be reported.

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### 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.

### 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.

# **10. CDBG ENTITLEMENT FUNDS**

## **10.1 Relationship to Consolidated Plan**

In 2007-2008, the Town used CDBG funds and leveraged funds (e.g., sub-recipients own funds, Town funds) to address priorities, needs, goals, and specific objectives identified in the Five Year Plan. See Section 7, on leveraged funds.

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In 2007-2008, 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. In all, the Town expended **\$755,594 in CDBG funds**, which includes \$48,425.00 in CDBG Revolving Loan Funds. Of this amount, \$588,288 is subject to the low moderate income calculation. See Table 10.2.

See Table 10.1 for the relationship between funding amounts (budget) and actual expenditures. Map 5 shows the physical location of each activity with incurred costs in 2007-2008. In addition, the actual addresses of such activities are included in 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 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 \$48,425.00 in CDBG RLF funds towards the rehabilitation of owner occupied units. Of the units assisted under the RLF, three were occupied by families between 30% and 50% of median income; two were occupied by a family between 50% and 80% of median income. Four units were occupied by female heads of household. See Table 10.7 - Housing Rehab Program by Race.

Two multi-unit residential housing rehabilitation activities that were funded in 2007-2008 include: the installation of exhaust fans at seven low/moderate income residential units located at 82 Front Street; and the replacement of windows and sliders in six low/moderate residential units at the Greentree Condominium complex. The units at both locations are owned and operated by QCAP, one of the QWC CHDOs (QCAP). Neither of these projects incurred costs in 2007-2008; both were initiated in 2008-2009 and will be reported in that CAPER.

### 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.

- **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 2007-2008, QCAP assisted and educated 126 households, of which 65 were extremely low income (<30% of median); 28 were < 50% of median income, and 33 were < 80% of median income. Of this number, 66 household were female heads of household and 28 were minorities. Programs also served 6 elderly and 8 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 2007-2008, 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, on the next page, identifies expenditures by project category (e.g., public facilities, public services).

## Table 10.1 Budgets and Expenditures by Project Category

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Category	A.. Budget	B. 2007-2008 Expenditures	C. Prior Year Expenditures	D. Total Expenditures (B+C)	E. Balance (A-D)
Housing Rehab Grants/Loans	\$38,426	<b>\$38,426</b>	\$0	\$38,426	\$0
Public Facility Renovations (including handicapped center)	\$120,754	<b>\$48,481</b>	\$53,169	\$101,649	\$19,105
Public Infrastructure Renovations (Streets/Drainage)	\$1,160,720	<b>\$32,187</b>	\$650,885	\$683,073	\$477,648
Public Services	\$122,731	<b>\$122,731</b>	NA	\$122,731	\$0
Public Housing Modernization	\$216,655	<b>\$132,871</b>	\$489	\$133,361	\$83,294
Housing Services	\$83,465	<b>\$79,090</b>	NA	\$79,090	\$4,375
Planning and Administration	\$165,008	<b>\$157,308</b>	NA	\$157,308	\$7,700
Slum Blight	\$300,000	<b>\$134,502</b>	\$0	\$134,502	\$165,498
<b>Total</b>	<b>\$2,207,759</b>	<b>\$745,596</b>	<b>\$704,543</b>	<b>\$1,450,139</b>	<b>\$757,621</b>
<b>Total Subject to L/M Income Calculation</b>		<b>\$588,288</b>			

**Table 10.2 Total '07-'08 CDBG Expenditures Subject to Low/Moderate Income Calculation & Three Year Certification Data**

Project Categories	Total Expenditures 2007 - 2008	L/M Income Percentage
Housing Rehab Grants/Loans	<b>\$48,426</b>	<b>100%</b>
Public Facility Renovations	<b>\$48,481</b>	<b>100%</b>
Public Infrastructure Renovations	<b>\$32,187</b>	<b>100%</b>
Public Services	<b>\$122,731</b>	<b>100%</b>
Public Housing Modernization	<b>\$132,871</b>	<b>100%</b>
Housing Services	<b>\$79,090</b>	<b>100%</b>
Slum Blight Spot Basis - Weymouth Landing Lot	<b>\$134,502</b>	<b>0%</b>
<b>Total (Excludes Planning/Administrative)</b>	<b>\$598,286</b>	<b>100%</b>
<b>Three Year Certification Period for CDBG &amp; Total Subject to L/M Income Calculation</b>		
FY 2006 - 2007	<b>\$660,662</b>	<b>\$660,662</b>
FY 2007 - 2008	<b>\$598,287</b>	<b>\$463,785</b>
FY 2008 - 2009	<b>Unavailable</b>	
<b>CDBG Expenditures Subject to L/M 3-Year Income Certification</b>	<b>\$1,258,949</b>	<b>\$1,124,447</b>
<b>L/M Income Expenditures as Percentage of Total Expended</b>		<b>89%</b>

### 10.1. 3.1 Public Service Programs

The 2007-2008 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 \$122,731 for public services**. This amount, plus \$237,182 in leveraged funds (Table 7.1), amounted to \$359,913 in total expenditures for CDBG-supported public services in 2007-2008.

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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. Also, see Table 10.2, above, for information on the three-year certification period for determining the L/M income calculation for all CDBG expenditures over the three year period (i.e, **2006-2007**; **2007-2008**; **2008-2009**). Obviously, expenditures in 2008-2009 will not be available until the end of that fiscal year.

### More Tables Follow

Tables on the following pages include:

- Table 10.3., providing a general description of public services funded in 2007-2008;
- Table 10.4 - the budget and expenditures for public services;
- Table 10.5 - race and ethnic data for public services;
- Table 10.6 - accomplishments by national objective;
- Table 10.7 - income level by household type (e.g., number of low income who are homeowners); and
- Table 10.8 - housing rehabilitation program by race.

<b>Table 10.3 Description CDBG Funded Public Services, 2007-2008</b>	
Activity Name & Location	Description of Activity
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.
Marge Crispin Center, Town wide	Transportation to and from senior center for seniors with Alzheimer's.
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.

<b>Table 10.4 Public Services Budget, Expenditures, &amp; Beneficiaries - 2007-2008</b>									
Public Service Activity	Budget	Expenditure	Lev era ged %	Cli ent	Nat ion al	Lo w/ w/	Lo w/ w/	Female Head- Household	

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								#	%
Wey-Care Daycare	\$12,000	\$12,000	\$37,350	23	LMC	23	100%	12	52%
<b>Childcare Services Total</b>	<b>\$12,000</b>	<b>\$12,000</b>	<b>\$37,350</b>						
MCC Transportation	\$4,500	\$4,500	\$7,423	8	LMC	8	100%	3	38%
DES Courses & Workshops	\$37,351	\$37,351	\$14,505	2,115	LMC	2115	100%	1,813	86%
DES Transportation	\$31,860	\$31,860	\$84,913	470	LMC	470	100%	353	75%
<b>Senior Services Total</b>	<b>\$73,711</b>	<b>\$73,711</b>	<b>\$106,847</b>						
QISC - Homeless Case Mgt.	\$22,457	\$22,458	\$60,083	205	LMC	205	100%	10	5%
<b>Homeless Services Total</b>	<b>\$22,457</b>	<b>\$22,458</b>	<b>\$60,083</b>						
WHA Referrals	\$14,562	\$14,562	\$32,758	200	LMC	200	100%	83	42%
<b>Public Housing Services Total</b>	<b>\$14,562</b>	<b>\$14,562</b>	<b>\$32,758</b>						
<b>Total</b>	<b>\$122,731</b>	<b>\$122,731</b>	<b>\$237,032</b>	<b>3,021</b>	<b>LMC</b>	<b>3021</b>	<b>100%</b>	<b>2,274</b>	<b>49.48%</b>

**Table 10.5 Public Service Beneficiaries by Race & Ethnicity - 2007-2008**

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	18	21	2	0	0	0	0	0	0	0	0
<b>Senior Services</b>													
DES Courses	2115	0	2115	2115	0	0	0	0	0	0	0	0	0
DES Transport.	470	5	465	469	0	0	1	0	0	0	0	0	0
MCC Transport.	8	0	8	8	0	0	0	0	0	0	0	0	0
<b>Homeless Programs</b>													
Homeless Mgt.	205	7	198	188	13	3	1	0	0	0	0	0	0
<b>Total</b>	<b>3021</b>	<b>98</b>	<b>2921</b>	<b>2853</b>	<b>77</b>	<b>16</b>	<b>8</b>	<b>1</b>	<b>2</b>	<b>43</b>	<b>0</b>	<b>6</b>	<b>15</b>

**Table 10.6 Summary of Accomplishments by National Objective**

Category	# of Activities	Type	Extremely Low Income (0%-30% AMI)	Very Low Income (31%-50% AMI)	Low Income (51%-80% AMI)	Total
	2	01 - People				
	0	10 - Housing Units				

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	<b>1</b>	11 - Public Facilities				
LMC	<b>6</b>	01-People	2890	84	47	3021
	<b>0</b>	08 - Businesses	0	0	0	0
	<b>4</b>	11-Public Facilities	630	204	78	912
LMH	<b>8</b>	10 - Housing Units	0	2	9	11
Total	<b>21</b>		3520	290	134	3944

**Table 10.7 Income Category by Household Type**

Housing Category	Type	Extremely Low Income	Low Income	Moderate Income	Total LMI	Total
<b>Owner Occupied</b>	Households	0	3	4	7	<b>14</b>
	Persons	0	0	0	0	<b>0</b>
	Not Specified	0	0	0	0	<b>0</b>
<b>Rental Occupied</b>	Households	0	0	0	0	<b>0</b>
	Persons	0	0	0	0	<b>0</b>
	Not Specified	0	0	0	0	<b>0</b>
<b>Total</b>	Households	0	3	4	7	<b>14</b>
	Persons	0	0	0	0	<b>0</b>
	Not Specified	0	0	0	0	<b>0</b>

**Table 10.8 Housing Rehabilitation by Race/Ethnicity**

Race	Total	# of Hispanics
White	4	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	1	0
<b>Total</b>	<b>5</b>	<b>0</b>

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### 10.1.3.2 Public Infrastructure Improvements

The Town continued its objective of making street improvements to low and moderate income target areas in 2007-2008, utilizing CDBG and leveraged funds. Three such area-benefit street or drainage improvement projects that incurred costs in 2007-2008 are:

- **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. The project will be reported as completed in the 2008-2009 CAPER.

- **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. The project will likely be completed in 2008-2009 and will be reported in that CAPER.

- **Broad Street - Flood Drainage Improvements**

In 2007-2008, the Town expended \$7,567 on this project involving flood and drainage control in Census Tract 4224.00, Block 5, where 58.8% of the residents are low/moderate income. The project will likely be completed in 2008-2009 and will be reported in that CAPER.

### 10.1.3.3 Low to Moderate Income Area Benefits

See above (the infrastructure improvements described occurred on an area basis).

### 10.1.3.4 Public Facility - Handicapped Center Programs

None

### 10.1.3.5 Public Facility Improvements

CDBG funds were used to complete improvements to three public facilities in 2007-2008, each of which was originally funded prior to 2007-2008 and benefited a limited clientele.

- **WHA Roof- Administrative Building**

Improvements were completed to the roof of the Weymouth Housing Authority administrative building. A total of \$38,818 was expended in CDBG funds in 2007-2008.

- **Radio System - 686 Broad Street**

Installation of an emergency radio system was completed at 686 Broad Street, a group home for nine low/moderate income veterans. A total of \$3,806 in CDBG funding was expended on this project in 2007-2008.

- **Union Towers - Fire Alarm Upgrade**

Installation of the fire alarm system at Union Towers II on Broad Street was completed. The building is residential and provides housing for 75 seniors. The Town expended \$497 in CDBG funding on this project in 2007-2008.

### 10.1.3.6 Planning and Administrative

During 2007-2008, 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).

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**10.2 Nature and Reasons for Any Changes in Program**

**Objectives**

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

**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 2007-2008. 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 2007-2008 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. In FY 2007-2008 the QWC received a total of \$133,498.33 of program income. A total of \$130,086 of program income was expended.

#### 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 including 1<sup>st</sup> Time Homebuyer counseling classes. 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> downpayment 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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**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**

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	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	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

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