

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Progress Made Carrying Out Action Plan (Program Year Accomplishments: Table 1)

- Multi Family Housing Rehab: The Town used CDBG funds to rehab units in multi family buildings (goal is 6 units annually).
- Public Infrastructure Improvements (Non Barrier Removal): The Town made sidewalk improvements on King Ave in a low moderate income "target area" (CT 4224, BG 5) where 56.29% of the residents are low/mod income. There were 1300 feet of new sidewalks constructed on the west side of King Ave from Broad St. going south. Similar improvements will be made with CDBG funds in FY 2019-2020.
- Services for Children: The Town assisted the five income eligible households through the Ready Set Grow Kindergarten Transition program.
- Services for Seniors: The Town exceeded annual goal for seniors, as it served 2381 (rather than 1850) unduplicated seniors through two Dpt. of Elder Services programs (transportation services and the volunteer management program [offering services relating to social activities, education, and more]).
- Services for Homeless: The Town met its annual goal for serving the homeless through sub-recipient Father Bill's/Mainspring (200 unduplicated residents).
- Single Family Housing Rehabilitation The Town met its goals housing rehabilitation through its loan program that provides zero interest, deferred loans to income eligible homeowners for eligible home improvements (e.g., heater or roof replacements, window installation). The Town improved eight residential units.

Progress Made Carrying Out Strategic Plan (Five Year Accomplishments: Table 2)

- Other Low Mod Income Residents - The goal here is to serve other low mod persons that aren't reflected in other categories but no applicants for CDBG funding for services directed at other such low mod income persons have applied for funds during five year process.

- Public Facility Improvements - Non-Barrier Removal- The Town has exceeded five year goals after tallying accomplishments achieved in this third year (FY 17-18) the five year plan having benefitted 690 with completion of Carlson Cove.
- Public Infrastructure Improvements - The five year goal was already exceed in this category.
- Public Facility Improvements- Barrier Removal - Work at Broad & Washington to remove barriers at an intersection will remove barriers to seniors and disabled. Work will begin Spring 2019 (14,662 residents). On completion, the five year goal will have been exceeded.
- Public Housing Modernization - No funds were applied for as insufficient CDBG funds exist to meet all needs like streets and public housing and public services.
- Services for Children- No funding provided due to fund shortables. However, funding has been provied for an activity benefiting children of low/mod income households in FY 18-19.
- Services for Seniors - With accomplishments tallied for FY 17-18, the Town exceeded its five year goals for seniors (139%).
- Services for Homeless - With accomplishments in FY 17-18 tallied, the Town is on target meet its five year goals and has achieved more than 60% the such goals.
- Single Family Housing Rehab - With accomplishments tallied for FY 17-18, the Town has met 72% of its five year goal, and at this rate will exceed its five year goal as there are two more years left in the five year plan.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Multi-Family Housing Rehabilitation	Affordable Housing	CDBG: \$185973.35	Rental units rehabilitated	Household Housing Unit	0	0		6	0	0.00%
Multi-Family Housing Rehabilitation	Affordable Housing	CDBG: \$185973.35	Homeowner Housing Rehabilitated	Household Housing Unit	6	1	16.67%	0	1	

Other Low/Mod Income Residents	Non-Housing Community Development	CDBG: \$137936.2	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	90	0	0.00%			
Other Low/Mod Income Residents	Non-Housing Community Development	CDBG: \$137936.2	Other	Other	0	0		1	0	0.00%
Public Facility Improvements - Non-Barrier Removal	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2375	0	0.00%			
Public Facility Improvements- Barrier Removal	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	12134	0	0.00%			
Public Housing Modernization	Public Housing		Other	Other	1000	0	0.00%			

Public Infrastructure Improvements	Non-Housing Community Development	CDBG: \$200000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4000	0	0.00%	1700	1700	100.00%
Services for Children	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	90	0	0.00%			
Services for Children	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	2		5	5	100.00%
Services for Seniors	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5600	427	7.63%	1850	2381	128.70%
Services for the Homeless	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		200	200	100.00%
Services for the Homeless	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	1000	0	0.00%			

Single Family Housing Rehabilitation	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	0		2	0	0.00%
Single Family Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	25	2	8.00%	6	2	33.33%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The Town is committed to using CDBG funds over the five year period from 2015-2019 to address myriad priority needs to the best of its abilities given diminishing CDBG funds of the years. These priority needs include ones for public facility improvements involving barrier removal; public infrastructure improvements such as local park improvements and water and sewer or other infrastructure improvements; public services to benefit seniors, children of low and moderate income families, and homeless persons; and single family housing rehabilitation.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	2,126
Black or African American	41
Asian	20
American Indian or American Native	3
Native Hawaiian or Other Pacific Islander	2
Total	2,192
Hispanic	26
Not Hispanic	2,166

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

This information shows the racial and ethnic breakdown of persons served through the CDBG program as available through reporting from CDBG grantees.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	845,507	
Other	private		
Other	public - local		

Table 3 - Resources Made Available

Narrative

Consistent with our Annual Action Plan for FY 2018-2019, our available resources for the activities carried out under the CDBG program in FY 2018-2019 was \$845,507.14.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

The expenditure of CDBG funds took place throughout the Town. Typically, the Town does not direct funds towards a specific area as most CDBG funded activities, like public services and housing rehabilitation projects for low and moderate income residents (providing zero-interest, deferred payment loans to income eligible homeowners for improvements to housing) are funded on a town-wide basis. Such services or programs benefit residents town wide (e.g., seniors reside throughout the Town).

There is one exception. Public infrastructure improvements such as street and water and sewer system upgrades, are decided upon based on locale in one of the Town's eleven low and moderate income "Target Areas" that have been identified through both HUD and US Census data as having a certain percentage of residents who are low or moderate income.

Therefore, in FY 2018-2019, the Town funded a sidewalk improvement project in a low/moderate income Target Area (King Avenue area). This area is in CT 4224, BG 5 where 56.29% of the residents are low or moderate income.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The Town has always urged that, where available, sub-recipients provide funding sources for their CDBG funded projects from other sources such as departmental funds, private donations, state funds, etc. to support the CDBG funded project. Leveraged funds show that there is a cooperative effort and joint investment in meeting the priority needs of the residents of the Town.

One example of leveraging funds is that the Town provides CDBG funds for a portion of the salary of the Transportation Administrator at the Town's Department of Elder Services. The DES also provides funds for this position through non-CDBG sources (i.e., state funds). Another example is that one of our own staff member's responsibilities include overseeing administratively CDBG-funded infrastructure improvement projects but NONE of her salary is paid through CDBG - instead her salary is paid by the Town. The use of Town funds therefore supplement the use of CDBG funds in this way.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	8	8
Number of households supported through Acquisition of Existing Units	0	0
Total	8	8

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The Town of Weymouth did not set goals regarding rental assistance, new unit production, or unit acquisition but did set a goal of eight single family units to be rehabilitated during FY 2018-2019. The Town met its goal of rehabilitating eight residential units through its housing rehabilitation loan program, providing zero interest, deferred loans to income eligible homeowners or tenants.

Funding shortages always limit the ability to set goals so several categories above have no goals designated.

Discuss how these outcomes will impact future annual action plans.

Our housing rehab program continues to grow as a result of our achievements over the years, including in FY 2018-2019.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2	0
Low-income	8	0
Moderate-income	0	0
Total	10	0

Table 7 – Number of Households Served

Narrative Information

Information is sometimes required on family size in order to determine whether an activity is eligible for CDBG funds. Not all CDBG-funded activities require family size information, though.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

TO COME FROM QUINCY WHEN AVAILABLE - IN TIME FOR MAY 15 SUBMITTAL TO HUD

Addressing the emergency shelter and transitional housing needs of homeless persons

TO COME FROM QUINCY WHEN AVAILABLE - IN TIME FOR MAY 15 SUBMITTAL TO HUD

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

TO COME FROM QUINCY WHEN AVAILABLE - IN TIME FOR MAY 15 SUBMITTAL TO HUD

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

TO COME FROM QUINCY WHEN AVAILABLE - IN TIME FOR MAY 15 SUBMITTAL TO HUD

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Town has long supported addressing the needs of its public housing residents through the funding of physical improvements at several Weymouth Housing Authority owned and/or operated housing sites. For example, CDBG funds were used to install an emergency generator at J. Crehan Senior Housing (2014) and replace siding at Pleasantville Family Housing (2011).

In addition, for many years, block grant funds were used to partially fund the salary of the Residential Services Coordinator, a public housing employee who assists with intake of public housing residents, and coordination of services for residents including services relating to home health care aides, personal care attendants, visiting nurses, homemakers, access to health care clinics, self sufficiency seminars and more. Due to funding shortages, the position is no longer supported through CDBG.

The DPCD also assists the PHA with preparation of environmental reviews for the projects of the PHA requiring completion of such reviews.

The DPCD is prepared moving forward to consider additional applications for CDBG funds that may be submitted by the PHA for eligible capital improvements at its five housing complexes for seniors and the disabled and for families.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Actions taken to provide assistance to troubled PHAs

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The Town has taken steps to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing. However, one must realize that actions that may impact favorably on barrier removal are hampered by the fact that the Town is, according to its Master Plan, considered to be substantially built out.

The Town, through a consultant, prepared a Housing Production Plan (HPP) that analyzes the community's housing needs and identifies goals and proactive strategies for developing appropriate housing that meets the current and future needs of all residents of the community. The HPP was created with substantial input from Town leaders, local realtors, developers, and residents through a series of interviews and public forums. The HPP describes who currently lives in the community, demographic trends affecting future growth, existing housing stock and future housing needs. This comprehensive housing needs assessment examines features such as: current census data of the municipality's demographics and housing stock plus a review of available local plans and studies; future population and housing needs projections, taking into account regional growth factors; and development constraints and the capacity of Town infrastructure (e.g., water and sewer, roads, utilities, and ability of school system to absorb growth) to accommodate both the current population and projected growth.

The HPP helps to answer questions relative to: the projected population of working age, families with children, special needs, and elderly; the expected level of income of these populations and what percentage would be considered Low-Moderate Income; the existing housing supply match the future needs of these populations; and the range of housing types for each income group. Among the goals of the HPP are to ensure a mix of types of housing that would address local needs. Each goal will include milestones to indicate progress in meeting the goals.

A calculation of the numerical goal for annual affordable housing production that would increase the Town's number of housing units on the State's Subsidized Housing Inventory (SHI) would be included. Once approved by the State Department of Housing and Community Development (DHCD), the Town may be able to refuse an undesirable 40B housing development if progress is shown in the production of affordable housing units. Proposed housing should: be affordable to households at various income levels; provide for a range of housing, including rental, home ownership, and other occupancy arrangements, if any, for families, individuals, persons with special needs, and the elderly; and be feasible within the housing market in which they will be situated.

The HPP will provides strategies that the Town could use to achieve its housing production goals within a scheduled time frame. Strategies include the identification of:

- Zoning districts or geographic areas in which the Town could modify current regulations for the purposes of creating sustainable, affordable housing (modifications could allow for increased density, accessory apartments or upper story residential units in commercial districts if deemed appropriate for the Town;
- Specific sites for which the Town would encourage the creation of appropriate housing development;
- Residential or mixed-use developments, such as, infill development, cluster developments, adaptive re-use, transit-oriented housing, mixed-use development, and/or inclusionary zoning; and
- Town owned parcels that could be used to develop affordable housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The Town has taken action to address obstacles to meeting the needs of the underserved. Such actions include:

- Assisting with social services through provision of CDBG and other funds to meet a wide range of needs of the low and moderate income populations (e.g., youth, seniors, homeless, and the disabled), through CDBG funds and/or other public funds, if available;
- Improving public facilities that benefit low and moderate income residents such as barrier removal to enable access by severely disabled persons and seniors (one such project involves improvements at an intersection to include reconstruction of eight pedestrian ramps and the installation of detectable warning pads; funds from CDBG will cover costs associated with barrier removal only).
- Makes improvements to public infrastructure in low and moderate income Target Areas;
- Monitors sub-recipients to ensure compliance with Agreements executed with the Town and and compliance with applicable HUD regulations;
- Ensures compliance with the Fair Housing Plan (2014-2019) to affirmatively further fair housing in Weymouth (e.g., increasing knowledge about the fair housing law; increasing capacity to advance fair housing); and
- Offers training to sub-recipients as needed to ensure compliance with Agreement terms and applicable HUD regulations in the proper provision of funded activities.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The Town takes actions to reduce lead-based paint hazards.

HUD regulations governing lead based paint hazards are found at 24 CFR 91.215(i). They require that grantees include in their performance reports (CAPERs) a description of any actions to address such hazards and to increase access to housing without such hazards. The plan to address such hazards must

be consistent with the extent of lead based hazards and be integrated into housing policies and programs. The Town addresses lead-based paint (LBP) hazards, and strives to increase access to housing without such hazards, in the following ways:

Review of LBP Data

Overall, the Town works with a number of partners to address lead-based paint hazards and to increase access to housing without lead-based paint hazards. The Town reviews lead based paint data available through the MA Childhood Lead Paint Prevention Program to stay informed as to lead-based paint screening and incidents in Weymouth. The following statistics are drawn from the 2016 Childhood Lead Screening Progress Report.

If a child's blood lead level is greater than or equal to 5 micrograms per deciliter of blood the child needs intervention, according to the Report. This level indicates that a child has a higher exposure than does 97.5% of children nationally (Center for Disease Control and Prevention [CDC]). The CDC states that, "No safe blood lead level in children has been identified. Even low levels of lead in blood have been shown to affect IQ, ability to pay attention, and academic achievement."

The Report indicates that 75% of children in Weymouth have been screened for lead (25% have not). Lead paint was banned in 1978. Prior to this time, many households had dangerous levels of lead. The percentage of homes in Massachusetts built before 1978 is 71%, while the percentage of such homes in Weymouth is slightly higher (75%).

If a test shows that there is greater than 5 micrograms per deciliter of blood through a test called a capillary test, a follow up test (called a venous test) must be taken to confirm the capillary test. In 2016, in Weymouth, 32 children did not have the follow-up test.

Enforcement of the Sanitary Code

The Town also addresses lead-based paint hazards through rigorous enforcement of the State Sanitary Code. The Weymouth Health Department enforces the code. A staff member in the Health Department has been certified as a Lead Determinator by the Massachusetts Department of Public Health. Upon a citizen request regarding children under the age of six, he will visit the home of the individual making the request and perform a lead determination. If the presence of lead is detected in the home, the staff member will enforce the State Sanitary Code as it pertains to the Lead Law.

The DPCD may become aware of an instance concerning lead-based paint in a rental unit in any number of ways, including from a call from a physician, contact from a parent, or from other sources. At this point, the DPCD may order a landlord to obtain a certificate of compliance regarding lead paint and will have to complete the necessary steps to de-lead the house. If a child is suspected of having lead poisoning the Department will refer the parent and child to the child's pediatrician.

The CDBG-funded Housing Rehab program addresses and corrects state sanitary code violations. As part of the program, a lead paint inspection is made for homes built before 1978, as well as a sanity code inspection by the Housing Rehab. Specialist. These inspections are then incorporated in the work specifications.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Actions to reduce numbers of poverty level families:

- Provide transportation services to senior citizens to shopping, meal sites, and doctor's appointments;
- Offer affordable courses, workshops and other programs to senior citizens;
- Provide funding for homeless case management including housing search assistance (FBMS);
- Assist income eligible homeowners with funding for maintaining their housing; and
- Improve infrastructure in low and moderate income Target Areas in Weymouth.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Town has over the past several years take numerous actions to develop its institutional structure in order to enhance the strengths of services offered to low and moderate income residents. Central to efforts to develop the Town's institutional structure is the need to continually enhance inter-departmental cooperation in the delivery of services. This means that there must be coordination between both public and private housing and social service agencies. The Town also recognizes that the importance of early identification of the needs of residents - especially those of low and moderate income residents so that situations are not exacerbated by delays in service delivery. Therefore, actions to develop institutional structure in the Town include:

Cooperation: Town agencies cooperate with one another to serve residents efficiently. For example: a senior citizen asks the Fire Department for a ride to a routine medical appointment; the call is referred to the Department of Elder Services that has a transportation program for seniors.

The DPCD communicates and works with the following departments to address areas of need: Health Department, Senior Outreach Services, Veterans dept., Youth and Family, School, Recreation, Building and Police and Fire Department.

Early Identification of Needs: The Town identifies needs early to enhance service delivery. For instance, once it becomes known that a homeless person is living outside (e.g., in a Town park), Town policy is to notify the Outreach Team of Father Bill's/Mainspring. A team representative "engages with the

homeless person within 72 hours of learning about the person."

Training: The Town conducts training of existing and perspective sub-recipients. For example, the Town conducts individual technical workshops with CDBG applicants during the RFP process to review CDBG requirements and potential eligibility of and need for the proposed program.

Monitoring: The Town monitors CDBG-funded sub-recipients to ensure that CDBG funds are used in accordance both with the Sub-Recipient Agreement and with HUD regulations.

Hiring of a Grant Writer: The Town hired a grant writer to seek and obtain funds for all Town departments. The position helps to reduce funding gaps relative to town services.

Leveraging Funds: The Town requires all CDBG sub-recipients to leverage federal with non-federal dollars if available (for example, sub-recipients may use their own funds, state or private funds).

Hiring of full time rather than part time Housing Coordinator for implementation of housing programs including rehabilitation loan program within DPCD.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Town believes that part of the effort to enhance coordination among public and private housing agencies and social service agencies is to strengthen inter-departmental cooperation as central to its efforts to develop the institutional structure of the Town.

One example of the enhancement of coordination among service providers is the Mayor's Task Force on Homelessness. The Task Force assists homeless persons who have taken shelter in Town parks. The Task Force consists of representatives from various Town departments (e.g., Police Department, Parks, Parks and Recreation, Conservation, Planning, Health) and from non-profit homeless service providers (Father Bill's/Mainspring). These agencies and departments help to more efficiently address homeless needs through establishment of a protocol requiring Town employee to notify a designated Outreach Team regarding homeless persons living in parks. The Team then "engages with the homeless person within 72 hours of learning about the person."

Another example of the enhancement of coordination of service agencies is illustrated by the Weymouth Housing Authority (WHA). The Residential Service Coordinator at the WHA offers referrals to many area social services including home health aids, credit and budget workshops, crisis intervention and mediation relating to tenant conflicts, self sufficiency seminars, and more. Additionally, the WHA encourages the involvement in WHA management in addressing residents' concerns through tenant based organizations at each of the five housing complexes. These organizations meet regularly with a

WHA representative. Also, the WHA has a Residential Advisory Board with two members from each of the developments that meets quarterly to discuss policies and resident needs. The WHA also works with agencies like health providers and the Police Department to address issues and assist residents.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In order to help overcome the effects of impediments to fair housing identified in the Town's analysis of impediments the Town developed the South Shore HOME Consortium Regional Five Year Fair Housing Plan (FHP) in August of 2014. Under the plan, the Town:

1. Works with local and regional partners and enhancing coordination of existing partnerships (e.g., Boston Center for Independent Living; Commonwealth Executive Office of Housing and Community Development; Fair Housing of Greater Boston; HUD Fair Housing Accessibility First); and Works with the South Shore HOME Consortium Fair Housing Advisory Committee to:
 - Assist the SSHC with implementation of the FHP; Assist municipal officials on how to address related fair housing issues that require regional or local action; Advise municipal officials with the identification and implementation of related local policies and practices that will ensure that all citizens have equal access to the housing of their choice, and Conduct a Landlord 101 training in May 2018 that was for owners and potential owners of smaller multi-family residences.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Town executes an Agreement with every CDBG sub-recipient that includes provision regarding performance monitoring (and states that such monitoring will be performed annually in accordance with the Town's established *Sub-Recipient Monitoring Policy*).

The monitoring standards and procedures are detailed and a summary is provided below. To ensure consistency in the conducting of monitoring, the Town follows the steps set out in the policy and uses standard forms it developed to conduct monitoring and follow up.

1. The Town submits to the sub-recipient a notice of upcoming monitoring two weeks in advance that includes a description of the types of documents to be examined, scope of monitoring to be conducted, and specification of sub-recipient staff who should be present during monitoring (e.g., CFO; program manager);
2. The Town utilizes a complete monitoring checklist to conduct monitoring to ensure compliance with applicable regulations or laws for various activity areas, standards to be met, and documents required including standards pertaining to national objectives, activity eligibility, budget and invoicing, schedule for work progress, recordkeeping, confidentiality, financial management and more.
3. The Town submits to the sub-recipient within 21 days of monitoring a monitoring report identifying findings (if any), a description of each finding and the regulation that is the basis of each finding, and the date by which remedial action regarding the finding(s) is due (the report also states that failure to take corrective action as required may result in termination of the sub-recipient Agreement, which itself states that non-compliance with CDBG requirements may result in termination of the Agreement or non-payment).

As for monitoring business outreach, the Town developed standards including: securing a copy of the State Office of Minority and Women Business Assistance (SOMWBA) Certified Minority and Women Directory; accepting only MBE/WBE firms approved by SOMWBA; striving to develop a bid that includes a goal of not less than ten percent (10%) and not less than five percent (5%) of the total bid price to be spent on Minority Business Enterprises and Women Business Enterprises, respectively, by urging that the general contractor contact numerous subcontractors of services/supplies in the SOMWBA Directory; requiring that if the general contractor is successful in securing either specified percentage the general contractor completes and submits a Schedule for Participation by Minorities and Women Business Enterprise and instructs each participating Minority/ Women Owned Business complete a Letter of Intent to participate; and requiring that if the general contractor, after contacting SOMWBA approved firms in the trades or materials categories, is not able to secure at least ten percent (10%) Minority

Business Participation and five percent (5%) Women Business Participation, the general contractor complete and submit Contractor Request for an Extension, and complete and submit Information on Unsuccessful MBE/WBE Contact, and Prior to awarding a contract.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Town complied with its *Citizen Participation Plan*, developed pursuant to HUD regulations at 24 CFR 91.105, that pertains public notice and the opportunity to comment on CAPERs, Annual Action Plans, and Five Year Plans.

The Town provided a 15 day period of time during which the public was able to review, copy, and comment on the CAPER. The comment period began on September 12 and concluded on September 27.

Also, the Town held a public hearing on the CAPER to let the public comment on sub-recipient performance under the CDBG program in FY 2018-2019. The public hearing was held Thursday, September 12, 2019 at 6:00 PM in the Mary McElroy Meeting Room at 182 Green Street, Weymouth. At the hearing, sub-recipients provided an overview of the programs for which they received CDBG funds, how such funds were used, and the benefits achieved (e.g., six single family homes resided in by low mod income residents were rehabilitated, 100 seniors were provided with transportation to shopping centers).

The legal notice for the public hearing and the public comment period was published in the *Weymouth News* on Wednesday, August 28, 2019. No comments were submitted by the public.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There have been no changes in the program objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

DRAFT

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There have been no changes in the program objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?


No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

DRAFT

Attachment

FY 2018-2019 PR 26 FSR

	Office of Community Planning and Development	DATE:	08-23-19
	U.S. Department of Housing and Urban Development	TIME:	13:00
	Integrated Disbursement and Information System	PAGE:	1
	PR26 - CDBG Financial Summary Report		
	Program Year 2018 WEYMOUTH, MA		

PART I: SUMMARY OF CDBG RESOURCES		
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR		968,555.40
02 ENTITLEMENT GRANT		689,681.00
03 SURPLUS URBAN RENEWAL		0.00
04 SECTION 108 GUARANTEED LOAN FUNDS		0.00
05 CURRENT YEAR PROGRAM INCOME		7,876.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)		0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT		0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT		0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE		0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)		1,666,112.40
PART II: SUMMARY OF CDBG EXPENDITURES		
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION		668,310.23
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT		0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)		668,310.23
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION		118,538.45
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS		0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES		2,355,793.40
15 TOTAL EXPENDITURES (SUM, LINES 11-14)		3,142,642.08
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)		(1,476,529.68)
PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD		
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS		0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING		0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES		668,310.23
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT		0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)		668,310.23
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)		100.00%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS		
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2018 PY: 2019 PY: 2020	
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION		0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS		0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)		0.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS		
27 DISBURSED IN IDIS FOR PUBLIC SERVICES		91,504.26
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR		0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR		0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS		0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)		91,504.26
32 ENTITLEMENT GRANT		689,681.00
33 PRIOR YEAR PROGRAM INCOME		44,156.96
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP		0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)		733,837.96
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)		12.47%
PART V: PLANNING AND ADMINISTRATION (PA) CAP		
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION		118,538.45
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR		0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR		0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS		0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)		118,538.45
42 ENTITLEMENT GRANT		689,681.00
43 CURRENT YEAR PROGRAM INCOME		7,876.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP		0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)		697,557.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)		16.99%



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LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17
Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18
Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	5	687	6191772	Kings Cove 03J Water/Sewer	03J	LMA	\$24,175.00
2017	5	687	6194881	Kings Cove 03J Water/Sewer	03J	LMA	\$47.05
2017	5	687	6194885	Kings Cove 03J Water/Sewer	03J	LMA	\$2,825.00
2017	5	687	6218112	Kings Cove 03J Water/Sewer	03J	LMA	\$276,090.69
2017	5	687	6271563	Kings Cove 03J Water/Sewer	03J	LMA	\$30,988.00
					03J	Matrix Code	\$334,125.74
2018	11	727	6283686	King Avenue Sidewalk Project (18)	03L	LMA	\$65,716.73
					03L	Matrix Code	\$65,716.73
2018	4	705	6200726	Father Bill's/Mainspring (18)	03T	LMC	\$7,586.22
2018	4	705	6229452	Father Bill's/Mainspring (18)	03T	LMC	\$6,462.14
2018	4	705	6252454	Father Bill's/Mainspring (18)	03T	LMC	\$7,492.10
2018	4	705	6285182	Father Bill's/Mainspring (18)	03T	LMC	\$6,459.54
					03T	Matrix Code	\$28,000.00
2018	2	703	6201015	DES - Transportation (18)	05A	LMC	\$6,157.84
2018	2	703	6223275	DES - Transportation (18)	05A	LMC	\$6,157.84
2018	2	703	6252955	DES - Transportation (18)	05A	LMC	\$6,157.84
2018	2	703	6284362	DES - Transportation (18)	05A	LMC	\$6,157.48
2018	3	704	6201015	DES - Activities Coord. (18)	05A	LMC	\$9,457.48
2018	3	704	6223275	DES - Activities Coord. (18)	05A	LMC	\$9,457.47
2018	3	704	6252955	DES - Activities Coord. (18)	05A	LMC	\$9,457.48
2018	3	704	6284362	DES - Activities Coord. (18)	05A	LMC	\$9,457.48
					05A	Matrix Code	\$62,460.91
2018	9	706	6246722	Ready, Set, Grow-K. (18)	05L	LMC	\$1,043.35
					05L	Matrix Code	\$1,043.35
2016	9	679	6222406	284 Neck Street	14A	LMH	\$973.00
2017	9	710	6234911	18 Fountain Ln. 6 SFH Rehab 2017	14A	LMH	\$305.00
2017	9	711	6187910	36 Paris St. SFH Rehab 2017	14A	LMH	\$29.08
2017	9	711	6201012	36 Paris St. SFH Rehab 2017	14A	LMH	\$7,000.00
2017	9	711	6221528	36 Paris St. SFH Rehab 2017	14A	LMH	\$186.00
2017	9	711	6223419	36 Paris St. SFH Rehab 2017	14A	LMH	\$175.00
2017	9	712	6221528	28 Vega St. SFH Rehab 2017	14A	LMH	\$185.00
2017	9	712	6226538	28 Vega St. SFH Rehab 2017	14A	LMH	\$29,937.00
2017	9	713	6250047	260 Broad St. SFH Rehab 2017	14A	LMH	\$176.00
2017	9	713	6271604	260 Broad St. SFH Rehab 2017	14A	LMH	\$1,044.18
2017	9	714	6215158	195 East Street SFH Rehab 2017	14A	LMH	\$11,818.00
2017	9	714	6221534	195 East Street SFH Rehab 2017	14A	LMH	\$186.00
2017	9	717	6218165	18 Third Street	14A	LMH	\$19,000.00
2017	9	717	6221528	18 Third Street	14A	LMH	\$185.00
2017	9	717	6223266	18 Third Street	14A	LMH	\$460.00
2017	9	717	6228049	18 Third Street	14A	LMH	\$12,085.00
2017	9	717	6266088	18 Third Street	14A	LMH	\$3,215.00
2018	8	716	6221528	74 Randolph St.-SFH Rehab (18)	14A	LMH	\$186.00
2018	8	716	6234906	74 Randolph St.-SFH Rehab (18)	14A	LMH	\$22,000.00
2018	8	716	6251802	74 Randolph St.-SFH Rehab (18)	14A	LMH	\$6,000.00
2018	8	716	6263046	74 Randolph St.-SFH Rehab (18)	14A	LMH	\$4,000.00
2018	8	716	6263047	74 Randolph St.-SFH Rehab (18)	14A	LMH	\$1,000.00
2018	8	718	6225200	63 Lake St.-SFH Rehab NWSOMA (18)	14A	LMH	\$7,585.00



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	8	724	6281984	11 Elm St.-SFH Rehab ('18)	14A	LMH	\$176.00
2018	8	726	6205744	1191 Pleasant St.-SFH Rehab ('18)	14A	LMH	\$350.00
2018	8	726	6272159	1191 Pleasant St.-SFH Rehab ('18)	14A	LMH	\$1,435.00
2018	8	739	6243247	22 Sunny Plain Ave - SFH Rehab ('18)	14A	LMH	\$6,289.00
2018	8	742	6281973	7B Squanto Road - SFH	14A	LMH	\$470.00
2018	8	743	6286043	19 Echo Ave. - SFH Rehab	14A	LMH	\$470.00
					14A	Matrix Code	\$135,930.26
2018	10	708	6194354	Rehabilitation Admin. 14H ('18)	14H	LMC	\$3,400.00
2018	10	708	6200712	Rehabilitation Admin. 14H ('18)	14H	LMC	\$1,300.00
2018	10	708	6201610	Rehabilitation Admin. 14H ('18)	14H	LMC	\$5,539.30
2018	10	708	6202259	Rehabilitation Admin. 14H ('18)	14H	LMC	\$380.00
2018	10	708	6202261	Rehabilitation Admin. 14H ('18)	14H	LMC	\$1,585.00
2018	10	708	6205771	Rehabilitation Admin. 14H ('18)	14H	LMC	\$885.00
2018	10	708	6222072	Rehabilitation Admin. 14H ('18)	14H	LMC	\$1,770.00
2018	10	708	6222073	Rehabilitation Admin. 14H ('18)	14H	LMC	\$3,570.00
2018	10	708	6223539	Rehabilitation Admin. 14H ('18)	14H	LMC	\$750.00
2018	10	708	6227918	Rehabilitation Admin. 14H ('18)	14H	LMC	\$3,475.00
2018	10	708	6229457	Rehabilitation Admin. 14H ('18)	14H	LMC	\$6,993.94
2018	10	708	6250047	Rehabilitation Admin. 14H ('18)	14H	LMC	\$305.00
2018	10	708	6251805	Rehabilitation Admin. 14H ('18)	14H	LMC	\$1,510.00
2018	10	708	6258878	Rehabilitation Admin. 14H ('18)	14H	LMC	\$1,500.00
2018	10	708	6258880	Rehabilitation Admin. 14H ('18)	14H	LMC	\$835.00
2018	10	708	6264806	Rehabilitation Admin. 14H ('18)	14H	LMC	\$3,230.00
2018	10	708	6272202	Rehabilitation Admin. 14H ('18)	14H	LMC	\$285.00
2018	10	708	6286265	Rehabilitation Admin. 14H ('18)	14H	LMC	\$2,420.00
2018	10	708	6293613	Rehabilitation Admin. 14H ('18)	14H	LMC	\$1,300.00
					14H	Matrix Code	\$41,033.24
Total							\$668,310.23

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	4	705	6200726	Father Bill's/Mainspring ('18)	03T	LMC	\$7,586.22
2018	4	705	6229452	Father Bill's/Mainspring ('18)	03T	LMC	\$6,462.14
2018	4	705	6252454	Father Bill's/Mainspring ('18)	03T	LMC	\$7,492.10
2018	4	705	6285182	Father Bill's/Mainspring ('18)	03T	LMC	\$6,459.54
					03T	Matrix Code	\$28,000.00
2018	2	703	6201015	DES - Transportation ('18)	05A	LMC	\$6,157.84
2018	2	703	6223275	DES - Transportation ('18)	05A	LMC	\$6,157.84
2018	2	703	6252955	DES - Transportation ('18)	05A	LMC	\$6,157.84
2018	2	703	6284362	DES - Transportation ('18)	05A	LMC	\$6,157.48
2018	3	704	6201015	DES - Activities Coord. ('18)	05A	LMC	\$9,457.48
2018	3	704	6223275	DES - Activities Coord. ('18)	05A	LMC	\$9,457.47
2018	3	704	6252955	DES - Activities Coord. ('18)	05A	LMC	\$9,457.48
2018	3	704	6284362	DES - Activities Coord. ('18)	05A	LMC	\$9,457.48
					05A	Matrix Code	\$62,460.91
2018	9	706	6246722	Ready, Set, Grow-K. ('18)	05L	LMC	\$1,043.35
					05L	Matrix Code	\$1,043.35
Total							\$91,504.26

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	1	702	6200724	General Grant Admin. ('18)	21A		\$47.05
2018	1	702	6201610	General Grant Admin. ('18)	21A		\$29,334.56
2018	1	702	6205769	General Grant Admin. ('18)	21A		\$400.00
2018	1	702	6207958	General Grant Admin. ('18)	21A		\$47.05
2018	1	702	6213088	General Grant Admin. ('18)	21A		\$372.77
2018	1	702	6225001	General Grant Admin. ('18)	21A		\$153.66
2018	1	702	6225003	General Grant Admin. ('18)	21A		\$47.05
2018	1	702	6229457	General Grant Admin. ('18)	21A		\$27,224.76
2018	1	702	6250768	General Grant Admin. ('18)	21A		\$122.95
2018	1	702	6263073	General Grant Admin. ('18)	21A		\$47.05
2018	1	702	6264808	General Grant Admin. ('18)	21A		\$26,673.66
2018	1	702	6269748	General Grant Admin. ('18)	21A		\$47.05
2018	1	702	6271438	General Grant Admin. ('18)	21A		\$150.00
2018	1	702	6284919	General Grant Admin. ('18)	21A		\$266.14
2018	1	702	6286513	General Grant Admin. ('18)	21A		\$940.00
2018	1	702	6291390	General Grant Admin. ('18)	21A		\$20,592.13
2018	1	702	6291391	General Grant Admin. ('18)	21A		\$11,592.88
2018	1	702	6291392	General Grant Admin. ('18)	21A		\$375.00
2018	1	702	6293448	General Grant Admin. ('18)	21A		\$61.40
2018	1	702	6293457	General Grant Admin. ('18)	21A		\$0.29
2018	1	702	6293472	General Grant Admin. ('18)	21A		\$43.00
Total					21A	Matrix Code	\$118,538.45
							\$118,538.45