

2022-2023 Town of Weymouth  
DRAFT Consolidated Annual Performance and  
Evaluation Report (CAPER)

## **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.

Overall, the Town has performed well and has either met or is soon to meet its anticipated annual goals in most categories of activities (public housing, infrastructure improvements, housing rehabilitation and more). The same can be said for meeting the long term or strategic goals (pursuant to the five year consolidated plan). Details are described below under ANNUAL GOALS DISCUSSION and STRATEGIC GOALS DISCUSSION that refer directly to Tables 1 and 2, respectively.

### **ANNUAL GOALS DISCUSSION**

PUBLIC HOUSING MODERNIZATION - The Town is conducting two projects as part of the 2022-2023 AAP.: Lakeview Manor family housing playground and Cadman Tower senior housing generator. Both are underway. The Town will re-bid the generator project as no bids were submitted the first time (no fault of the Town) and will complete the playground project by the end of September 2023. Expected annual outcomes for 2022-2023 are 219 and will be fully achieved on completion.

PUBLIC INFRASTRUCTURE IMPROVEMENTS - The DPW has completed the Hill Street Roadway and Sidewalk Improvement Project and has therefore met 100% of its annual goal for 2022 of 570.

REHABILITATION OF OWNER AND RENTER OCCUPIED RESIDENTIAL UNITS - The Town has run a very succesful housing rehabilitation loan program for many years by providing zero interest, deferred payment loans to low and moderate income residents to rehabilitate residences. There is a waiting list for such funding. Typically, the vast majority of funding is requested for owner occupied unit rehab, not rental unit rehab. The Town completed rehabiitation to 10 single family owner occupied residential units and to five renter occupied units in multi family structures.

SENIOR SERVICES AND HOMELESS SERVICES - The Town has meet over 95% of its goals for serving seniors. Father Bill's/Mainspring achieved 38% of its goal in 2022 because... FBMS will not seek funding going forward due to reassessment of its overall agency objectives.

### **STRATEGIC GOALS DISCUSSION**

PUBLIC FACILITY IMPROVEMENTS - This goal relates to ADA improvements in facilities such as proposed elevator installation in a public school or in town hall. No proposals for such projects have been submitted in several years. No accomplishments to report.

PUBLIC HOUSING MODERNIZATION - The strategic goal for housing modernization is one. Upon the completion at the end of September 2023 of the Lakeview Manor playground project, WHA exceed its strategic goal by reaching a goal of 189. Once the generator project is completed the actual achieved goal will rise to 219, exponentially exceeding the goal.

PUBLIC INFRASTRUCTURE IMPROVEMENTS - DPW had an expected strategic outcome of 1000 and has actually achieved 1220: 132% of the DPW strategic goal.

REHABILITATION OF OWNER AND RENTER OCCUPIED RESIDENTIAL UNITS -The Town completed rehab at 32 owner occupied units and at 36 renter occupied units resulting in having achieved 64% and 90% of its five year goal respectively for the two types of residential rehab.

SENIOR SERVICES AND HOMELESS SERVICES - The Town met 95.2% of its goals for senior services. For homeless services, the Town met 36% of its strategic goal and this percentage will not rise as FBMS has decided to discontinue seeking Weymouth CDBG funding.

**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
Grant Planning and Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	0	0		0	0	
Housing Program Admin-HC and Consultant	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	5	3	60.00%			
Housing Program Admin-HC and Consultant	Affordable Housing	CDBG: \$	Other	Other	1	1	100.00%	1	1	100.00%
Other Low Mod Income	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				

Other Low Mod Income	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	18	0	0.00%			
Public Facility Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Public Housing Modernization	Public Housing	CDBG: \$	Other	Other	1	0	0.00%	219	0	0.00%
Public Infrastructure Improvements	Non-Housing Community Development	CDBG: \$130465.22	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	1220	122.00%	570	570	100.00%
Rehab of Owner Occupied LMI Residential Units	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	32	64.00%	10	10	100.00%

Rehab of Renter Occupied LMI Residential Units	Affordable Housing	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Rehab of Renter Occupied LMI Residential Units	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	40	36	90.00%	2	5	250.00%
Services for Seniors	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	8012		%	2960	2818	95.20%
Services for the Homeless	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	1000	313	31.30%	200	76	38.00%

**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.**

This CAPER describes how the Town used CDBG funds during the program year (2022-2023) consistent with the applicable Annual Action Plan and the corresponding Five-Year Consolidated Plan (2020 to 2024). The two tables above show the accomplishment data for such activities including public housing, affordable housing (for low mod income renters and homeowners), public infrastructure and public services like services for seniors and the homeless.

You will notice that in Table 2, under the goal for Public Infrastructure for Public Housing, there is an expected goal of 6 (units) but there are zero actual accomplishments. This is due to the fact that the Weymouth Housing Authority has not begun work on the accesible mobile shower units at the housing authority yet. Once the mobile units in Cadman Place housing development for seniors and the disabled are completed the actual accomplishments will be reported as six.

## 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	17,410
Black or African American	26
Asian	15
American Indian or American Native	4
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>17,455</b>
Hispanic	22
Not Hispanic	17,433

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

### Narrative

The numbers above represent families assisted through the CDBG program by race and ethnicity.



## 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	1,029,521	
Other	public - federal	2,867,083	

Table 3 - Resources Made Available

### Narrative

Resources made available to the Town for 2022-2023 include, consistent with the Annual Action Plan for the same program year:

1. \$715,699 (new CDBG funds awarded for the program year)
2. \$15,000 (Program Income anticipated)
3. \$298,821.72 (Prior Year funds)

Total \$1,029,520.72

Funds expended total:

Such funds were, as required under HUD regulations, used for eligible activities including public services, infrastructure improvements, public housing improvements, housing rehabilitation, housing program administration, and general grant administration.

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### 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 use of CDBG funds in the Town of Weymouth are not determined by geographic location in general but by priority needs of residents wherever such residents may reside. For example, public services such as transportation to and from medical appointments or grocery stores provided the the Department of Elder Services are available to Weymouth seniors ages 62 plus throughout Weymouth. Also, housing rehabilitation for low moderate income renters or owners under the low mod income

housing rehabilitation loan program are made available to income qualifying residents regardless of where they live.

One instance where CDBG funds are awarded with consideration of the geographic location is improvements made to public infrastructure such as streets, water and sewer systems, and sidewalks. Activities relating to public infrastructure must serve low and moderate income residents on an Area Basis under 24 CFR 570.208(a)(1)(i).

The only activity that involved a specific geographic area in Weymouth funded in 2022 was the DPW project to do roadway and sidewalk improvements on Hill Street. located in a low moderate income service area (Census Tract is 4226 and Block is 01). Fifty eight percent of the 985 residents (571 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.**

Where possible, federal funds are to leverage other non federal funds, like general funds. Therefore, the Town encourages funded entities under the CDBG program (e.g., town departments or Sub Recipients) to use available and allowable non-federal funds (like general funds, state funds) for proposed projects. For example, the DPW may use, if available, Water and Sewer Enterprise funds to assist in paying for the water and sewer infrastructure improvement projects. Also, the Department of Elder Services (DES) uses its departmental funds to pay a portion of the salaries of drivers employed by DES to transport seniors to and from medical or shopping appointments. CDBG pays a portion as well.

The Town did not use any public land or property in Weymouth to address identified needs.

## 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
<b>Total</b>	<b>0</b>	<b>0</b>

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	0	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 6 – Number of Households Supported

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

The boxes above are supposed to identify the number of housing units supported that met the HOME program definition of "affordable housing" (24 CFR 92.252 and 92.254). The boxes indicate that no units meeting such a definition were supported in Weymouth in 2021-2022.

**Discuss how these outcomes will impact future annual action plans.**

The Town will continue to offer rehab loans to qualified low mod income renters and homeowners for eligible residential unit rehabilitation.

**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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	1	0
<b>Total</b>	<b>1</b>	<b>0</b>

**Table 7 – Number of Households Served**

### **Narrative Information**

## **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**

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Homelessness is addressed on a regional bases through the South Shore Continuum of Care (CoC). Both Quincy and Weymouth are members and address homelessness cooperatively. For any actions taken specifically in Weymouth they are described below.

FBMS employs one or more full-time outreach workers that covers Quincy, Weymouth, Braintree and Hingham, meeting regularly with any person staying outside. Homeless individuals are offered case management services, access to shelter placement, coordination with other area medical and harm reduction providers and access to financial assistance for housing placement. CoC members are able to address the needs for emergency shelter and transitional housing for the homeless through the emergency shelter in Quincy run by FBMS. In addition, Baycove Services has opened a shelter for women in South Weymouth at the former Navy airbase that houses 40 -60 females over the age of 60 needing additional services. It was meant to be a winter shelter only, but the Town has coordinated with them to retain funding to maintain it year-round. This past year saw an additional increase in the number of encampments and individuals staying outside in Weymouth, including locations by Esker Park, Barecove Park and on public land off of Rt. 53. Outreach staff visited these encampments regularly to engage with the people staying at this site and often brought people directly to shelter or to hospitals as medical attention was needed. The Town has obtained title of the property on Rt. 53 and plans on building affordable housing at this site. The property is currently being tested for contamination funded through MassDevelopment and the Mass Housing Partnership is also studying for suitability, and positioning of the housing and number of units.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

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As has been the case for many years now, the Town provided CDBG funds in 2022-2023 to FBMS to enable a case manager to offer overnight shelter to Weymouth homeless persons. The shelter offers

meals and bathing facilities to the homeless population. It also offers many other services including skill building, job training and job searching assistance, health services, and case management. The shelter was the first in the state to pilot a regional triage system involving all CoC partners assessing each homeless family and matching them to appropriate local shelters. This activity involved providing case management to 122 homeless individuals from Weymouth. *The target was 200 so FBMS met 61% of its objective that may in part be attributed to social distancing required during pandemic.*

The CoC will continue to promote state systems reform. The CoC also advocates for developing permanent supporting housing for disabled chronically homeless families using CoC and other leveraged resources.

**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**

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In Massachusetts, guidelines on housing the homeless require that shelter be provided to all eligible families with kids under 18; if persons are screened as eligible for Emergency Assistance (EA), guidelines prohibit denying admission. EA also prohibits separating families. Families are screened for eligibility by DHCD staff at the local welfare office who must comply with these requirements in order to keep families intact. Shelter providers must assist families with re-housing efforts and cannot propose housing options that would separate or deny admission to some household members.

The CoC's current efforts to address the youth homeless population are as follows: Initiatives include: creation of a Youth Protocol at Father Bill's Place (flexible shelter hours and semi-private sleeping area for youth 18-24 who are in school or employed); pilot HPRP program to re-house young adults; and Bridgewater State University full scholarship for homeless youth. Weymouth School Dept. receives funding from the McKinney Vento Act. The School Dept provides quarterly McKinney Vento where

Weymouth Family and Youth Services, Weymouth Rec Dept., the State DFTA, and several social service organizations meet to coordinate efforts to assist homeless youth and those at risk.

The CoC's current efforts to combat homelessness among veterans are as follows: FBMS leads the CoC efforts to combat veterans' homelessness, collaborating with VA Health Care for Homeless Veterans, MA Dept of Veterans' Services, and other CoC partners.

During 2022-2023, Program year, FBMS engaged in the following prevention programs:

The FBMS diversion team, based out of the FBMS shelter in Quincy, worked directly with people who are imminently becoming through an intake and assessment triage model that will happen in a community setting as opposed to the shelter location. Diversion specialists worked with the participants to identify the barriers to sustaining housing and find solutions for those barriers through referrals to appropriate services, legal aid and tenancy preservation services, financial assistance through local/state/federal resources and mediation with landlords, family and/or roommates if necessary. While shelter placement is available if needed, the goal of the diversion worker is to preserve existing housing options, if safe and tenable. Organizations such as Neighborhood Housing Solutions, Quincy Community Action Programs, the local Weymouth Family and Youth Dept. and Wellspring Multi-service also offer assistance with rental payment, fuel assistance, financial planning, legal advice, food and other payments to help prevent emergency situations.

The Weymouth Housing Coordinator works with the Town's Veteran's Department to address housing needs and provide information on services offered by the local food pantries, FBMS, QCAP, the Family and Rec Dept. and other local social service agencies.

**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**

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The CoC helps low-income families and individuals avoid becoming homeless through such resources as the local food pantry which allows limited resources to go towards other needs such as housing, and programs offered by such regional organizations as the Quincy Community Action Program (QCAP).

Foster Care (Youth Aging Out): DCF is the state agency providing Foster Care and is responsible for ensuring compliance with its policy that youth not be routinely discharged into homelessness.

Health Care: At the CoC level, Father Bills & MainSpring (FBMS) as the CoC's support entity, tracks discharges from hospitals and substance abuse programs to shelter, and reports this data to the CoC and ultimately to the ICHH. We also utilize Manet Community Health Center, which provides health care for low-moderate income families and individuals.

Mental Health: At the CoC level, FBMS tracks discharges from mental health facilities and shares data with the CoC and the ICHH. Local DMH representatives work with FBMS to prevent discharges from DMH facilities to shelters.

Corrections Facilities: At the CoC level, FBMS tracks local discharges. DOC compliance is good. Discharges from local jails are a concern, and the CoC Leadership Council has reached out to the county sheriffs for better discharge diversion.

Members of our CoC's Board on Homelessness meet on a regular basis and share information with each other and with public and private agencies regarding individuals receiving assistance in these areas. Between membership on the state's Interagency Council on Homelessness, the South Shore Network to End Homelessness, or any number of committees on which our members participate, we work with these agencies and with each other to ensure that anyone receiving assistance from any of these sources is adequately housed. Homelessness prevention is achieved among this population through information and resource sharing

During 2022-2023, FBMS reported that 80 units of housing in the Weymouth area including the following congregate housing locations targeted for people experiencing chronic homelessness:

- 720 Main St. – Weymouth Veteran's House – 6 veterans
- 534 Bridge St. – 6 units of PSH housing for women
- 1130 Washington St. – 12 units of housing in a former rectory
- 257 North St. – 11 units of PSH and affordable housing

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

### **Actions taken to address the needs of public housing**

#### **PUBLIC HOUSING PROJECTS**

The Town coordinates with the Weymouth Housing Authority regarding housing modernization needs. The Town has funded two WHA modernization projects that are 2022-2023 projects: the Lakeview Manor Family Housing playground (funded in 2021-2022) and the Cadman Towers Senior Housing emergency generator (funded in 2022). These projects are both considered 2022 projects.

As to the 2021 funds that will be used for generator installation, the WHA had originally requested \$125,000 in 2021-2022 to install mobile shower units at Pope Towers Senior Housing but was unable to obtain architectural design services. Therefore, the Town substantially amended both the 2021-2022 and the 2022-2023 AAPs to: (1) Cancel the shower project; (2) Provide \$79,992 in CDBG funds for the playground project proposed by WHA and provide \$45,008 to provide additional housing rehabilitation loans to low income homeowners.

Progress: The playground project is on schedule with installation to be completed by October 2023. The generator project is being put out for re-bid as the Town was unable to obtain bidders.

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

The WHA continues to encourage public residents to become more involved in management and to participate if possible in homeownership.

The WHA established 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.

As for homeownership public housing residents, such residents are able to avail themselves of the First Time Homebuyer Program provided by the South Shore HOME Consortium.

Residents may also contact the Housing Coordinator in the DPCD regarding housing programs in general. The website lists the contact information for the Housing Coordinator who operates the housing program. The DPCD also coordinates with the Quincy Community Action Program (QCAP) one of two area CHDOs serving Weymouth and surrounding communities. QCAP offers financial management and homeownership classes. In addition, WHA has been asked to post notices of such classes at its main office and housing sites.

### **Actions taken to provide assistance to troubled PHAs**

WHA is not considered a troubled PHA.

## **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 took numerous actions in program year 2022-2023 to ameliorate barriers to affordable housing:

Following the Recommendation of the Town's Housing Production Plan, created in 2018, the Town made zoning changes along its commercial corridors to allow for mixed used housing.

In 2020, the Town performed a land use study of one of its four village centers, Jackson Square. The study has recommended zoning changes to allow for increased density and mixed-use housing near the MBTA train station, incorporating Smart Growth Principles. Based upon this study, the Planning Department updated its zoning of Jackson Square, which was approved by Town Council, that allows for increased density by allowing more stories on developments with a proviso for increased affordable units and is reviewing several development applications. The Town is communicating with local business owners who have purchased and are redeveloping property in Jackson Square. The Town is also in the process of completing its analysis of housing density to verify that its zoning complies with the new requirements outlined by the MA Dept. of Housing and Community Development for MBTA Communities.

The Planning Department also completed a Land Use, Parking and Marketing Study of Columbian Square, its busiest and largest village center, in June, 2022. The recommendations from this study are being used to update zoning in Columbian Square to increase density, improve conditions for the local businesses once the reconstruction of the intersection is complete, estimated to be in Sept. on 2024.

Town departments routinely review property that has been taken in Tax Title for use as affordable housing. The Town now has title to a 13-acre vacant property, that will be restricted for affordable housing. The Town is in the process of an Environmental Assessment of the property and is coordinating with MHP for soil assessment and an analysis of the best placement of property. MHP will further assist with the creation of an RFP for a developer to create the housing. The Town is also in the process of requesting that a landlord in tax arrears provide a deed-in-lieu for his multi-family unit properties that are deeply in tax debt.

Since 2020, the Planning Dept, as part of the project approval process, has required developers of four housing projects to make 10% of their units available to low-mod income renters under the Mass Local Initiative Program. One property was completed, creating 8 units. Two additional properties are near completion and will create 19 affordable units.

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

During 2022-2023, the Town continued to address obstacles to meeting the needs of the underserved. Such actions include:

- Funding public services through the HUD CDBG program to support our local social service agencies and Town Departments that serve the needs of youth, seniors, homeless and the disabled: Father Bills/Mainspring for homeless prevention and assistance, and the Dept. of Elder Services for senior transportation, and enrichment
- Making improvements to public infrastructure in low - moderate income Target Areas (e.g., sidewalk improvements in the Hill Street area)
- Funding projects for the Weymouth Housing Authority, which includes a new generator for the Cadman Towers senior apartments, and a new playground for the Lakeview Manor family development
- Updating and approving the South Shore HOME Consortium Regional Fair Housing Plan and Analysis of Impediments to Fair Housing for 2020-2025 to affirmatively further fair housing in Weymouth (e.g., increasing knowledge about the fair housing law; increasing capacity to advance fair housing).

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

In 2022-2023, the Town continues its policy of addressing lead hazards through the sanitary code as implemented by the Housing Rehab Program. Houses built before 1978 are tested for lead and remediated according to the lead inspection's specifications. A Housing Rehab Specialist then inspects the home for any health and safety code violations. These are incorporated in the Work Write Up, which is then used as the basis of quotes obtained by Contractors. If the project requires de-leading, the contractor must be certified for the proper level of lead paint remediation. In FY23, the Housing Rehab Program addressed these issues in 5 single family units. In addition to the HUD CDBG Housing Rehab Program that addresses safety and health code violations including those relating to lead paint hazards, DPCD entered into an agreement with the City of Quincy Dept. of Healthy Homes to be included in their Lead Abatement Program that addresses lead paint issues in Weymouth households. One household with a child under 6 was de-leaded.

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

The Town has continued, in 2022-2023, to take several actions that it has taken over the years to reduce the number of poverty level families in Weymouth, including:

- Assisting through CDBG funding and ongoing communication with Father Bill's/Mainspring in offering case management services to Weymouth's homeless population including provision of shelter beds
- Supporting area non-profit organizations in offering financial counseling, housing and fuel assistance; communicating with a continuum of services for improved access
- Supporting the area food pantry
- Providing assistance to income eligible homeowners or renters with needed rehabilitation of their residential units through zero interest, deferred housing rehabilitation loans

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

During 2022-2023, the Town built upon its institutional structure to serve residents including those who are low and moderate income. The DPCD continues to communicate with several personnel, departments and organizations, such as the South Shore Continuum of Care (which consists of service agencies, faith-based organizations and community groups focused on assisting with housing and housing related needs), the Town Grant Manager for funding updates, the School Dept. McKinney-Vento advisory group, the Weymouth Dept. of Youth and Families, Wellspring Multi-Service Agency, the Senior Center outreach coordinator, the Health Department nurses, and the Health Dept. Healthy Wey Collaboration to share updates, identify needs and share information on programs available to the needy in the region.

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

The Town takes actions to build coordination between public and private housing and social service agencies by:

Reaching out to the housing authority through CDBG planning for annual funding to discern needs some of which may be filled by service agencies with whom the WHA already works (for example, the Residential Services Coordinator who assists public housing applicants works with social services agencies to assist in meeting the needs of public housing residents).

Discussing with the Housing Coordinator within DPCD opportunities with local service providers to enhance services for public housing 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)**

The Town, in coordination with the South Shore HOME Consortium, updated its Regional Five Year Fair

Housing Plan (FHP) for 2020-2025. During the 2022-2023 Program Year, in order to help overcome the effects of impediments to fair housing identified in the FHP, the Town performed the following activities:

- Received funding for a new employee in the Health Department to coordinate social services
- Increased awareness of Quincy Community Action Programs for housing tenancy assistance, financial outreach and fuel assistance;
- Demanded inclusionary zoning in several market rate housing developments;
- Updated zoning for multifamily housing in commercial corridors;
- Coordinated funding with the Housing Authority to address housing quality issues at Lakeview Manor, the 189 family housing development, and to offer resources for handicapped improvements in a senior housing development;

## **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**

### ***MONITORING***

Pursuant to HUD regulations at 24 CFR 570.501(b) the Town must ensure regulatory compliance by CDBG Sub-Recipients. A key means of accomplishing this is by conducting monitoring of Sub-Recipients in program delivery. DPCD executes a Sub-Recipient Agreement with each Sub-Recipient regarding CDBG funds and activities carried out with such funding. The Agreement contains provisions addressing the monitoring that will be conducted by DPCD. Monitoring occurs once per year of the social services activities funded by CDBG. If merited (e.g., ongoing issues are discovered by DPCD regarding a Sub-Recipient) DPCD may conduct monitoring more than once. To date, this has not been necessary. DPCD follows HUD regulations and its on monitoring policies and procedures regarding monitoring of Sub-Recipients and the process is described below.

Generally, monitoring involves an onsite examination of pertinent documents and records regarding the CDBG funded program. The visit will also include interviews with Sub-Recipient employees and managers responsible for program delivery and administration such as program managers, recordkeepers, CFOs, etc. However it must be noted that in the past several years onsite monitoring has not been able to be conducted because of the COVID-19 pandemic. The pandemic has resulted in business closures, at home or remote work, tight restrictions on social gatherings, and more. For this reason, DPCD has had to conduct digital or remote monitoring through emails, phone calls etc.

### ***NOTIFICATION OF MONITORING***

The monitoring process begins when DPCD contacts the Sub-Recipient to set a date and time for monitoring. Upon agreement with the Sub-Recipient, the DPCD sends a written notification letter to the Sub-Recipient. The letter includes details BUT IS NOT LIMITED TO: time, date, and locale, of the monitoring; staff that should be available, types of documents or records to be reviewed, and what to expect following the visit.

### ***MONITORING***

The DPCD uses a Sub-Recipient Monitoring Checklist that it sends in advance of the monitoring to the Sub-Recipient to facilitate monitoring. Before monitoring, DPCD staff persons and Sub-Recipient attendees introduce themselves. DPCD explains the monitoring process. During the monitoring, DPCD uses the checklist and reviews appropriate documents and records that the Sub-Recipient provides to DPCD. DPCD interviews or asks questions of the attending staff at the visit that may include program



managers, finance persons, record keepers, etc.

Following the monitoring, the Town notifies Sub-Recipients in writing of any identified issues and what corrective action must take place and by what date. The Town carries out appropriate follow up. The Town continues to encourage Sub-Recipients to contact the Town if questions about deliverables or the operation of CDBG funded activities arise.

#### *MONITORING REPORT*

Within 30 days of the visit, DPCD sends a monitoring report to the Sub-Recipient identifying any findings and describing any corrective action required (and due date for such action). Sub-Recipients have 21 days following receipt of the report to take corrective action. Such action might include, for example, that the Sub-Recipient needs to keep more comprehensive records and state that it will do so in the form of a policy. DPCD follows up on such corrective action. If there are no findings the report states this fact.

#### **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.**

#### **PUBLIC HEARING ON CAPER (PERFORMANCE)**

Pursuant to 24 CFR 91.105(e) grantees like the Town must hold a hearing at two different stages in the program year. The Town conducts its first hearing after potential Sub-Recipients have submitted proposals for funding. This enables citizens to comment on the overall planning process and the likely use of CDBG funds for the upcoming program year. For the 2022-2023 program year, the Town conducted the first hearing on January 25, 2022.

The Town conducted its *second public hearing* on performance and accomplishments achieved under the CDBG program (as described in the CAPER) on September 27, 2023.

The CAPER hearing was held in the McCulloch Building (Senior Center) at 6:00PM. There were no public comments submitted.

#### **PUBLIC NOTICE ON HEARING ON THE DRAFT CAPER AND THE 15 DAY COMMENT PERIOD**

In the legal notice that the Town publishes in the Patriot Ledger on the public hearing that the Town holds on program performance and accomplishments to be covered in the CAPER the Town also provides the required 15 day public comment period on the CAPER. The Town makes the CAPER available on the Town website, announces the availability in the newspaper, and posts the legal notice on the DPCD bulletin board. Also the notice states that the draft CAPER is available in the DPCD. The comment period ran from September 20 to October 4, 2023. A copy of the notice on the hearing and comment period was sent to the WHA and posted in a conspicuous place in the Town Hall and on the Town website.

There were no comments received.

### **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.**

Not applicable. The Town has neither any programs or program objectives that were or will be changed in the foreseeable future.

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

No

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

**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.**

Not applicable. The Town has neither any programs or program objectives that were or will be changed in the foreseeable future.

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

No

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

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

**Table 8 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
--------	--	--	--	--	--

**Table 9 – Qualitative Efforts - Number of Activities by Program**

## Narrative

## **Attachment**

### **PR26 - Financial Summary Report 2022**

**PART II: SUMMARY OF CDBG RESOURCES**

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,075,800.00
02 ENTITLEMENT GRANT	715,690.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	61,440.00
06 CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR FUTURE)	0.00
07 FUNDS RETURNED TO THE UNICITY-CREDIT	0.00
08 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
09 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
10 TOTAL AVAILABLE (SUM LINES 01-09)	1,767,130.00

**PART III: SUMMARY OF CDBG EXPENDITURES**

11 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	137,706.18
12 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
13 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	137,706.18
14 DISBURSED IN DIS FOR PLANNING/ADMINISTRATION	101,522.33
15 DISBURSED IN DIS FOR SECTION 108 REPAYMENTS	0.00
16 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
17 TOTAL EXPENDITURES (SUM LINES 11-16)	786,353.51
18 UNEXPENDED BALANCE (LINE 08 - LINE 17)	980,776.49
<b>PART IV: LOW/MOD BENEFIT THIS REPORTING PERIOD</b>	
19 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
20 EXPENDED FOR LOW/MOD MULTIFAMILY HOUSING	0.00
21 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	582,087.18
22 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
23 TOTAL LOW/MOD CREDIT (SUM LINES 19-22)	582,087.18
24 PERCENT LOW/MOD CREDIT (LINE 23/LINE 10)	51.47%

**LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS**

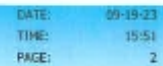
25 PROGRAM YEARS(M) COVERED IN CERTIFICATION	PY: 2021 PY: 2022 PY: 2023
26 CUMULATIVE DISBURSEMENTS SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
27 CUMULATIVE EXPENDITURES GENERATING LOW/MOD PERSONS	0.00
28 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 27/LINE 21)	0.00%

**PART V: PUBLIC SERVICE (PS)-CAP CALCULATIONS**

29 DISBURSED IN DIS FOR PUBLIC SERVICES	167,351.85
30 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
31 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
32 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
33 TOTAL PS OBLIGATIONS (LINE 29 + LINE 30 - LINE 31 + LINE 32)	167,351.85
34 ENTITLEMENT GRANT	715,690.00
35 PROGRAM YEAR PROGRAM INCOME	61,440.00
36 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
37 TOTAL SUBJECT TO PS CAP (SUM LINES 33-36)	757,676.45
38 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 33/LINE 35)	14.17%

**PART VI: PLANNING AND ADMINISTRATION (PA)-CAP**

39 DISBURSED IN DIS FOR PLANNING/ADMINISTRATION	13,832.55
40 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
41 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
42 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
43 TOTAL PA OBLIGATIONS (LINE 39 - LINE 40 - LINE 41 + LINE 42)	13,832.55
44 ENTITLEMENT GRANT	715,690.00
45 CURRENT YEAR PROGRAM INCOME	61,440.00
46 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
47 TOTAL SUBJECT TO PA CAP (SUM LINES 43-46)	757,159.00
48 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 43/LINE 45)	1.81%



no data returned for this view. This might be because the applied filter excludes all data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Plan Year	IDIS Project	IDIS Activity	Activity Name	Metric Code	National Objective	Prgram Amount
2022	4	701	VW90H4, 705 Main Street	149	LPH	\$10,400.00
2022	4	701	VW90H4, 706 Main Street	149	LPH	\$15,420.00
				149	Metric Code	\$54,322.00
Total						\$54,322.00

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

[illegible]



LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27LINE 37 DETAIL- ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

OMB Control No: 2506-0117 (exp. 09/30/2021)

## **Legal Tear Sheet - CAPER Hrg and 15 Day Comment Notice**

# classifieds

To Advertise, visit our website: **Classifieds.patriotledger.com**  
 ■ Public Notices/Legals email: **Legals@patriotledger.com**  
 ■ Business & Services email: **PatriotLdgerBusServ@gannett.com**  
 ■ To post job openings, visit: **Patriotledger.com/jobs**

All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Quincy Patriot Ledger reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The Quincy Patriot Ledger shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

## Assorted Stuff

all kinds of things.

## Wanted to Buy

**WANTED**  
 \$\$\$ CASH \$\$\$  
 FOR RECORD ALBUMS  
 33LP's & 45's wanted.  
 Call George 617-633-2682

**CASH FOR TOOLS**  
 Hand/Pwr, Carpenters,  
 Machinists, Mechanics,  
 Plumbers, Rollovers.  
 1-800-745-8665

## LITTLE RICHIE'S ANTIQUES

Records, musical instr.,  
 cameras, toys, silver, gold,  
 old signs, tools, turn,  
 costume jewelry, coins,  
 military, swords.  
 \* CASH PAID  
 50 Hancock St.  
 Braintree  
 781-380-8165  
 littlerichiesantiques.com

**WANTED**  
**COSTUME JEWELRY**  
 Necklaces Earrings  
 Bracelets & Rings.  
 Also Buying Gold & Silver  
 \$5 Cash Paid \$5  
 617-888-5991

**CONCERT T-SHIRTS**  
**WANTED!**  
 Pre 1999 Rock Bands  
 Country Etc.  
 Harley Davidson T-Shirts  
 \$5 Cash Paid \$5  
 617-888-5991

**MUSIC & CELEBRITY**  
**MEMORABILIA**  
**WANTED!**  
 Posters Autographs  
 Props Etc.  
 \$5 Cash Paid \$5  
 617-888-5991

## Professional Service

## Roofing - Siding

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 Many roof repairs under  
 \$200. 30 year New Roofs.  
 Free roof/attic inspection,  
 no direct contact needed.  
 Porches. All rotted wood  
 replaced. Inc'd.  
 Rear is 168929.  
 508-942-4200  
 weatheriteroofingma.com

## Your Source Public Notices

for the latest...

## Foreclosure/Sheriff Sales

11 LAKESIDE AVE.  
**LEGAL NOTICE**  
**NOTICE OF**  
**MORTGAGEE'S SALE OF**  
**REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Joseph Young to Wells Fargo Bank, N.A., dated October 15, 2014 and recorded in the Norfolk County Registry of Deeds in Book 32652, Page 318, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosure, the same will be sold at Public Auction at 3:00 PM on October 12, 2023, on the mortgaged premises located at 11 Lakeside Avenue, East Weymouth (Weymouth), Norfolk County, Massachusetts, all and singular the premises described in said mortgage.

**TO WIT:**  
 The following described real property located in County of Norfolk, State of Massachusetts; being more particularly described as follows:

## Foreclosure/Sheriff Sales

Being the same property conveyed to Joseph Young from Joseph Young and Ellen Young by Deed recorded in Book 9706 of Page 540.  
 Being the same property conveyed to Joseph Young from J. Eugene Young, by Deed dated March 28, 1989, recorded April 5, 1989 in Book 8280 of page 305.  
 Property Address: 11 Lakeside Avenue, East Weymouth, MA 02189  
 APN: 23-298-7

For mortgagee's(s)' title see deed recorded with Norfolk County Registry of Deeds in Book 41287, Page 459.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

**TERMS OF SALE:**  
 A deposit of Five Thousand (\$5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check of Harmon Law Offices, P.C., 150 California St., Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

**WELLS FARGO BANK, N.A.**  
 Personal holder of said mortgage.  
 By its Attorneys,  
**HARMON LAW OFFICES, P.C.**  
 150 California St.  
 Newton, MA 02458  
 (617) 558-0500  
 23758

AD#9271408  
 PL 9/14, 9/21, 9/28/23

## Govt Public Notices

**CONTRACTOR BIDS**  
**LEGAL NOTICE**  
**INVITATION FOR BIDS**  
**IFB# 24421 On Call Services**  
 for  
**Debris Disposal from Catch Basins and Street Sweepings**

The Town of Stoughton invites sealed bids in accordance with M.G.L. c. 30-30A from a qualified contractor for on call services for pickup, transportation and disposal of debris from catch basins and street sweepings in accordance with Department of Environmental Protection (MassDEP) requirements. The work under this contract shall include on call services for vehicles, labor, material, supplies, etc. necessary to furnish the work as described under the direction of the Department of Public Works Superintendent or designee. All units or hours on the bid documents are estimates and actual units or hours may be more or less than estimated. The contract term is set for one (1) year with two (2) additional one (1) year options to renew based on the sole recommendations of the Town. Bid documents will be available starting September 20th, 2023 by contacting the Procurement Department at e: [bids@stoughtonma.gov](mailto:bids@stoughtonma.gov), v: 781-232-9364; Bids will be received not later than October 5, 2023 1:00pm at the Town of Stoughton Procurement Department 10 Pearl Street 3rd Floor where they will be open at that time.

On or before Sept. 29, 2023, the City of Quincy and the Quincy HOME Consortium will submit to the U.S. Dept. of Housing and Urban Development their Consolidated Annual Performance and Accountability Report (CAPER), which presents the activities assisted with Community Development Block Grant (CDBG), Home Investment Partnerships

## Public Notices

6:30 PM via remote participation on a Zoom platform for a Request for Determination of Applicability 23-18 for John Ormond to construct two (2) single family residences on Lots 43 and 44 of 26 Lombards Street. The public is invited to offer public input by emailing [cech@cohamassma.org](mailto:cech@cohamassma.org). Details for access to the Zoom Platform will be on the Conservation Commission agenda available online at [www.cohamassma.org](http://www.cohamassma.org) under Meetings/Hearings Notices. Information regarding the application will be available online prior to the meeting.

AD# 18/914/2023

## Public Notices

81 Border St  
**LEGAL NOTICE**  
 In accordance with Massachusetts General Laws: Chapter 131, Section 40, the Cohasset Wetlands Protection Bylaw, and the Cohasset Stormwater Management Bylaw, the Cohasset Conservation Commission will hold a public hearing on Thursday, September 21, 2023, at 6:30 PM via remote participation on a Zoom platform for a Request for Determination of Applicability 23-17 for Yerrardi to repair a concrete dock at 81 Border Street. The public is invited to offer public input by emailing [cech@cohamassma.org](mailto:cech@cohamassma.org). Details for access to the Zoom Platform will be on the Conservation Commission agenda available online at [www.cohamassma.org](http://www.cohamassma.org) under Meetings/Hearings Notices. Information regarding the application will be available online prior to the meeting.

AD# 9273432  
 PL 09/14/2023

## Public Notices

**CDDBG CAPER**  
**LEGAL NOTICE**  
**Public Hearing and 15 Day Comment Period**  
**CDDBG CAPER**  
 The Town will by October 5, 2023 submit its Consolidated Performance and Evaluation Report (CAPER) on the use of CDBG funds, an annual entitlement provided by the U.S. Department of Housing and Urban Development (HUD). CDBG funds must predominantly benefit low- and moderate-income residents in housing, community and economic development. The CAPER will describe costs and accomplishments achieved through the CDBG Program.

**Public Hearing**  
 The public will hold a public hearing on its performance on September 27, 2023 6:00 a.m., in the McKeon Meeting Room, 182 Green Street (McCulloch Building), Weymouth, Massachusetts.

**Comment Period**  
 The public has a 15-day review and comment period on the CAPER from September 20 to October 4, 2023. Comments must be submitted in writing by 4:30 on October 4, 2023 to the address below. The CAPER will be reviewed at a Special Permit from the Planning and Zoning Department (DPZD), 3rd Floor, Weymouth Town Hall, 75 Middle Street during this same time frame.

If the Town does not include comments in the CAPER it will explain why; otherwise it will include comments. For assistance regarding access to the disabled, please contact the Town's Disability Coordinator at 781-340-3010.

## Public Notices

during these hearings should notify Melissa Pond, via e-mail at [mpond@quincyma.org](mailto:mpond@quincyma.org), or via phone at 617-276-1053 at least 48 hours prior to the hearing.

AD# 9273579  
 PL 09/14/2023

**Generator, Cadman Tower**  
**LEGAL NOTICE**  
**Weymouth Housing Authority**  
**INVITATION TO BID**  
**GENERATOR INSTALLATION AT CADMAN TOWER APARTMENTS**

The Weymouth Housing Authority invites qualified contractors to submit through sealed bids to be received at the Weymouth Planning Dept., 3rd Floor no later than Thursday, October 12, 2023 at 10:00 a.m. Jane Kudcay, Housing Coordinator at Weymouth Planning Dept. will receive and open and read at the PLANNING DEPT - 3rd floor of Town Hall.

**Scope of work:**  
 1. Install 200 AMP 3-pole 4-wire, 208V Automatic Transfer Switch  
 2. Cut Asphalt pavement and install concrete pad to accommodate generator installation.  
 3. Provide all associated electrical work to industry standard specifications and in compliance with all local and state codes and regulations.  
 4. Provide start up, owner training, warranties and O & M manuals upon completion of installation.  
 5. Generator to be a 45 KW Winco Product or equal. Equality rating will be determined by the municipality upon submission of an alternate specification provided by the bidder at time of bid.

**QUALIFICATIONS** are extensive and sealed bids to the BID. This is a **PREVAILING WAGE** Project.

All Bidders MUST attend a mandatory in person on-site walk-thru to review location and existing conditions. Meeting to be held on Wednesday, September 27, 2023 at 9:00 a.m. at Cadman Tower Apartments, 575 Winthrop Street, Weymouth, MA.

The contract will be awarded to the "lowest responsive and responsible bidder" by the Weymouth Housing Authority. Jane Kudcay - Planning - 781-682-3639

AD# 9268573  
 PL 09/14/2023

## Public Notices

Hearing 09/27/2023  
**LEGAL NOTICE**  
 A Public Hearing will be held on Wednesday, September 27, 2023 at 7:00 p.m. in the Heritage Meeting Room at Holbrook Town Hall first floor and also via ZOOM to hear the following petition(s):  
 1. Westequest Variance and/or a Special Permit from the Holbrook Zoning By-Laws.

423-07 Petitioner(s): Barbara Mulken and Brian Pugsley of 43 Marion St., Holbrook, MA, request a Special Permit of said address to add a second floor to a nonconforming structure (single family home) on the existing lot print. The petitioner requests relief under Holbrook Zoning By-Laws Section 5.3 Nonconforming Structures Assessor's Plan 34 Lot 107.

423-08: Petitioner(s) Joseph Bova of 24 Glen Rd., Holbrook, MA requests a Special Permit of said address to re-construct a new structure with new foundation and location on lot. Petitioner requests relief under Holbrook Zoning By-Laws Section 5.0, 5.7.1, (3) Nonconforming Structures Assessor's Plan 33 Lot 108

423-09: Petitioner(s) Jacob

## TO ADVERTISE

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**Classifieds.patriotledger.com**

## Public Notices

Assessor's Plan 52  
 Lot's 067 and 069-13-1

**HOLBROOK ZONING**  
**BOARD OF APPEALS**  
 Keith O'Brien, Chairman

AD# 9273202  
 PL 09/07 & 09/14/2023

## Public Notices

**PUBLIC LIBRARY PAINTING**  
**LEGAL NOTICE**

The Operations & Maintenance Department for the Carver Public Library is requesting bids from contractors with experience and references to paint exterior siding surfaces for the library located at 1 Meadowbrook Way Carver, MA 02330.

The Town will accept sealed bids for "Carver Public Library Painting 2023" for the Operations & Maintenance Department until October 11, 2023 at 9:30A.M. according to the clock located on the wall in the Select Board office and then publicly opened October 11, 2023 at 10:00A.M. in Meeting Room 1, located on the second floor of the Town Hall, 108 Main Street in Carver, MA.

The awarded bid will become effective October 16, 2023

All Sealed bids to be sealed and must be marked on the outside mailing envelope "CARVER PUBLIC LIBRARY PAINTING BID" and be delivered to Carver Select Board, 108 Main Street Carver, MA 02330. Envelopes or late bids will not be accepted.

Wage rates for this bid are subject to prevailing wage rates as per Chapter 149, Section 26 - 27f inclusive.

Specifications can be requested by e-mailing [Shelby.roy@carverma.gov](mailto:Shelby.roy@carverma.gov)

The Town of Carver reserves the right to accept or reject any or all bids in total or in part as they may deem to be in the best public interest.

AD# 9273119  
 PL 09/14/2023

## Public Notices

**TILDEN**  
**LEGAL NOTICE**  
**Commonwealth of Massachusetts**

The Trial Court, Probate and Family Court  
 Norfolk Probate and Family Court  
 35 Shawmut Road  
 Canton, MA 02021  
 (781) 830-1200

Docket No. NO22P0768EA

## Public Notices

**CITATION ON PETITION**  
**FOR REMOVAL**

Estate of: David M. Tilden

Date of Death: 11/30/2021

To all interested persons:

A Petition has been filed by: Darlene J. Tilden of South Weymouth MA requesting that Denise M. Ray of Weymouth MA be appointed as Personal Representative of said estate.

also requesting that: Darlene J. Tilden of South Weymouth MA be appointed as Successor Personal Representative of said estate to serve Without Surety on the bond.

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection to this Court before 10:00 a.m. on 10/04/2023.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return date, action may be taken without further notice to you.

WITNESS, Hon. Patricia Gorman, First Justice of this Court.

## Public Notices

Estate of: David M. Tilden

Date of Death: 11/30/2021

To all interested persons:

A Petition has been filed by: Darlene J. Tilden of South Weymouth MA requesting that the Court enter a formal Decree and Order that Darlene J. Tilden of South Weymouth MA be appointed Successor Personal Representative of said estate to serve Without Surety on the bond and for such other relief as requested in the Petition.

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection to this Court before 10:00 a.m. on 10/04/2023.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return date, action may be taken without further notice to you.

The estate is being administered under formal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but recipients are entitled to notice regarding the administration from the Personal Representative, and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration.

WITNESS, Hon. Patricia Gorman, First Justice of this Court.

Date: August 28, 2023

Colleen M. Briery  
 Register of Probate

49273509  
 PL 9/14/23

## Public Notices

**ZBA/687 MAIN ST.**  
**LEGAL NOTICE**  
**TOWN OF NORWELL**

Notice is hereby given that a PUBLIC HEARING will be held on September 27, 2023, at 7:30 P.M. by the Norwell Zoning Board of Appeals under MA General Laws, Chapter 40A, Sections 6 and 9, in person at the Norwell Town Offices, 345 Main Street, Norwell, MA and broadcast live from the Osborn Room on Comcast Channel 1072 and Verizon Channel 39 with a Zoom option, on the application of:

M. H. O. C. LLC  
 323 Cash Memorial Blvd.  
 Forest Park, GA 30097

For a Section 6 Finding under M.G.L. c. 40A and Section 6, the Norwell Zoning Board of Appeals under MA General Laws, Chapter 40A, Sections 6 and 9, in person at the Norwell Town Offices, 345 Main Street, Norwell, MA and broadcast live from the Osborn Room on Comcast Channel 1072 and Verizon Channel 39 with a Zoom option, on the application of:

A copy of this application is on file in the Town Clerk's office, available for inspection during regular hours by appointment, and posted on the Board's website of <https://www.townofnorwell.net/board-of-appeals>

NORWELL ZONING BOARD OF APPEALS

Lois S. Barbour, Chair  
 AD#9251258  
 PL 9/7, 9/14/23