

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

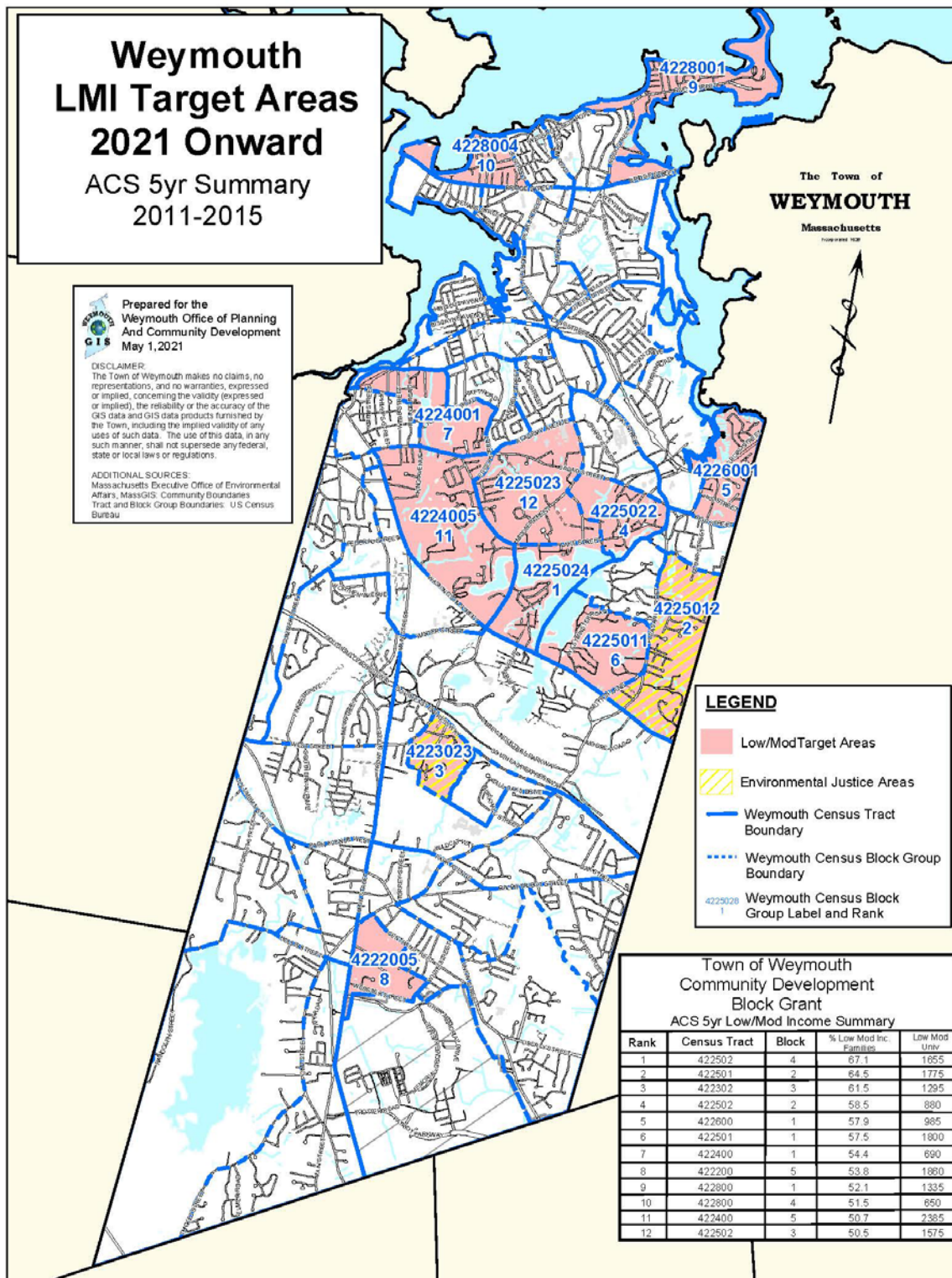
ANNUAL ACTION PLAN

This Annual Action Plan (AAP) pertains to the 2024-2025 CDBG program year. This is the fifth and final year of the Town of Weymouth's Five Year Consolidated Plan ("Consolidated Plan") that runs from 2020 to 2024. Beginning sometime in late 2024 the Town will initiate its five year planning process covering 2025 to 2029.

CDBG funds are awarded to the Town as an annual entitlement from the US Dept. of Housing and Urban Development (HUD) and must predominately benefit low- and moderate-income residents in the areas of housing and community and economic development.

HUD funding for 2024-2025 is **XXX**. This figure is also reflected in AP-15 of this AAP. This AAP identifies the use of such federal funds including the intended non-profit organization or local government agency that will receive funds, the funding amount, and the activity that the funding recipient will carry out. The AAP also includes information on:

1. Expected resources;
2. Annual goals and objectives;
3. Projects;
4. Geographic distribution;
5. Barriers to affordable housing;
6. Other actions.



Low Mod Income Target Areas

Annual Action Plan
2024

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2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Enhanced Suitability of Living Environment

The CDBG program will enhance the suitability of the living environment by providing funds to the Department of Elder Services to benefit seniors ages 62 and over. Services will include transportation to and from medical appointments during the day and transportation later in the day to shopping venues.

Additionally, the Town will provide funds to the Department of Public Works for improvements to a street located in a Low Mod Income Area identified through HUD and US Census data. Such areas must have an established minimum percentage of low and moderate income residents: that minimum is 50.5%. CDBG funds will be awarded to DPW to carry out a project entitled Oak Cliff Roadway and Sidewalk Improvements.

The project will benefit low mod income residents in Census Tract 422501, Block 1, where 57.5% (or 1800) of the residents are low or moderate income. Street improvements will entail removing existing deteriorated concrete and sidewalks, installing granite curbing and ADA accessible ramps and crossings, milling and repaving the road, and more.

Creation of Decent Housing

CDBG funds will be used to provide zero interest, deferred payment loans to low-moderate-income residents including homeowners and renters to make eligible improvements to residences.

Promotion of Economic Development

None of the CDBG funded activities in 2024-2025 will be used to meet this objective.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Public Services

The Town provided CDBG funding in the 2023-2024 program year (the CURRENT program year) to entities offering public service agencies. Each of the three public service activities funded in 2023-2024 is slated for completion ON TIME and WITHIN BUDGET. Actual accomplishments and expenditures will

not be available until the end of this program year and will be reported in the Consolidated Annual Performance and Evaluation Report (CAPER) due to HUD in October 2024.

Housing Rehabilitation Loan Program

The Housing Rehabilitation Loan Program is very successful and demand exceeds available funds. The DPCD often has a wait list for such funds. Demands for funds by income eligible homeowners exceed available funds in the housing rehab loan program. The program provides zero-interest, deferred payment loans to low mod income residents for improvements to their residences.

Over the past several years the Town has provided significant funding for the priority need of assisting income eligible residents with needed and sometimes emergency housing rehabilitation funding. The rehab loan program provides zero interest, deferred payment loans for eligible rehabilitation activities on such residences.

DPW Roadway and Sidewalk Improvements - Hill Street (2022-2023) and Grant Street (2023-2024)

The Town has supported the priority need for infrastructure improvements for many years carried out by or on behalf of DPW. Such needs have consistently been identified during successive five year planning processes as paramount in the Town. Every CDBG-funded infrastructure improvement project over the past many years have been funded as a low mod income area basis activity.

The Town funded Grant Street Roadway and Sidewalk Improvements in 2023-2024 on a low mod income area basis benefiting residents in Census Tract 422501, Block 1, where 57.5% of the residents are low mod income. DPW intends to complete the project by the end of June 2024.

Lakeview Manor Playground (Family Housing - WHA)

The Town funded installation of a playground at family public housing called Lakeview Manor is nearly completed but the basketball court component remains. This will be completed in the Spring 2024.

WHA Generator at Cadman Towers Senior Housing

The WHA has initiated the Cadman Tower Emergency Generator Project after some delay due to difficulty in obtaining acceptable responsive and responsible bids for the work. The work was awarded to Lynnwell Associates. The contractor has ordered the generator but it will take time for the generator to be delivered due to supply shortages. Once the contractor receives delivery of the generator the contractor will need to install the generator. The Town is keeping abreast of this WHA project for which WHA is the project manager.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

HUD regulations at 24 CFR 91.105 require grantees to adopt a Citizen Participation Plan (CPP) to ensure both consultation with service providers and participation of citizens regarding CDBG planning. Consistent with the Town's CPP and HUD regulations the Town promotes citizen participation and consultation with area non profits and government service providers. The Town does this in numerous ways including during the development of the AAP and CAPER as well as the five year consolidated planning process. The most substantial outreach to citizens and service providers takes place during the five year consolidated planning process; the next five year plan will cover 2025 to 2029. This AAP represents the fifth year of the current five year plan (2020-2024).

The consultation and citizen participation efforts are largely made through Needs Assessment Meetings that the Town holds every five years as part of consolidated planning. However, the Town engages in more limited consultation and citizen participation annually.

Citizen participation efforts include the following:

1. Publishing a notice in the *Patriot Ledger* on available RFPs and the public hearing that the Town always conducts on planning for the use of CDBG as embodied by submittal of proposals and the planning process;
2. Scheduling requested technical workshops (i.e., one on one assistance with proposal development);
3. Holding a public hearing (first of two required to be held for each program year);
4. Requiring agencies/departments that submit proposals to appear at the hearing and summarize proposals including funds requested and who will benefit (e.g., low/mod income residents benefitting on an area basis, seniors benefiting from public service funds);
5. Publishing a Draft AAP in the local paper (*Patriot Ledger*) and providing a 30-day public review and comment period on the draft;
6. Posting the draft AAP on the Town website concurring with publishing notice of the 30-day comment period.

Consultation with service providers including governmental and non profit include the following on a five year basis and many on an annual basis:

1. Carrying out all steps listed above as they involve not just citizen outreach but consultation with service providers;
2. Following up with key service providers regarding the overall planning process for CDBG and the availability of RFPs and assistance with proposal development;
3. Maintaining close contact with numerous service providers who address key needs in the community such as senior service providers and the public housing authority.

4. Ongoing consultation as necessary with service providers regarding identified needs and possible funding proposals (for example, DPCD contacted the Health Dpt. regarding lead testing for poisoning instances).

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments were offered during the public hearing or the 30-day public review and comment period on the draft AAP. The 30-day comment period ran from March 6 to April 5, 2024.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments were submitted.

7. Summary

This AAP governs the use of CDBG funds in the Town during 2024-2025, consistent with the corresponding five year consolidated plan (2020-2024).

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator		WEYMOUTH	Weymouth Dept. of Planning & Community Development

Table 1 – Responsible Agencies

Narrative

The Town of Weymouth is the lead agency regarding the CDBG program. However, the City of Quincy is the lead of the HOME Investment Partnership Program through the South Shore HOME Consortium. The members of the Consortium include, in addition to Quincy, the Towns of Weymouth, Braintree, Milton, and Holbrook. Therefore, to learn about the HOME program, one must review the Consortium Annual Action Plan prepared by the City of Quincy as the lead jurisdiction for the Consortium.

Consolidated Plan Public Contact Information

Jody Lehrer, the Community Development Coordinator, is the contact person relative to Weymouth's Annual Plan, Consolidated Plan, and performance report (CAPER), plus substantial amendments to consolidated plans. She can be reached at the Town Hall, Department of Planning and Community Development, 75 Middle Street, Weymouth, MA 02189 or by calling 781.340.5015. Ms. Lehrer's email address is JLehrer@Weymouth.MA.US.

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The CDBG program regularly consults with local and other government departments, the Weymouth Housing Authority and other governmental entities like school department, as well as area non profit organizations regarding needs in the community, new efforts or projects to address needs, etc. Such consultation helps not only to identify priority needs but potential funding sources to meet such needs (including, but not limited to, CDBG funds).

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Efforts to enhance coordination between public and assisted housing providers and other entities like private and governmental health/mental health and service agencies include:

- Providing technical assistance to public housing (WHA) regarding meeting needs that might be eligible for CDBG funding (e.g., the Lakeview Manor Family Housing Playground and the emergency generator for Cadman Senior Housing);
- Serving on Quincy/Weymouth Continuum of Care (CoC) with other municipalities, faith based groups, businesses, etc. to address housing needs;
- Coordinating on homelessness issues with Weymouth Public Schools social services outreach department, McKinney Vento homeless prevention services group, Health Dept., Parks and Recreation, and Veterans' Dept.;
- Advocating for funding for Women's shelter to continue operations at Naval Air Station;
- Working with Town Grant Coordinator to obtain funds to meet many needs in the community including ones relating to climate change on housing near the harbor;
- Alerting the Town to the need to address Limited English proficiency.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

- Coordinating with FBMS's homeless case management team; seeking funding for the environmental study of tax title property for the creation of low-moderate income housing; Consulting with School Dpt. McKinney Vento team that address needs of homeless

students and families facing homelessness (team includes Town depts., housing and shelter providers, and others), and coordinating with the School outreach social workers to access assistance; Coordinating with FBMS's homeless case management team; seeking funding for the environmental study of tax title property for the creation of low-moderate income housing; Working with NHS to create/renovate affordable housing, create housing for handicapped adults, and provide rental assistance. Serving on Fair Housing Committee; Coordinating with QCAP's emergency fuel assistance, financial education, and head start programs; Participate in the HUD HOME Consortium to advance housing creation in several south shore communities and oversee the 1st Time Homebuyer program; Fostering communication among Town departments such as Youth and Family Services, DES, Veterans' Affairs and others to address needs; and Working with WHA to identify modernization needs (e.g., playground installation for family housing and installation of emergency generator in senior housing complex).

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

NA

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Town of Weymouth
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Health Service-Fair Housing Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Health Agency Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - State Other government - County Other government - Local Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>DPCD continually consults with other town dpts. and many non profits regarding community development and planning including:WHA regarding public housing needs of families and of seniors and the disabled in the five WHA operated complexes;DPT. OF ELDER SERVICES - regarding the needs of seniors as for transportation and physical, cultural, health and other services under DES staff;DISABILITY COMMISSION pertaining to access improvements for the disabled;HEALTH DPT.including local and state regarding lead paint poisoning instances, homeless populations (one encampment is in Weymouth) and nutrition;FAIR HOUSING COMMITTEE - Weymouth is a member, will reconvene as it was discontinued due to COVID (see AP-75);BROADBAND PROVIDER - to narrow digital divide - has programs to assist with costs of access for low income residents (library also has wide computer access);FLOOD MGMT - regarding management of flood prone areas in conjunction with FEMA to adopt flood maps, update flood plain regs, etc.; MGTS OF PUBLIC LANDS AND WATER - Conservation office manages public conservation land, wetlands, trails; develops natural resource mgt. plans and DPCD develops open space and recreation plans and develops parks (e.g., Osprey Overlook Park). EMERGENCY MGMT - in conjunctions with conservation department improves resiliency via Hazard Mitigation Plan (2021) & Municipal Vulnerability Plan (2018). OTHER GOVT. AGENCIES (STATE, ETC.) - examples: conservation (DEP, FEMA), highways (MA Highway), CDBG (HUD), DPCD (other municipalities), schools (ED), health (MA DPH); DPCD Housing Rehab Loan program (Norfolk County Registry of Deeds).PLANNING ORGANIZATIONS - such as regional planning organizations (there are 12) and the MAPC.</p>
2	Agency/Group/Organization	WEYMOUTH HOUSING AUTHORITY

Agency/Group/Organization Type	PHA Services - Housing Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing Other government - Federal Other government - State WHA Board of Commissioners
What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	WEYMOUTH HOUSING AUTHORITYThe Town consults with the Weymouth Housing Authority on needs of WHA residents including those of families and seniors and the disabled. Three of the five WHA complexes are for elderly and disabled and two are for low income families. WHA was funded for installation of an emergency generator at a senior housing complex and a playground at a family housing complex. Both are still underway and should be completed in the next several months.Consultation includes discussion of needs of both the elderly and disabled, and families, with these two groups residing in designated public housing complexes.Housing for the elderly and disabled includes Pope Towers, Cadman Towers, and Joseph Crehan. Housing for families include Lakeview Manor and Pleasantview.

3	Agency/Group/Organization	Father Bill's/Mainspring
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with HIV/AIDS Services-homeless Service-Fair Housing Regional organization Veterans Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SERVICES - HOMMELESS & SERVICE - FAIR HOUSING: DCPD consults with FBMS, the lead regional homeless services provider and a member of the South Shore CoC (serving homeless persons). FBMS will continue to provide homeless persons and families with emergency shelter, food & nutrition, job training, & other basic services. Although FBMS has decided not to seek CDBG funding from the Town going forward, the Town maintains contact with FBMS as it is the primary service organization for the area's homeless.
4	Agency/Group/Organization	NeighborWorks Housing Solutions
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Regional organization Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SERVICES FOR HOUSING, FAIR HOUSING, AND REGIONAL ORGANIZATION: DPCD consulted with NHS, a CHDO, on housing solutions for low/mod income Weymouth residents and sustaining rental housing operated/owned by NHS. Housing needs continue to be a high priority in Weymouth and NHS is crucial for meeting this need.
7	Agency/Group/Organization	Comcast Service Center
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Business Leaders
	What section of the Plan was addressed by Consultation?	Broadband Specific: broadband internet service providers, organizations engaged in narrowing the dig
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SERVICES - BROADBAND INTERNET SERVICE PROVIDERS: DPCD consulted with Comcast Service Center as part of consolidated planning. Comcast is under contract with the Town to provide access to broadband and has stated that "100.00% of the population has access to wired Broadband Internet and the average home download speed is 9.80566 Mbps. 0.00% of the population does not have access to wired broadband" (Internet Access." https://geoisp.com/us/ma/weymouth/). Comcast offers a program called "Internet Essentials," that, for eligible households receiving assistance like SNAP, SSI, Medicaid, or other support, may obtain low rate broadband access. The program helps bridge the digital divide.

9	Agency/Group/Organization	South Shore Chamber
	Agency/Group/Organization Type	Services-Employment Regional organization Business Leaders Civic Leaders Business and Civic Leaders local chamber
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	REGIONAL ORGANIZATION & BUSINESS AND CIVIC LEADERS: DPCD consults regularly with SS Chamber of Commerce; meetings have included introduction to new Town Council members, Mayor Hedland's annual address, and more. Issues discussed have included employment law, housing and wastewater and water capacity, and more.
10	Agency/Group/Organization	City of Quincy Department of Planning & Community Development
	Agency/Group/Organization Type	Services-homeless Other government - Local Planning organization lead community -SS Consortium
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	OTHER LOCAL GOVT. & PLANNING ORGANIZATION: Consulted with the City of Quincy, both as an individual municipality, and as a lead member of the South Shore Consortium for HOME Program, a regional entity. Consultation includes addressing homelessness and fair housing.
11	Agency/Group/Organization	Childhood Lead Poisoning Prevention Program
	Agency/Group/Organization Type	Services-Children Health Agency Child Welfare Agency Other government - State
	What section of the Plan was addressed by Consultation?	lead poisoning -housing with lead paint
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HEALTH AGENCY & OTHER GOVT. - STATE: Consulted MA Childhood Lead Poisoning Prevention Program via review of website for this program, as instructed by Weymouth Health Dpt., which does not keep independent info on lead poisoning among children in Weymouth. State keeps data on blood lead levels of Weymouth children. See AP-85, Other Actions, "Actions planned to reduce lead-based paint hazards" for detailed info. Town Health Dpt. has informed DPCD that it does not maintain lead poisoning data.
12	Agency/Group/Organization	School Department
	Agency/Group/Organization Type	Services-Children Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	school needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SERVICES - CHILDREN; & SERVICES EDUCATION: Consults with School Dpt. such as relating to homeless students and those at risk as part of the McKinney-Vento program; attendees review homeless counts and discuss opportunities to address needs.
13	Agency/Group/Organization	DOVE Inc
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Victims of abuse
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SERVICES -VICTIMS OF DOMESTIC VIOLENS and SERVICES - VICTIMS: Consulted with DOVE during five year planning process. DPCD was unable to reach staff during the 2022 planning process despite email and phone calls. In 2023, DOVE provided individual or support group services to approximately 37 Weymouth residents in FY23-about 12% of total community based services clients. This number has remained roughly the same over the years. Between 10-15 percent of DOVE's clients are from Weymouth.DOVE provided follow up assistance from our Civilian Domestic Violence Advocacy Program Staff (CDVA program are DOVE advocates that get access to domestic violence police reports so we may follow up directly with victims of domestic violence to offer support and referrals including DOVE services as needed).Made contact and provided support to 48 Weymouth residents directly, providing support, referrals and answering questions about the police response as needed.The organization was unable to make contact-sent out a follow up letter to approximately 165 Weymouth residents.

14	Agency/Group/Organization	MAPC
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	PLANNING ORGANIZATION- MAP is the regional planning organization with 101 municipal members. The Town of Weymouth is a member of the MAPC and its South Shore Coalition. Town participates in South Shore Legislative Breakfast and contributes to the Metrocommon Regional Plan. DPCD communicates with the MAPC on regional housing, transportation, utilities and infrastructure. Town has previously received DLTA (District Local Technical Assistance Program) assistance to plan and implement redevelopment of Weymouth-Braintree Landing. Recently, MAPC leads the region in training and planning for the new MA MBTA Communities zoning requirements.
15	Agency/Group/Organization	NAMI South Shore (mental health)
	Agency/Group/Organization Type	Health Agency Publicly Funded Institution/System of Care Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs mental health

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>PUBLICLY FUNDED INSTITUTIONS/SYSTEMS OF CARE- consulted with mental health agency that assists families/friends caring for mentally ill persons (persons with PTSD, bipolar,etc.). Caretakers often unable to provide more than temporary housing and mentally ill person may become homeless. Agency offers support groups for families and teaches course on problem solving, medication, diagnoses and will become homeless. The agency provides support groups and teaches a 24 hour class (on diagnoses, problem solving, medicines, communication, and more). Agency may seek CDBG funds for program support groups for families and classes for caregivers such as what happens in brain, communication, problem solve, medications diagnosis, 24 hour classes, 8 weeks for 3 hours of glass.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

County government has not been contacted as county levels of government are very restricted in their authority in Massachusetts. Registry of Deeds is consulted often through invitation to town hall by HR department to present employees and the public to obtain deed information and to apply for Homestead protection.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Quincy	Quincy is the lead on the CoC. The Town Housing Coordinator participates in several organizations to address the needs in the community that contribute to homelessness. Father Bills/Mainspring is the lead organization in South Shore Continuum of Care, a regional consortium of municipalities, care and shelter providers and civic and religious organizations, of which the Housing Coordinator is an active member and contributor to the SSCOC website: https://southshorecoc.org/ As a member of the South Shore HOME Consortium, the Housing Coordinator approves funding for projects for the creation of housing and participates in the First Time McKinney Vento team, consisting of municipal departments, housing and shelter providers, religious and civic organizations and School Department personnel to assess and address needs of the student population and their families facing homelessness.
Fair Housing Plan	City of Quincy with Weymouth	The South Shore HOME Consortium Fair Housing Plan (2020-2025) includes reviewing Village Overlay District Zoning regarding multi-family housing proximity to commuter rail stations; entering agreement with four housing developers for creation of 34 affordable units; preparing traffic study to understand impact of this development; and maintaining the Town as a Housing Choice Community until 2025 allowing for Housing Choice Grant funds and increasing ability to apply for MA grants.
Master Plan	Town of Weymouth	There are goals within the Master Plan of the Town of Weymouth that are consistent with needs identified in the CDBG strategic plan. Just for background, the Master Plan is required under state law and is, in relevant part, a "statement...designed to provide a basis for decision making regarding the long term physical development of the municipality" that includes area based and Town-wide goals regarding such things as housing, water and sewer infrastructure, government services, and buildings and facilities. Funding from the CDBG program is frequently used to meet infrastructure needs in low mod income target areas (for example, for 2024-2025 funds will be obligated to DPW to make roadway and sidewalk improvements on Oak Cliff Road, located in Census Tract Block where % of the residents are low mod income.

Table 3 - Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The Town adopted, per HUD regulations at 24 CFR 91.105, a Citizen Participation Plan to provide for and encourage citizens to participate in the development of the consolidated plan, substantial amendments to the consolidated plan, and the performance report. The citizen participation process ensures that citizens may be involved in all CDBG planning aspects, long term (consolidated plan) and short term (AAP).

The Town takes many steps throughout the planning for the use each year of CDBG funds to encourage involvement of the public at all stages of the CDBG program. As stated previously, the most comprehensive outreach to citizens is through the five year consolidated planning process. However, the Town always engages in citizen participation efforts each year as part of planning for the annual use of CDBG funds. This promotion of citizen participation relative to the AAP is required under HUD regulations.

- **PUBLISHING LEGAL NOTICE REQUESTING FUNDING PROPOSALS AND ANNOUNCING PUBLIC HEARING ON PROPOSALS AND CDBG PLANNING**

For 2024-2025, the DPCD published in the *Patriot Ledger* a notice on January 6, 2024 soliciting proposals for CDBG projects, announcing availability of assistance with proposals, and providing information on a public hearing (January 24, 2024) on proposals and planning for CDBG use.

DPCD also posted this notice on the Town's website.

- **CONDUCTING PUBLIC HEARING ON PROPOSALS AND CDBG PLANNING**

The Town conducted a public hearing on the proposals and general CDBG planning on January 24, 2024. There were no comments offered by the public at this public hearing.

- **PUBLISHING LEGAL NOTICE ON DRAFT AAP AND 30-DAY PUBLIC COMMENT PERIOD ON DRAFT**

The Town published a legal notice in the *Patriot Ledger* on March 6, 2024 on a 30-day public comment period on the Draft AAP. No comments were submitted. The Town would have incorporated comments into the AAP or explained why comments were not incorporated.

The 30-day comment ran from April 7 to May 8, 2024.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	everyone	The DPCD published a notice in the Patriot Ledger announcing availability of RFps for 2024-2025 CDBG funding, technical assistance with drafting the proposals, and a public hearing for the public to hear about proposals and the funding process. The notice ran on January 6, 2024.	NA	NA	https://www.patriotledger.com/public-notices/notice/01/06/2024/cdbg-funds-2024-2025-legal-notice-2024-01-06-patriot-ledger-massachusetts-18cde948bef

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	The DPCD held a public hearing on the proposals submitted for 2024-2025 CDBG funds on February 16, 2023. The only attendees were the applicants for CDBG funds. The public hearing was conducted on January 24, 2024.	No comments were offered by the public.	No comments were submitted.	https://www.patriotledger.com/public-notices/notice/01/06/2024/cdbg-funds-2024-2025-legal-notice-2024-01-06-patriot-ledger-massachusetts-18cde948bef

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	The DPCD published a notice in the Patriot Ledger on April 7 initiating the 30 day public comment period on the Draft AAP for 2023-2024 CDBG funds. The 30 day comment period ran from April 7 until May 8, 2023	No comments were received during the comment period on the Draft AAP.	No comments were received, so no comments were rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Posting Draft AAP on website	Non-targeted/broad community	As part of the required 30 day public comment period on the Draft AAP for 2024-2025, the DPCD posted the Draft AAP on the Town's website concurrently with placing the notice of the comment period in the Patriot Ledger.	No comments were submitted in response to the 30 day public comment period that ran from April 7 to May 8.	No comments were submitted.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

This section of the Consolidated Plan identifies the expected resources that will enable the Town to make progress towards meeting priority needs and achieving stated goals. The total expected resources for 2024-2025 amount to \$972,188, including \$708,626.00 (new HUD award),

expected PI amounting to \$15,000, and \$248,562.00 (PY funds).

\$708,626.00

\$ 15,000.00

\$248,562.00

\$972,188.00

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	708,626	15,000	0	723,626	0	The CDBG funds from HUD are provided as an annual entitlement to the Town and are to be used predominately to benefit low and moderate income residents in the areas of housing, community, and economic development.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Admin and Planning Housing	5,197,266	0	0	5,197,266	3,161,705	The HOME Investment Partnerships Program (HOME) provides formula grants to states and localities to be used in partnership with area non-profits to build and/or rehabilitate affordable housing to rent or own and funds can also be used to provide direct rental assistance to low-income people. The figure representing expected funds for the "remainder of the Consolidated Plan" is lower than that for the 2023-2024 program year because the 2023-2024 figure includes (1) \$2,279,100.77 in HOME funds and (2) \$2,918,165 in one time ARPA funds. The Town will not be awarded ARPA funds in the final year of the Consolidated Plan (2024-2025).

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Town requires that applicants for CDBG funding contribute to the best of their ability other available resources such as private, state, and local. For example, applicants might contribute general funds, donations through fund raising, or state funds. An example of leveraged funding is that the Town has funded for many years a portion of the salaries of the drivers for the Department of Elder Services who transport

Weymouth seniors age 62 or over to an from grocery stores and medical appointments. The remainder of the salaries come from other sources such as general town funds and state funds.

Another example of leveraged funds is when the Department of Public Works provide in kind contributions (DPW employees paid through the town may do the engineering aspects of a project). Over the years, the Town has also provided Water and Sewer Enterprise funds to assist with related infrastructure improvements paid in part through CDBG.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Town recently acquired a 12-acre parcel of land on Washington Street through a tax taking that we are targeting for a significant affordable housing development. Currently, the Town has engaged consultants to perform a due diligence investigation of the suitability and potential of the property. Based on those results, the Town will seek to partner with a private development partner to develop the property for affordable housing.

Discussion

This section of the Consolidated Plan describes available resources that the Town may use to carry out the Annual Plan for 2024-2025. The Town continues its practice of requiring sub-recipients to utilize any available leveraged funds to supplement CDBG funding for supported activities. Of course, often there are no other funding sources available. As part of the funding application for CDBG assistance, the Town includes the estimated amounts of leveraged funding available. In addition, any leveraged amounts are entered into IDIS when the Town completes reporting on supported activities.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Grant Planning and Administration	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Facility Improvements Public Housing Modernization Public Infrastructure Improvements Public Services Rehab of Renter Occupied Residential Units Rehab of Owner Occupied Residential Units	CDBG: \$141,725	Other: 1 Other
2	Services for Seniors	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Public Services	CDBG: \$80,873	Public service activities other than Low/Moderate Income Housing Benefit: 3080 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Infrastructure Improvements	2020	2024	Non-Housing Community Development		Public Infrastructure Improvements	CDBG: \$143,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1800 Persons Assisted
4	Rehab of Owner Occupied LMI Residential Units	2020	2024	Affordable Housing		Rehab of Owner Occupied Residential Units	CDBG: \$294,619	Homeowner Housing Rehabilitated: 6 Household Housing Unit
6	Housing Program Admin- HC and Consultant	2020	2024	Affordable Housing		Rehab of Renter Occupied Residential Units Rehab of Owner Occupied Residential Units	CDBG: \$48,410	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Grant Planning and Administration
	Goal Description	This activity involves general administration and planning relating to the 2024-2025 CDBG award from HUD to the Town. Funds that will be obligated towards meeting this goal amount to \$141,725.

2	Goal Name	Services for Seniors
	Goal Description	This project involves provision of several public services by the Department of Elder Services to seniors age 62 plus in Weymouth. Such services include day transportation to and from medical appointments, late afternoon/evening transport to and from grocery stores, and an array of services and programs including ones relating to health, physical well being, cultural enrichment and more delivered by a team of volunteers overseen by the DES employed Volunteer/Activities Coordinator. Funds that will be obligated from the CDBG program towards meeting this goal amount to \$80,873.
3	Goal Name	Public Infrastructure Improvements
	Goal Description	This project entails using CDBG funds to pay the costs of making roadway and sidewalk improvements on Oak Cliff Road - Sidewalk and Roadway Improvements in a low mod area in Census Tract 422501, Block 1, where 57.5 percent of the residents are low mod income. The project is being conducted on a LMI Area Basis.
4	Goal Name	Rehab of Owner Occupied LMI Residential Units
	Goal Description	This project involves using CDBG funds to pay for eligible rehabilitation of owner occupied residential units in Weymouth where such owners are low- and moderate-income. The funds will be provided as zero interest, deferred payment loans. CDBG funds that will be obligated towards meeting this goal amount to \$294,618.66.
6	Goal Name	Housing Program Admin- HC and Consultant
	Goal Description	This project involves using CDBG funds to pay for activities categorized as Matrix Code 14(H), Rehabilitation Administration, covering the cost of running the rehabilitation program, but NOT conducting the rehabilitation. Rehabilitation costs may be used for such things as paying for staff, other direct costs, and service costs directly related to carrying out housing rehabilitation activities. Examples include appraisal, architectural, engineering, and other professional services; preparation of work specifications and work write-ups; loan processing and underwriting; survey, site and utility plans; application processing. 14H covers delivery costs for implementing a program where the rehabilitation hard costs are paid with other funding sources. CDBG funds that will be obligated towards meeting this goal amount to \$48,410.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Town will obligate CDBG funds to the projects identified in this section of the AAP for 2024-2025. The total amount of expected resources (\$723,626) is shown in Section AP-15 of this AAP. This amount of expected funds is the same as the total amount of all projects identified in this section of the AAP. CDBG funds must be expended to meet one or more of the three primary objectives set by Congress in the law establishing the CDBG program as shown below:

Enhance Suitable Living Environment - CDBG funds may be used to support activities during the program year that make services and facilities available and accessible to low and moderate income residents including but not limited to limited clientele presumed to be low and moderate income (e.g., seniors, homeless persons) but also residents who income qualify as low or moderate income.

Create Decent Housing - CDBG funds may be used to create decent housing that increases availability, affordability, or sustainability. Examples of such projects that create decent housing include using CDBG and any other leveraged funds to provide income eligible residents with zero interest, deferred payment loans for rehabilitation on residences.

Provide Economic Opportunities - Activities will be funded in the program year, with goals to provide economic opportunity through new or improved accessibility, affordability, or sustainability.

#	Project Name
1	Grant Administration and Planning
2	Public Services - Seniors
3	Infrastructure Improvements
4	Housing Rehabilitation Loan Program - Owner Occupied
5	Housing Rehabilitation Administration (14H Matrix Code)

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Town determines its allocation priorities for CDBG funds based on feedback that the Town obtains during its citizen participation and service provider consultation processes (PR-15 and PR-10, respectively). Citizens and service providers offer input into what needs are paramount - for example, public services, infrastructure improvements, housing rehab. Among obstacles to addressing such

priorities are insufficient funding and selecting among competing priorities.

AP-38 Project Summary
Project Summary Information

1	Project Name	Grant Administration and Planning
	Target Area	
	Goals Supported	Grant Planning and Administration
	Needs Addressed	
	Funding	CDBG: \$141,725
	Description	General grant administration of the 2024-2025 CDBG program. Such costs will include salary, benefits, travel, supplies, etc.
	Target Date	6/1/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	This activity is administered from Town Hall and involves general administration of the CDBG program. Pursuant to the HUD regulations such costs may not exceed 20% of the grant.
2	Planned Activities	This project relates to the general administration of the CDBG grant and planning activities for the 2023-2024 CDBG award. General grant administration may include such things as salaries, wages, related costs of recipient staff.
	Project Name	Public Services - Seniors
	Target Area	
	Goals Supported	Services for Seniors
	Needs Addressed	Public Services
	Funding	CDBG: \$80,873
	Description	This project is for activities benefiting seniors - ages 62 or over - residing in Weymouth. It is anticipated that this project will entail three activities operated by the Weymouth Dept. of Elder Services - transportation (days) to and from medical appointments/social events; transportation to grocery stores and other food sites; and volunteer management (DES staff member oversees team of volunteers offering DES sponsored services and programs in the senior center to Weymouth seniors (services include ones providing cultural, recreational, health, social and other benefits).
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	The Department of Elder Services estimates it will benefit 3690 unduplicated seniors through the activities it is offering. Beneficiaries of the activities will include 90 through a program providing transportation to and from grocery stores, 600 through a program transporting seniors to and from medical appointments, 600 through its day transportation program and from grocery stores, 600 through its day transportation program offering transport to and from medical appointments, and 3000 through senior volunteer program operated by DES staff providing educational, physical, social, medical, cultural and more benefits to seniors). The total number of unduplicated seniors to benefit from these activities is estimated to be 3690.
	Location Description	This project involves senior services benefiting seniors ages 62 or over in Weymouth all operated out of the Department of Elder Services at 182 Green Street.
	Planned Activities	DES will provide services to seniors residing in Weymouth including - extended day transportation program to and from grocery stores, regular day transportation to and from medical appointments, and volunteer coordination offering many programs and services to seniors through DES staff and a cadre of volunteers (such programs and services offer educational, physical, social, medical, cultural and more benefits to seniors.
3	Project Name	Infrastructure Improvements
	Target Area	
	Goals Supported	Public Infrastructure Improvements
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$143,000
	Description	This project involves improvements to public infrastructure such as to streets, sidewalks, water and sewer lines and more. These projects in Weymouth are always conducted on a LMI Area Basis meaning that the benefits are to residents in areas of Town that have a certain minimum percentage of low and moderate income persons based on data released by HUD and the US Census. For 2024-2025, the project to be conducted is the Oak Cliff Road Improvement Project (roadway and sidewalks). This project is located in Census Tract 422501, Block 1, where 57.4% or 1800 of the residents are low or moderate income.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	The project is being conducted on Oak Cliff Road on a LMI Area Basis per HUD regulations where 57.5% of the residents (1800) are low mod income families.
	Location Description	The project involves roadway and sidewalk improvements on Oak Cliff Road located in a low mod income target area identified by Census Tract 4225, Block Group 1. The project is being conducted on a LMI Area Basis per HUD regulations. Fifty-seven and one half a percent (57.5%) of the population are low mod income in the area (1800 residents).
	Planned Activities	The project will entail roadway and sidewalk improvements on Oak Cliff Road on an LMI Area Basis under HUD regulations. Work will involve provision of a safe walking and driving route for the residents on this road, extending 850 linear feet and running from the deadend terminus of Oak Cliff Road on the south to the intersection with Overlook Road and Westminster on the north. The project includes assessment and surveying of the road including existing drainage patterns, sight distances, and roadway and sidewalk widths. After completion of the survey, engineering staff at DPW will create a design for construction to include removal and replacement of existing roadway paving. Following the design stage, DPW will bid the project and award the contract. The engineering office at DPW will oversee construction, review and approve shop drawings, and manage the budget.
4	Project Name	Housing Rehabilitation Loan Program - Owner Occupied
	Target Area	
	Goals Supported	Rehab of Owner Occupied LMI Residential Units
	Needs Addressed	Rehab of Owner Occupied Residential Units
	Funding	CDBG: \$294,618
	Description	This project involves provision of zero interest, deferred payment loans to income qualified homeowners for rehab to owner occupied residents. Loans average \$30,000 and the target for loans for 2024-2025 funds is 9 or 10. Costs covered for rehab of units include but are not limited to emergency costs such as loss of heat from October to May, code violations, electrical, plumbing, roof, gutters, siding, painting, barrier removal (e.g., installation of wheelchair ramp), and more.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	The Town estimates that the funds awarded under this project will result in rehabilitation of 9 or ten single family owner occupied residents units. Therefore, the project will benefit 9 or 10 low moderate income families.
	Location Description	The location of housing rehabilitation under this project may be anywhere in the Town of Weymouth. Location is not determined until an application for a housing rehabilitation loan under the housing rehab loan program has been approved. Over the past many years the Town has provided zero interest, deferred payment housing rehab loans to homeowners all over the town.
	Planned Activities	The location of housing rehabilitation under this project may be anywhere in the Town of Weymouth. Location is not determined until an application for a housing rehabilitation loan under the housing rehab loan program has been approved. Over the past many years the Town has provided zero interest, deferred payment housing rehab loans to homeowners all over the town.
5	Project Name	Housing Rehabilitation Administration (14H Matrix Code)
	Target Area	
	Goals Supported	Housing Program Admin- HC and Consultant
	Needs Addressed	Rehab of Owner Occupied Residential Units
	Funding	CDBG: \$48,410
	Description	CDBG funds will be used to pay for reasonable costs to administer the housing rehabilitation program, but NOT conducting the rehabilitation. Rehabilitation costs may be used for such things as paying for staff, other direct costs, and service costs directly related to carrying out housing rehabilitation activities. Examples include appraisal, architectural, engineering, and other professional services; preparation of work specifications and work write-ups; loan processing and underwriting; survey, site and utility plans; application processing. 14H covers delivery costs for implementing a program where the rehabilitation hard costs are paid with other funding sources.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	The number of units to be rehabilitated under the CDBG housing rehabilitation loan program are reported under other IDIS activities. Each loan provided is set up as an independant IDIS activity. This project is only for the administration of the zero-interest, deferred payment residential rehab program.

	Location Description	Rehabilitation of owner occupied residential units under the CDBG residential rehabilitation loan program may occur anywhere in town provided that the homeowner is income qualified and that the requested improvements are eligible (e.g., roofs, siding, windows).
	Planned Activities	The activities under this project involve provision of zero-interest, deferred payment residential rehabilitation loans to rehabilitate owner occupied units.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Under the CDBG program, the Town of Weymouth directs CDBG funds based on priority needs, not location. For example, DPW determines which streets need to be improved based on factors including road condition etc. Therefore, CDBG funds are requested to address the roads needing the quickest actions provided that the local of the streets meets the LMI Area Basis national objective.

For 2024-2025, CDBG funds will be used to make roadway and sidewalk improvements on Oak Cliff Road located in Census Tract 422501, Block 1 where 57.5% of the residents are low mod income. For other activities (e.g., public services, rehabilitation of owner occupied homes through the housing rehab loan program), funds are not directed to a specific area in town (that is, are not geographically driven). Instead such funds may benefit any eligible residents in Weymouth. For example, seniors who benefit from the CDBG funded public services may reside anywhere in the town. Recipients of zero interest, deferred payment loans for housing rehab, likewise, may reside anywhere in the town.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The DPCD does NOT set priorities for the use of CDBG funds based on geography but instead based on needs (e.g., the need for infrastructure improvements in a low moderate-income area). DPW does keep track of where infrastructure improvements are needed on town wide basis.

Discussion

This section of the AAP identifies CDBG-funded activities carried out in a specific geographic area (i.e., DPW infrastructure improvements on Oak Cliff Road, on a low moderate-income area basis, 57.5% of the population or 1800 residents are low or moderate income).

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

This AAP addresses, among other things, barriers to affordable housing and actions to "remove or ameliorate" the negative effects of public policies that may be barriers to affordable housing. Such barriers may include land use controls, tax policies impacting land, zoning ordinance, building codes, and fees or charges.

Actions it planned 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

Regional Fair Housing Committee and Development of the 2020-2025 Fair Housing Plan

The Town is part of the South Shore HOME Consortium, led by the City of Quincy, and established a regional Fair Housing Committee in 2014 that included five municipalities (i.e., City of Quincy and the Towns of Weymouth, Milton, Braintree, and Holbrook), responsible for input and oversight of the Fair Housing Plan. The Plan is updated every five years, with the most recent version covering 2020-2025. Plan goals include enhancing understanding of fair housing obligations and the needs of protected classes; identifying impediments to fair housing choice through analysis of public and private section policies; and providing a framework to public and private sector partners for affirmatively furthering fair housing through dialogue and best practices and policies.

Weymouth Actions Planned for 2024 to Address Public Policies Presenting Barriers to Affordable Housing

The Town plans to facilitate the adoption of local zoning policies and practices to promote a safe, diverse, affordable, accessible, and integrated housing stock. Actions in 2023 2il include:

1. Oversee the Village Overlay District Zoning to ensure compliance with the MA MBTA Communities zoning requirements;
2. Meet as needed with Jackson Square developers to ensure compliance with the Jackson Square Plan that requires zoning changes for large, multi-use and family developments that may include density and height bonuses for low mod income units;

3. Oversee developers and their lottery agents on the creation of 34 affordable residential units as part of larger developments and requiring a 10% Inclusionary Zoning on new developments.
4. Work with the town legal department and DPW for site planning and environmental testing of a 13 acre parcel to be taken by the town for non-payment of taxes and be used for mixed income development with assistance from Mass Development and Mass Housing Partnership;
5. Review tax title properties to identify properties that may be taken for affordable housing development/usReviewing tax title properties and identifying properties to be taken for affordable housing;
6. Ensure that the Town remains a Housing Choice Community until 2025 as this designation allows for other related grant funds and increases ability to apply for such other grants.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

HUD regulations at 24 CFR 91.220(k) requires that the AAP address "other actions" the Town will address in the coming fiscal year (2024-2025) including those intended to:

- Address obstacles to meeting underserved needs;
- Foster and maintain affordable housing;
- Evaluate and reduce lead-based paint hazards;
- Reduce the number of poverty-level families; and
- Develop institutional structure; and
- Enhance coordination between public and provide housing and social services agencies.

Actions planned to address obstacles to meeting underserved needs

Actions planned in 2024 to address obstacles to meeting underserved needs:

- Work with the Department of Elder Services to continue to meet increased demands by seniors (ages 62 and over) for transportation to the senior center, medical appointments, grocery stores and more;
- Coordinate with the two area CHDOs that serve Weymouth and other communities to provide Fair Housing education, housing counseling, landlord training, 1st Time Homeowner, tenant workshops, & one on one housing counseling;
- Work with the CHDOs and social service agencies to develop housing for underserved individuals (e.g., NHS is rehabilitating a Habitat for Humanity house for disabled persons and the Town will renovate a house providing four accessible units on the ground floor and three units on the top floor for developmentally disabled adults);
- Partner with the Health Department and other Town departments to coordinate efforts to address homelessness in the Town and its underlying causes, such as mental and behavioral health;
- Support the Town's recently opened Impact Weymouth Drop-In Center and the Wellspring Multiservice Center; and
- Assist the Department of Elder Services with transportation funding to alleviate the needs of

house bound seniors.

Actions planned to foster and maintain affordable housing

To foster and maintain affordable housing in Weymouth the Town will take the following actions:

1. Facilitate the Continuum of Care 10-year plan to end chronic homelessness in conjunction with FBMS;
2. Support zoning changes in the four Village Centers and commercial corridors to increase dense multi family housing that may include affordable units;
3. Continue to support the homebuyer and credit counseling workshops for residents with the two CHDOs (NHS and QCAP);
4. Monitor 34 affordable housing units in Weymouth that are being built as Inclusionary Units as part of a larger housing developments; requesting local preference as part of the lottery process;
5. Explore and support new state or federal affordable housing programs;
6. Assist with funding of an emergency generator at a WHA housing complex for seniors;
7. Support upgraded safety (crosswalks and crossing light) on Town owned Lake Street which bisects Lakeview Manor;
8. Continue to provide zero interest, deferred payment loans to income eligible homeowners in Weymouth for rehabilitation of homes;
9. Use available grant funds to address environmental remediation on a large parcel of land currently in tax title for development of affordable housing;
10. Coordinate with legal department to take properties in the tax title process that are appropriate for creation of affordable units;
11. Continue to offer down payment and closing cost assistance for income eligible residents through the HOME program funds;
12. Promote increased affordable rental units for income eligible individuals and families (particularly elderly and families with more than one child) using HOME funds;
13. Encourage development and maintenance of affordable housing and related services for disabled individuals and families, and work with South Shore Supportive Services, ARC and Road to Responsibility by searching for appropriate housing and apply for HOME funds for renovation.

Actions planned to reduce lead-based paint hazards

HUD regulations on lead-based paint hazards are found at 24 CFR 91.215(i) and require data on actions to address hazards and to increase access to housing without hazards.

Housing Rehab Loan Program

As part of the Town's housing rehabilitation loan program, all houses build before 1978 are tested for lead-based paint. Lead remediation is conducted as part of the housing rehab project in order to comply

with State and Federal lead laws.

the Town is partnering with the City of Quincy Healthy Homes program that provides grants and loans to homeowners for de-leading and will offer repairs to augment Quincy's program.

Actions planned to reduce the number of poverty-level families

The Town continues to address to the extent possible the need to reduce the number of poverty level families in Weymouth.

For example, the Town supports the efforts of FBMS through the Continuum of Care to serve homeless persons in Weymouth by providing counseling and advocacy, legal assistance, rental assistance, street outreach, HIV/AIDS services, life skills, employment training, and more. The Town coordinates with other service providers in broadly serving poverty level families in the Town including Neighborworks Housing Solutions, Quincy Community Action Programs, Well-Spring Multi-services, Interfaith Social Services, South Shore Friends of the Homeless, Manet Health Systems and the Southwest Community Center Emergency Food Center, Bay-State Community Mental Health Drop In Center.

The Town also helps reduce the number of poverty level families in Weymouth as follows:

- Weymouth Recreational Department offers free summer camp vouchers for low income school children;
- Weymouth Public Schools offer counseling, free backpacks with food for weekends and vacation, child care, a clothes closet, and McKinney Vento grant funding to provide support homeless schoolchildren;
- Youth and Family Services offers after school activities for youth and oversees an emergency grant program for fuel assistance, and other issues;
- Weymouth Food Pantry providing free food to those in need, the Health Department provides free vaccinations, nurse visits to homebound residents, addiction/mental health services and healthy lifestyle classes;
- Department of Elder Services offers meal delivery to severely disabled homebound adults and offers many services improving cultural, recreational, educational, health, and physical needs of seniors;
- Weymouth Police Department has recently hired a social worker to assist with homeless/mental health situations in Town. Weymouth Departments often coordinate communication and efforts between departments.
- Department of Planning and Community Development administers the zero-interest, deferred payment housing rehabilitation loan program to help low mod income homeowners and

investors rehabilitate residential units resided in by low mod income residents;

Actions planned to develop institutional structure

Section SP-40 of the Consolidated Plan describes both strengths and gaps in Weymouth's institutional delivery system. Development of institutional structure requires a commitment to the existing strengths of the structure (i.e., departmental cooperation; early identification of needs; training; and monitoring).

Cooperation: Town departments communicate with one another regarding needs of residents to ensure that to the greatest degree needs can be met (for example, if a resident needs assistance with obtaining food and calls Youth and Family Services, the department will refer the call to the Health Department that works with nutritional programs or to Elder Services if the caller is a senior).

Early Identification of Needs: The Town identifies needs early to enhance service delivery. For example, if a resident calls about a leaking roof, the call is routed to the Housing Coordinator in the Planning Department to consider a housing rehab loan;

Training: The Town conducts training of new employees to ensure that services are provided efficiently (for example, the Planning Department has hired a new Housing Coordinator to manage the housing rehab loan program and other housing programs; existing staff will train the new employee);

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.

Leveraging Funds: The CDBG program requires that to the extent possible, CDBG applicants use existing funds as leverage for CDBG assistance (for example, if DPW requests CDBG funds for infrastructure improvements it often utilizes its own engineering staff to design the work).

Actions planned to enhance coordination between public and private housing and social service agencies

Throughout this Consolidated Plan, the Town has addressed efforts to enhance coordination among public and private housing agencies and social service agencies. Some of the steps taken to enhance coordination are already addressed above in the discussion of development of the institutional structure. For example, the Mayor's task force to address the needs of homeless individuals who are sheltering themselves in public parks showcases a leading effort to enhance coordination among service providers.

For 2024-2025, the Town will continue to urge WHA to coordinate with social service providers. For

instance, Town has requested that Elder Services offer one or more first time homebuyer workshops and a housing rehab loan program overview at the senior center.

DPCD is working with Health Department to coordinate with Continuum of Care regarding mental health and other societal issues that contribute to homelessness.

Discussion

This section addresses "other actions" that the Town will take in the coming fiscal year (2024-2025) to: address obstacles to meeting underserved needs; foster and maintain affordable housing; evaluate and reduce lead-based paint hazards; reduce the number of poverty-level families; develop institutional structure; and enhance coordination between public and private housing and social services agencies.

This section demonstrates that the Town will take actions described above (e.g., meeting underserved needs).

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

This section of the AAP for 2024-2025 includes information on the percentage of funds that will benefit low and moderate income residents as well as the overall benefits to residents based on Weymouth's three year certification period. The certification period for this AAP is 2024-25, 2025-26, and 2026-27.

For this program year, the Town is expending UNKNOWN % of its grant funds for the benefit of LMI residents.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

OVERALL EXPECTED RESOURCES

The overall resources expected to be available for use for activities supported through the CDBG program for 2024 include \$XXXX (EN funds) and \$15,000 (PI). Total expected resources are \$XXX. The actual HUD award once it is known to the Town will be included in this AAP. Until then, the Town has estimated that the funds to be awarded by HUD to the Town for 2024-2025 will be level with the award for the current program year (\$708,626).

The Town is required under HUD regulations that it expends at least 70% of the grant funds for the particular certification period (three years in Weymouth) for the benefit low and moderate income residents. Weymouth's three-year certification period is 2024-25, 2025-26, and 2026-27.

Actual expenditures for the a given program year (e.g., 2024-25) are not known until the CAPER is prepared for the particular year. Expenditures for 2024-25 will not be known until mid October 2025.

