

## CR-05 - Goals and Outcomes

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

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

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

- Public Infrastructure Improvements (Non Barrier Removal): In FY 17-18, the Town funded water and sewer work at King's Cove (low/mod income area) in CT 4228, BG 4, where 45.71% of the residents are l/m income. Bids have been submitted for construction. Accomplishments will be reported in FY 18-19. However, for FY 17-18 accomplishments are reported for water and sewer work at Carlson Cove, a low/mod income area in CT 4225, BG 4, where 56.33% of the residents are lowmod income (690 residents benefit).
- Public Facility Improvements - Barrier Removal: The Town funded barrier removal at an intersection as part of a traffic signal system upgrade. Barrier removal will benefit 14,663 seniors and severely disabled adults throughout the town through reconstruction of 8 pedestrian ramps and detectable warning pads.
- Services for Seniors: The Town exceeded annual goal for seniors, as it served 2407 unduplicated seniors through two Dpt. of Elder Services programs (transportation of seniors to events; and a volunteer management program [offering courses, and services relating to social activities, education, and more]).
- Services for Homeless: The Town met its annual goal for serving the homeless through sub-recipient Father Bill's/Mainspring (200 unduplicated residents).
- Single Family Housing Rehabilitation The Town met its goals housing rehabilitation through its loan program that provides zero interest, deferred loans to income eligible homeowners for eligible home improvements (e.g., heater or roof replacements, window installation, barrier removal). The Town improved eight residential units.

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

- Other Low Mod Income Residents - the goal here was to serve other low mod persons that aren't reflected in other categories but no potential sub-recipients came forward to apply for funding although a domestic violence prevention group had indicated initial interest during the five year planning process.

- Public Facility Improvements - Non-Barrier Removal- The Town has exceeded five year goals after tallying accomplishments achieved in this third year (FY 17-18) the five year plan having benefitted 690 with completion of Carlson Cove.
- Public Infrastructure Improvements - The five year goal was already exceed in this category with no project funded in FY 17-18.
- Public Facility Improvements- Barrier Removal - Work at Broad & Washington to remove barriers at an intersection will remove barriers to seniors and disabled. Work will begin Spring 2019 (14,662 residents). On completion, the five year goal will have been exceeded.
- Public Housing Modernization - Insufficient funding for WHA projects- no new accomplishments.
- Services for Children- No funding provided due to fund shortables. However, funding has been provied for an activity benefiting children of low/mod income households in FY 18-19.
- Services for Seniors - With accomplishments tallied for FY 17-18, the Town exceeded its five year goals for seniors.
- Services for Homeless - With accomplishments in FY 17-18 tallied, the Town has achieved over 60% the five year goals.
- Single Family Housing Rehab - With accomplishments tallied for FY 17-18, the Town has met 72% of its five year goal.

**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
Other Low/Mod Income Residents	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	90	0	0.00%			
Other Low/Mod Income Residents	Non-Housing Community Development		Rental units rehabilitated	Household Housing Unit	0	6				

Other Low/Mod Income Residents	Non-Housing Community Development		Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
Other Low/Mod Income Residents	Non-Housing Community Development		Other	Other	0	0				
Public Facility Improvements - Non-Barrier Removal	Non-Housing Community Development	CDBG: \$350000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2375	3762	158.40%	240	690	287.50%
Public Facility Improvements-Barrier Removal	Non-Housing Community Development	CDBG: \$28000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	12134	0	0.00%	14663	0	0.00%
Public Housing Modernization	Public Housing		Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Public Housing Modernization	Public Housing		Other	Other	0	0				
Public Infrastructure Improvements	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4000	4450	111.25%			

Services for Children	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	90	0	0.00%			
Services for Seniors	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5600	7831	139.84%	1850	2407	130.11%
Services for the Homeless	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Services for the Homeless	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	1000	603	60.30%	200	200	100.00%
Services for the Homeless	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
Services for the Homeless	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0				
Single Family Housing Rehabilitation	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	2		0		
Single Family Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	25	18	72.00%	6	8	133.33%
Single Family Housing Rehabilitation	Affordable Housing	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	

Single Family Housing Rehabilitation	Affordable Housing	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
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**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

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

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

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	4,333
Black or African American	81
Asian	30
American Indian or American Native	6
Native Hawaiian or Other Pacific Islander	2
<b>Total</b>	<b>4,452</b>
Hispanic	52
Not Hispanic	4,400

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

### Narrative

These are the numbers of residents served by race and ethnic data. The numbers include the totals reported for all activities by which race and ethnic data is required to be reported; public service activities (like Father Bill's/Mainspring, and the Department of Elder Services) and housing rehabilitation projects funded through the CDBG program.

## 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	CDBG	799,161	622,179
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

Table 3 - Resources Made Available

### Narrative

The expected resources consisted of the CDBG funds for FY17-18 (\$631,683) and prior year CDBG funding (\$167,484.06) totaling \$799,161.06.

CDBG funds expended in FY 2017-2018 totaled \$622,178.77.

### Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The expenditure of CDBG funds took place throughout the Town. Funds for public services, for example, were not limited to nor targeted to any specific geographic area (e.g., transportation services for seniors were available to all seniors from Weymouth regardless of where they resided). Such services benefitted residents town wide (e.g., seniors reside throughout the Town). Likewise, CDBG funds used for housing rehabilitation through the Town's housing rehabilitation loan program, providing zero-interest, deferred payment loans to income eligible homeowners for improvements to housing (e.g., water heater replacement, window replacement, new roof) were provided on a town-wide basis.

Conversely, one activity funded in FY 2017-2018 were based on HUD's area basis eligibility national objective (King's Cove Water and Sewer). This activity will benefit residents in Census Tract 4228, Block Group 4, where 45.71% or 240 of the residents are low or moderate income.

Another activity, funded in a prior fiscal year (FY 2016-2017) that was COMPLETED in FY 2017-2018, also benefited residents based on the area basis national objective. This activity, Carlson Cove Water and Sewer Improvement Project, has been reported as completed in this CAPER for FY 2017-2018. The

project benefitted resident in Census Tract 4225, Block Group 4, where 56.33% or 690 of the residents are low or moderate income.



## **Leveraging**

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

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

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

## CR-20 - Affordable Housing 91.520(b)

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

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

Discuss how these outcomes will impact future annual action plans.

Include the number of extremely low-income, low-income, and moderate-income persons

served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	2	0
<b>Total</b>	<b>2</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**

Progress in this area has been accomplished, thanks to a mental health clinician; a nurse; and a case manager who work with the homeless population in the CoC, who are part of an outreach team to visit known areas of human habitation and local soup kitchens at least twice a month. This team provides unsheltered individuals with small items (socks, toiletries, blankets) in order to build relationships. This team has been successful in their efforts to encourage unsheltered individuals to enter shelter and in some cases, permanent housing. For many years, the CoC approach has been to build relationships with unsheltered individuals; encourage them to enter shelter; keep the threshold expectations for accessing shelter to a minimum (especially in the winter months); and move them directly to Housing First permanent housing whenever such resources are available. This practice has resulted in continued declines in the street population.

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

This is accomplished through the operation of "Fr. Bill's Place" emergency shelter on Broad Street in Quincy. Fr. Bill's Place provides emergency shelter to an average of 105 individuals per night. The shelter also has bathing facilities and provides meals to its guests, in addition to a host of services including skill-building, job training, job search, basic health services, and case management. The shelter was the first in the state to pilot a regional triage system, involving coordination among all CoC partners that assessed every homeless family and matched them to appropriate local shelter. It will continue to promote state systems reform. The CoC plan also includes advocating for and developing permanent supportive housing for disabled chronically-homeless families using CoC and other resources. As for transitional housing, the CoC made the decision in 2012 to eliminate its one and only transitional housing project in favor of reallocating those funds for the creation of permanent housing for chronically homeless and other disabled participants. This reallocation aligned with the strategic plan goals of the CoC 10-Year Plan to End Chronic Homelessness and its Housing First approach.

**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**

The Commonwealth of Mass has a mandate to provide shelter to all eligible families with children under the age of 18. If screened eligible for Emergency Assistance (EA), the guidelines prohibit denying admission. EA also prohibits separating families. Families are screened for eligibility by DHCD staff at the local welfare offices who must comply with these requirements to keep families intact. When DHCD makes placement into shelter, the EA family shelter providers, by contract, must be able to accommodate all family members, including teenage boys and/or any other male household members. Shelter providers also must assist families with re-housing and are not to propose housing options that would separate or deny admission to some household members. The CoC's current efforts to combat homelessness among veterans are as follows: Fr. Bills & MainSpring (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. FBMS has a Veterans Track: vets needing shelter or prevention are immediately assessed and assisted by specially trained staff. The Vets Track team meets regularly to improve services. It also systematically reviews the homeless vets list from HMIS to plan housing placement. FBMS veterans services include: (1) shelter, transitional housing, SSVF, and VASH case management (VA), HVRP employment services (DOL), and peer-to-peer outreach. It has 325 PSH units with a veterans' preference and 14 designated vet units, including an SRO Mod Rehab project in Quincy. The veterans' strategy is consistent with CoC strategic goals, including the 10- Year plan to end chronic homelessness and efforts to reduce family homelessness: (1) There is a priority to re-house chronic (CH) vets and there are CoC funded PSH units with both CH and vets priority; (2) FBMS assists the VA to outreach and enroll CH vets in VASH. (3) FBMS has VA-funded shelter beds for vet families; (4) vet families are fast-tracked for re-housing. In the future the CoC will continue to build out the Veterans' Track aligned with the federal strategy and with the new MA plan to end veterans homelessness. The CoC's current efforts to address the youth homeless population are as follows: The CoC addresses the youth homeless population through its Young Adult (YA) Coalition convened through the South Shore Network. The YA Coalition brings together 20+ partners. The YA Coalition identifies youth needs, plans strategies, improves service delivery, and conducts coordinated case management. 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; School on Wheel educational and tutoring services and supplies to homeless and at risk youth including college bound students; and Bridgewater State University full scholarship for homeless youth. The YA Coalition tracks HMIS data and the increasing number of homeless youth. The CoC priority for this population is housing, which is consistent with the CoC strategic goal of Housing First. FBMS also takes part in the young adult committee of the MA Housing & Shelter Alliance in order to involve the CoC in statewide advocacy and planning for youth. Regarding discharges, we have advocated for a zero tolerance policy for inappropriate discharges by state agencies. Efforts have been enhanced by area homeless providers by building collaborations and/or relationships with housing courts; and meeting with the local Sheriff's office to ensure appropriate discharge planning with the State's Department of Corrections.

**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**

We help low-income families and individuals avoid becoming homeless through a plethora of programs, including community center programs (GED courses; skill-building; and job training programs which increase employment options); options to utilize one of the city's food pantries, which allows more income to go towards housing; and we also work closely with the city's designated anti-poverty agency (QCAP) to provide homelessness prevention services through the Emergency Solutions Grant.

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. DCF uses the PAYA Life Skills Curriculum to prepare youth for self-sufficiency, provides written 'Notice of Intent to Discharge' to each foster care youth 18+ and establishes a Transition Plan with each youth which identifies available resources, steps to meet targeted goals, the individual(s) responsible to assist, and the appropriate discharge housing arrangements.

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 and 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.

Those who are receiving assistance from public or private agencies that address housing, health, social services, employment, education or youth needs. 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.



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

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

The Town has long supported addressing the needs of its public housing residents through significant CDBG funding of various projects throughout the years including installation of an emergency generator at J. Crehan Senior Housing (2014); siding replacement at Pleasantville Family Housing (2011), and many years of partially funding the salary of the Residential Services Coordinator, a public housing employee who assists with intake of public housing residents, and coordination of services for residents including services relating to home health care aides, personal care attendants, visiting nurses, homemakers, access to health care clinics, self sufficiency seminars and more. Due to funding shortages, the position is no longer supported through CDBG.

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

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

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

The Town has long supported activities that benefit public housing residents including public services and physical improvements to the five housing developments operated by the Weymouth Housing Authority. CDBG staff have also personally addressed public housing residents at meetings relative to CDBG activities that would benefit such residents.

As an example of encouraging involvement in the management of PHA, the DPCD obtained active involvement from PHA residents in a proposal to install a security camera system at Lakeview Manor Family Housing. Although the project was later cancelled, the planning process involved strong resident involvement.

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

The Weymouth Housing Authority is not 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 is taking the steps that it can to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing. However, one must realize that actions that may impact favorably on barrier removal are hampered by the fact that the Town is, according to its Master Plan, considered to be substantially built out.

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

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

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

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

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

in Weymouth (e.g., increasing knowledge about the fair housing law; increasing capacity to advance fair housing); and

- Offers training to sub-recipients as needed to ensure compliance with Agreement terms and applicable HUD regulations in the proper provision of funded activities.

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

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

HUD regulations governing lead based paint hazards are found at 24 CFR 91.215(i). They require that grantees include in their performance reports (CAPERs) a description of any actions to address such hazards and to increase access to housing without such hazards. The plan to address such hazards must be consistent with the extent of lead based hazards and be integrated into housing policies and programs. The Town addresses lead-based paint (LBP) hazards, and strives to increase access to housing without such hazards, in the following ways:

#### Review of LBP Data

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

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

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

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

#### Enforcement of the Sanitary Code

The Town also addresses lead-based paint hazards through rigorous enforcement of the State Sanitary

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

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

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

Actions to reduce numbers of poverty level families:

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

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

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

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

*Early Identification of Needs:* The Town identifies needs early to enhance service delivery. For instance, once it becomes known that a homeless person is living outside (e.g., in a Town park), Town policy is to notify the Outreach Team of Father Bill's/Mainspring. A team representative "engages with the homeless person within 72 hours of learning about the person."

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

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

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

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

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

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

The Town enhances coordination among public and private housing agencies and social service agencies. As discussed above, the Town considers its efforts to support inter-departmental cooperation as central to its efforts to develop the institutional structure of the Town.

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

Another example of the enhancement of coordination of service agencies is illustrated by the Weymouth Housing Authority (WHA). The Residential Service Coordinator at the WHA offers referrals to many area social services including home health aids, credit and budget workshops, crisis intervention and mediation relating to tenant conflicts, self sufficiency seminars, and more. Additionally, the WHA encourages the involvement in WHA management in addressing residents' concerns through tenant based organizations at each of the five housing complexes. These organizations meet regularly with a WHA representative. Also, the WHA has a Residential Advisory Board with two members from each of the developments that meets quarterly to discuss policies and resident needs. The WHA also works with agencies like health providers and the Police Department to address issues and assist residents.

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

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

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

## CR-40 - Monitoring 91.220 and 91.230

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

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

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

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

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

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

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

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

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

Regarding the public comment period for the CAPER, the Town provided the required 15 day public notice and held a public hearing. The notice of the public hearing and comment period was published in the *Weymouth News* on Wednesday, September 12, 2018 and the comment period (the Town elected to provide 30 days rather than 15 as the hearing was combined with a hearing on a substantial amendment to the AAP for FY 2018-2019) ran from September 12, 2018 to October 11, 2018.

No comments were submitted by the public.

#### **CR-45 - CDBG 91.520(c)**

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

There have been no changes in the program objectives.

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

No

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





**CR-45 - CDBG 91.520(c)**

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There have been no changes in the program objectives.

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

No

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