

## **Executive Summary**

### **ES-05 Executive Summary - 91.200(c), 91.220(b)**

#### **1. Introduction**

The Consolidated Plan governs Weymouth's use of Community Development Block Grant (CDBG) funds for a five year period from FY 2015 to FY 2019. CDBG funds are provided annually as an entitlement to Weymouth from the US Dept. of Housing and Urban Development to meet the priority needs of low and moderate income residents for affordable housing, and community and economic development. Weymouth also receives 23% of the HOME Investment Partnership funds allocated by HUD to the City of Quincy each year, for buying, building, and improving housing for rent and ownership. Quincy is the lead jurisdiction of the South Shore HOME Consortium, made up of the Towns of Braintree, Holbrook, Milton, and Weymouth, and the City of Quincy. The focus of this Consolidated Plan is on the use of CDBG funds. HOME program activities are covered in the Consortium Consolidated Plan, prepared by the City of Quincy.

The Consolidated Plan is executed through an Annual Action Plan that identifies the government departments and non-profit agencies that will be funded to carry out programs to meet the needs of low and moderate income residents for public services, affordable housing, street improvements and more. The Annual Action Plan is the first year of the five year period covered by the Consolidated Plan.

In all, the Consolidated Plan includes a needs assessment relative to non-housing community development needs, a market analysis, a strategic plan that identifies priority needs and the goals for meeting such needs; and an Annual Action Plan (for FY 2015-2016).

#### **2. Summary of the objectives and outcomes identified in the Plan**

##### Priority Needs, Goals to Meet Needs, and Objectives and Outcomes

The Consolidated Plan describes several interconnected items related to projects to be funded through the CDBG program from FY 2015 to FY 2019: priority needs; five year and one year goals to meet needs; and objectives and outcomes relating to projects to be funded.

*Priority Needs:* The Town identified several priority needs both through consultation (Section PR-10) with area service providers serving Weymouth residents and through citizen participation efforts (Section PR-15). In all, the Town has identified six priority need categories: public services; public

infrastructure improvements (e.g., streets, and flood and drainage systems); public facility improvements (including ones related to barrier removal and ones that do not involve the removal of barriers to disabled persons and seniors); single family housing rehabilitation; and public housing modernization.

*Five Year Goals and One Year Goals:* The Consolidated Plan also identifies the five year and one year goals for meeting priority needs. The five year goals include, for example, the estimated number of single family housing units that may be assisted with CDBG funds during the next five years. The one year goals are the goals that will be met during FY 2015-2016. For example: the Town will provide five zero-interest, deferred payment loans to income qualified homeowners for housing improvements.

*Objectives:* HUD has identified three objectives, only one of which must be met by each funded project: create suitable living environments; provide decent housing; and create economic opportunities. Each CDBG funded activity must meet one of the three objectives. For example, a project to provide zero-interest, deferred-payment loans to low and moderate income homeowners to rehabilitate homes furthers the objective of *providing decent housing*.

*Outcomes:* HUD has identified three outcomes that may result from a funded project; again, it is only necessary that a project produce on outcome. The three outcomes recognized by HUD include promotion of: availability and accessibility; affordability; and sustainability. Using the same example provided above, regarding housing rehabilitation loans, such loans serve the outcome of *enhancing the sustainability of housing*.

See Chart 1 - Objectives and Outcomes.

Finally, to better understand how needs, goals, objectives and outcomes are related, consider the single family rehabilitation program:

- *Priority need:* Rehabilitation of single family homes owned by low and moderate income Weymouth residents;
- *Five year goal:* To provide zero-interest, deferred-payment loans to 25 homeowners;
- *One year goal:* To provide 5 of the 25 loans during FY 2015-2016.
- *Objective:* To ensure sustainability; and
- *Outcome:* To provide decent, affordable housing.

See Chart 2 - Needs, Goals, Objectives and Outcomes for Housing Rehabilitation.

CHART 1 – OBJECTIVES AND OUTCOMES OF EACH GOAL

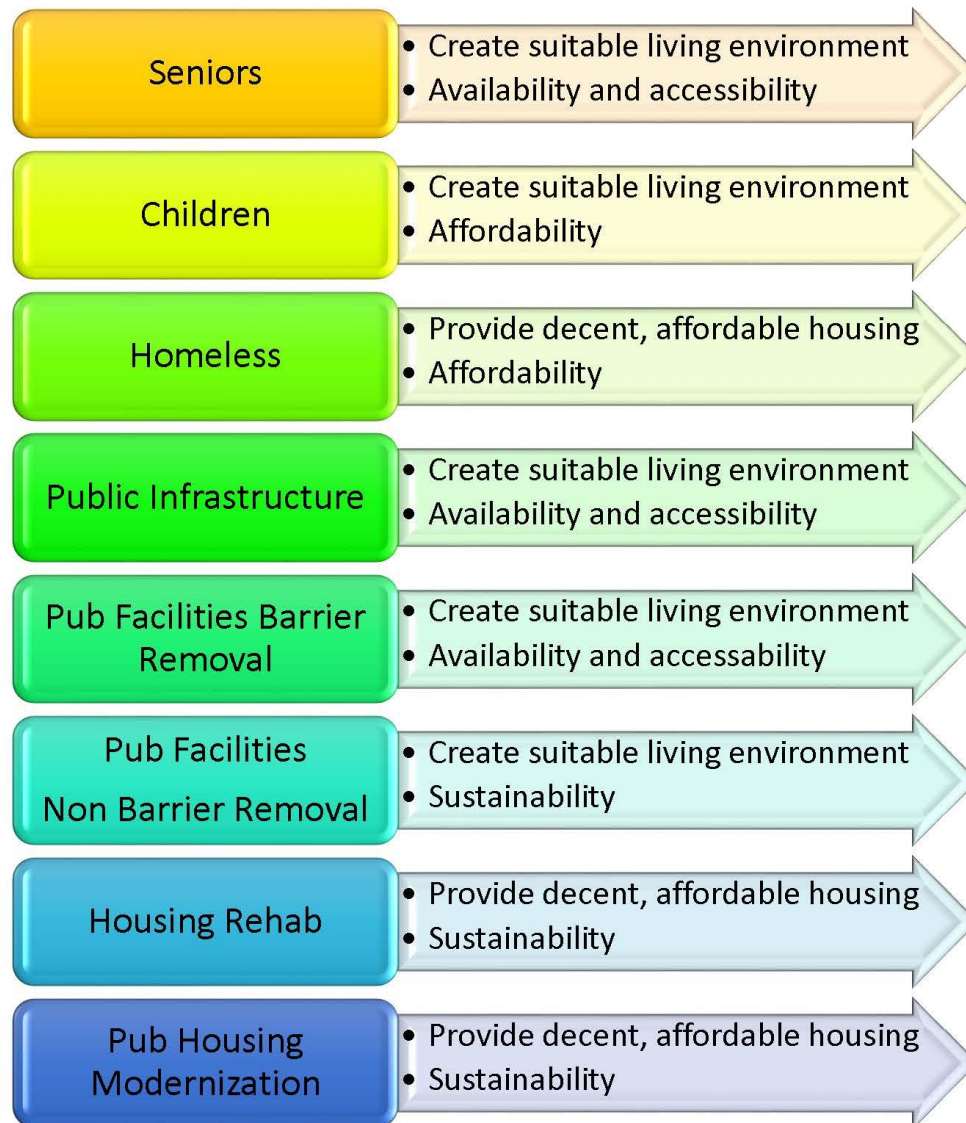


Chart 1



**Chart 2**

### **3. Evaluation of past performance**

The Town has performed well during the prior fiscal year (FY 2014-2015). Among the activities that were funded in the year were public services, including case management by Father Bill's/Mainspring, subsidized before and after school child care slots for low and moderate income families, senior services (transportation and courses and workshops for seniors), and consultations with perspective and existing public housing residents at the Weymouth Housing Authority. CDBG funds were also provided to Camp Fire Eastern MA to operate its Science, Technology, Engineering, and Math Program (STEM) for children of income qualified families. These activities have been implemented on schedule and within budget. CDBG funds were also used to fund street and park improvements in low and moderate income Target Areas. Such projects include street improvements Erickson Road and Klasson Lane and improvements in the Sundin Road area. Also, the Town funded park improvements at House Rock Park and Bradford Hawes Park. The use of CDBG funds for these projects will begin during the summer. See the photo of improvements made to date at Brad Hawes using non CDBG funding: CDBG funds will be used to add lighting to the park. One project that is behind schedule is the installation of a generator at

the J. Crehan Elderly Housing Complex: the WHA is still working to obtain appropriate quotes regarding prices for the project.



**Brad Hawes Park**

#### **4. Summary of citizen participation process and consultation process**

The Town conducted extensive citizen participation and consultation activities pursuant to HUD regulations and to the Town's Citizen Participation Plan. See Sections PR-10 and PR-15 for detailed descriptions of consultation and citizen participation activities, respectively.

##### Citizen Participation

Citizen participation efforts included conducting a needs assessment meeting with residents and civic associations and collecting input relative to priority needs. CDBG staff also participated in an additional meeting with civic associations hosted by the Mayor. Finally, CDBG staff appeared before the Weymouth Housing Authority's Board of Commissioners during a regularly scheduled meeting. At that meeting, there were members of the public in attendance. At each venue, CDBG staff members presented an overview of the CDBG program, informed attendees about the importance of public input regarding the use of public funds (e.g., CDBG funds), and sought feedback on needs. The Town also developed and widely disseminated a survey on resident needs soliciting identification of priority needs concerning low and moderate income residents.

For the first time during a Consolidated Plan process, the Town used a survey to seek information on priority needs. The Town ensured that surveys were widely making copies at various locales through Weymouth, including: the Town website; the Office of the Mayor; the Department of Elder Services; the central public library (Tufts); all five public housing locations; and an area of *environmental justice concern* (based on data collected by the Commonwealth's Executive Office of Environmental Affairs (EOEA). An EJ population is one that is "most at risk of being unaware or unable to participate in environmental justice decision-making or to gain access to state environmental resources," based on

attributes that 25% of the area residents are minorities. One area of environmental justice concern is the Queen Anne's Apartment Complex. See photo below. Also, see Map 2, Areas of Minority Concentration and Environmental Justice.

Finally, the Town met with representatives from the media to promote the five year planning process and the survey. The Town provided survey forms to Town commissions, committees, and boards, the members of which must be Weymouth residents.

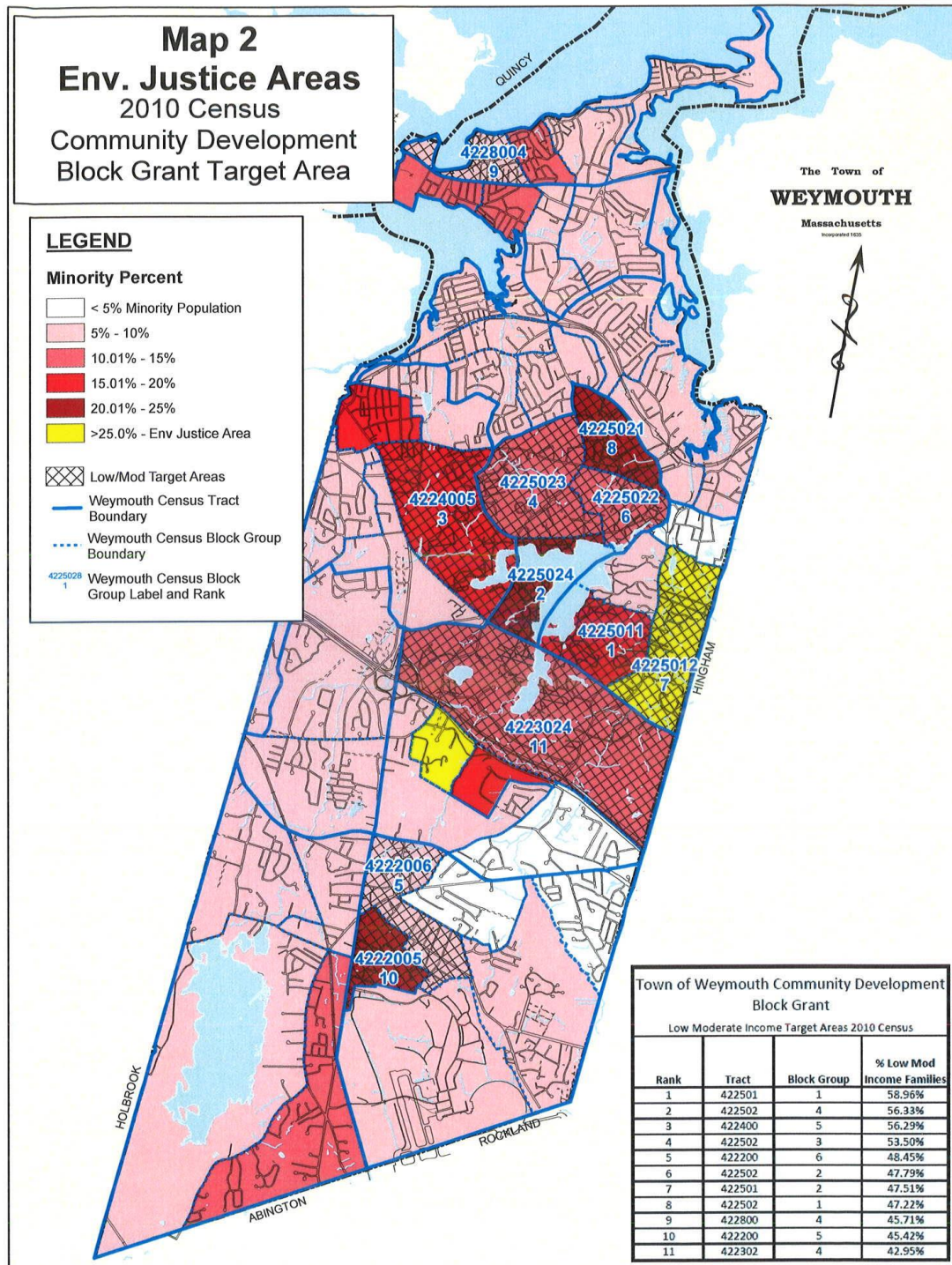
### Consultation

The Town engaged in extensive consultation efforts during development of this Consolidated Plan. The Town recognized that, as HUD states in its Citizen Participation and Consultation Toolkit (2014), "while regulations define the minimum requirements that apply during Consolidated Plan development, ongoing citizen participation and consultation throughout the program year will achieve greater results." The Town hosted three well-attended consultation meetings with Town departments and with major area service providers.

On November 12, 2014, the Town conducted a meeting with Town department managers to solicity input on priority needs of residents, especially low and moderate income residents. Attendees included, but were not limited to: Planning Department; Policy Department; Fire Department; Health Department; Human Resources Department; Library Services; and Youth and Family Services. In addition to this meeting, the Town conducted two meetings with many area service providers. The first meeting was held on November 19 and the second was conducted on December 2, 2014. The service providers had expressed such an interest in attending that in order to accommodate the demand, the Town scheduled the second meeting. Finally, the Town met with some service providers independently upon request to gather additional needs-related data.



**Queen Anne's Apartments**



Map 2 -Minority Concentration and Environmental Justice Areas

## 5. Summary of public comments

Consolidated Plan

WEYMOUTH

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The Town did not receive comments relative to the Consolidated Plan during the 30 day comment period.

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

As stated, the Town did not receive any comments.

**7. Summary**

The Consolidated Plan identifies priority needs of low and moderate income residents in Weymouth for affordable housing and for community and economic development. The plan also identifies the objectives to be achieved over the five year period from FY 2015 to FY 2019. The Town engaged in extensive citizen participation and consultation activities to promote involvement in the identification of needs. These efforts enabled the Town to identify the scope of the needs of low and moderate income residents in Weymouth.

## The Process

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

#### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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 Dept. of Planning &Community Development

Table 1– Responsible Agencies

#### Narrative

The Town of Weymouth is the lead agency with respect to the Community Development Block Grant (CDBG) program. CDBG funds are provided annually to Weymouth as an entitlement to be used predominately to meet the needs of low and moderate income residents in the areas of affordable housing, and community and economic development. Weymouth administers its CDBG program. The Town also receives funding from two other HUD programs: HOME Investment Partnership Funds (used to develop and maintain affordable housing) and Continuum of Care (CoC) Funds (used to meet the many needs of the homeless). The City of Quincy is the lead agency with respect to HOME and CoC funds.

HOME Investment Partnership Funds (HOME funds) are provided on a formula basis to Weymouth through the City of Quincy as the lead agency of the South Shore HOME Consortium, representing the City of Quincy, and the Towns of Weymouth, Braintree, Holbrook, and Milton. HOME funds are used in partnership with local nonprofit groups for activities that build, buy, or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

McKinney-Vento funds are used to address homelessness and are provided through the Quincy/Weymouth Continuum of Care (CoC), of which Weymouth is a member. The CoC is a partnership designed to end homelessness community-wide, provide funds for use by nonprofit providers and state and local governments to rehouse homeless individuals and families quickly while minimizing the trauma and dislocation caused, to promote access to and the use of mainstream programs by homeless individuals and families; and to optimize self-sufficiency among the homeless. The CoC represents local government, businesses, faith organizations, formerly homeless persons and service providers who work together to coordinate all efforts taking place within the continuum to address the issues of homelessness.

## **Consolidated Plan Public Contact Information**

Contact information relative to CDBG funding and activities in Weymouth is as follows:

Jody Lehrer, JD, MPA, Community Development Coordinator

Town of Weymouth

Department of Planning and Community Development

75 Middle Street

Weymouth, MA 020189

781.340.5015

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The Town consulted with many public and private agencies in the development of Weymouth's Consolidated Plan for the use of Community Development Block Grant (CDBG) funds. Among the agencies consulted were those offering assisted housing, health services, and social and fair housing. Combined, these agencies offer services for seniors, children and youth, homeless persons, the disabled, and more.

With respect to consulting with homeless service providers, Weymouth is a member of the Quincy/Weymouth Continuum of Care (CoC), a partnership that focuses on serving the homeless regionally. The CoC, of which the City of Quincy is the lead jurisdiction, represents local government, businesses, faith organizations, formerly homeless persons and service providers who work cooperatively within the continuum to address the issues of homelessness. Through the CoC, member communities like Weymouth consulted with providers experienced in serving chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. In addition to consultation carried out through the CoC, the Town consulted independently with Father Bill's/Mainspring, the lead service provider for Weymouth's homeless. The Town also obtained data from the state regarding lead paint hazards and poisoning instances in Weymouth. Other consultation efforts included reaching out to the Weymouth Health Department, and to the Weymouth Housing Authority through its Board of Commissioners and representative tenant associations on the board.

**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)).**

#### Enhancing Coordination Among Providers

The DPCD encourages enhanced coordination in a variety of ways among its many service providers including public and assisted housing providers and other private and governmental service agencies. Some of the coordination efforts are identified below:

1. The Mayor conducts regular meetings with department managers at which information critical to Town wide services is provided enabling a more comprehensive approach to service delivery.
2. The Town furthers coordination among service providers by conducting annual technical workshops during the RFP process to review proposals and avoid awarding public funds to services already offered to Weymouth residents.
3. The Town promotes coordination among service providers so that during the consultation process each provider understands what programs are available from other providers (i.e., the fire department

did not realize that another agency offered transportation services for residents to stores and other sites that may reduce the number of unnecessary calls for an ambulance when what a resident may want is a ride to a store).Â Therefore, the usefulness of consultation meetings went beyond merely facilitating in the identification of priority needs.

4. The Town fosters coordination through active involvement in the Fair Housing Advisory Committee. This committee has representation from public and private sector providers, faith based groups, realtors, public housing authorities, and municipal boards and commissions.

5. The Town's efforts to enhance coordination among the many area service providers can be seen through its active participation in the Quincy/Weymouth Continuum of Care (CoC), a partnership of local governments, businesses, faith based groups, and others, who cooperatively address the needs of homeless families and individuals.

6. The Town promotes coordination among service providers relative to the needs of homeless persons residing in area parks or otherwise outside in Weymouth, through a task force assembled by Office of the Mayor. The task force is made up of Town representatives from the Police Department, Parks and Recreation, Conservation, Planning and Community Development, Health Department, as well as from non-profit homeless service providers (Father Bill's/Mainspring). This task forces developed a protocol for addressing the needs of homeless person residing outside. The protocol requires that if a town employee receives notification regarding such a homeless individual, the employee notifies a designated FBMS Outreach Team that, in turn, will reach out to the homeless individual and help to find appropriate housing or shelter. The goal of the protocol is to "engage with the homeless person within 72 hours of learning about the person."

**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**

As mentioned in Section ES-05, the Executive Summary, Weymouth is a member of the Quincy/Weymouth CoC, under the direction of the City of Quincy. Programs directed at meeting the needs of homeless persons, including chronically homeless individuals and families, families with children, veterans and unaccompanied youth, are carried out on a regional basis under the CoC. The Town, along with other CoC members, cooperate closely regarding homeless-related programs. Weymouth's Consolidated Plan contains information regarding CoC programs but full descriptions of such programs are found in the South Shore HOME Consortium Consolidated Plan.

Furthermore, as discussed above, the Town promotes coordination relative to serving homeless persons through a task force, appointed by the Mayor, focused on homelessness. The task force is made up of Town representatives from the Police Department, Parks and Recreation, Conservation, Planning and Community Development, Health Department, as well as from non-profit homeless service providers (Father Bill's/Mainspring). This task force analyzes circumstances in the Weymouth regarding the Town's

homeless population (including homeless "camps" set up at various locations throughout the Town) and strategizes on how to serve the needs of such homeless individuals. The task force has developed a protocol for serving the homeless who are living outside. Essentially, if a Town employee encounters a homeless person residing outside or if the employee receives notification regarding such a homeless individual, the employee will notify the FBMS Outreach Team. The Team will reach out to the homeless individual and help to find appropriate housing or shelter. The goal of the protocol is to "engage with the homeless person within 72 hours of learning about the person."

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

The Town of Weymouth does not receive EMS funds. However, as to the development of performance standards and evaluation of outcomes, and development of policies and procedures regarding HMIS administration, these responsibilities fall to the City of Quincy as the lead jurisdiction with regard to the Continuum of Care.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2– Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	NEIGHBORHOOD HOUSING SERVICES OF THE SOUTH SHORE
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town consulted with Neighborhood Housing Services (now called NeighborWorks Southern Mass) during meetings conducted with area service providers. NWSOMA is one of two Community Housing Development Organizations (CHDOs) serving Weymouth and surrounding communities and offers services relating to homebuyer needs, like education, realty, financial coaching, and foreclosure counseling. NWSOMA is also a leading nonprofit housing developer for low-income families, veterans, disabled persons, and formerly homeless individuals. Its portfolio includes single-family, two-family, and multi-family units as well as single-room occupancy (SRO) units. The outcome of the consultation is that housing needs continue to be a high priority in Weymouth.
2	<b>Agency/Group/Organization</b>	WEYMOUTH HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town consulted with Weymouth Housing Authority (WHA) during meetings conducted with area service providers as well as during an independent meeting with the WHA Board of Commissioners and with the Executive Director and Residential Services Coordinator. The WHA owns and manages five public housing complexes including one federally aided complex for the elderly and disabled, two state aided complexes for the elderly and disabled, one federally aided family complex, and one state aided family complex. WHA also administers federal Section 8 housing choice vouchers. The outcome of the consultation is that services for public housing residents continues to be a high priority need in Weymouth.
3	<b>Agency/Group/Organization</b>	QUINCY COMMUNITY ACTION PROGRAM (QCAP)
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town consulted with Quincy Community Action Programs (QCAP), one of the two CHDOs serving Weymouth (and Quincy), during meetings conducted with area service providers Quincy Community Action Program (QCAP) is one of two CHDOs serving Weymouth and Quincy. It offers safe, affordable housing and advocates for, develops, and manages housing for low and moderate income families and individuals in Quincy and Weymouth. It offers one of the most comprehensive housing programs in the area, including assistance for first time homebuyers, homeowners, tenants, landlords, homeless and near homeless families in order to help secure and stabilize housing. The outcome of the consultation regarding housing services is that housing services remain a high priority need in Weymouth.
4	<b>Agency/Group/Organization</b>	CHDO QCAP
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Needs of children

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town consulted with QCAP during its meetings with area service providers conducted as part of its five year consolidated planning process. Some of the service agencies, such as QCAP, serve numerous segments of society, such as adults, teens, and children, and provide many types of services (such as housing, education, workforce development, and childcare services). QCAP offers early childhood education and care, food and nutrition and many other programs benefiting children. The outcome of the consultation is that the provision of affordable childcare for low and moderate income Weymouth families is a high priority in Weymouth.
5	<b>Agency/Group/Organization</b>	South Shore Elder Services, Inc
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The DPCD consulted with South Shore Elder Services (SSES) during meetings with area service providers as part of the five year consolidated planning process. SSES provides many services to eleven communities including Braintree, Cohasset, Hingham, Holbrook, Hull, Milton, Norwell, Quincy, Randolph, Scituate and Weymouth. SSES supports seniors so that they may remain as independent as possible and advocates for elders and their caregivers. SSES has a contract with the Massachusetts Executive Office of Elder Affairs (Elder Affairs) to coordinate and provide many in-home services to ill and frail low-income elders in the eleven South Shore communities. Some programs such as Meals on Wheels are available regardless of income. The outcome of the consultation regarding the priority needs of seniors is that many unfulfilled needs exist. The outcome of the consultation is that in order to ensure that seniors remain healthy, independent, and active, the needs of seniors for many services continue to be a high priority in Weymouth.

6	<b>Agency/Group/Organization</b>	SOUTH SHORE ARC
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The DPCD consulted with the ARC of the South Shore during meetings with area service providers as part of the five year consolidated planning process. The Arc of the South Shore provides services and advocacy for children and adults with cognitive, physical, and other intellectual and developmental disabilities. The agency is a family oriented, community-based non-profit agency, and strives to ensure that all individuals are able to participate fully in their community. The outcome of this consultation is that the needs of severely disabled adults in Weymouth remain a high priority in Weymouth.
7	<b>Agency/Group/Organization</b>	Father Bill's/Mainspring
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-homeless Services-Employment Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The DPCD consulted with the Father Bill's/Mainspring (FBMS) during both of its meetings with area service providers as part of the five year consolidated planning process. FBMS helps homeless persons obtain a home by giving temporary shelter and food, locating safe and affordable housing, and providing permanent housing with supportive services. FBMS also helps homeless persons and those at risk of homelessness to achieve self-sufficiency. FBMS regularly tracks information regarding publicly funded institutions and systems of care regarding the release of persons into homelessness. Data shows that Weymouth ranks as the number two community in the region in terms of the percentage of homeless persons and therefore, the many needs of the homeless continue to be a high priority need in Weymouth. The outcome of this consultation is that the needs of homeless persons and those with HIV/AIDs continue to be high priority needs in Weymouth.
8	<b>Agency/Group/Organization</b>	DOVE Inc
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Victims of domestic violence
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The DPCD, during development of this consolidated plan, consulted through phone conversations and email representatives from DOVE (Domestic Violence Ended), an organization that works with adults, teens, and children who have been abused emotionally, financially, physically, and sexually. Services include a crisis hotline and other services such as crisis intervention, danger assessment and safety planning, supportive counseling, emergency shelter, legal advocacy and representation, community outreach, education, and training. The outcome of consultation with this organization is that the needs of victims of domestic violence have been identified as a high priority need in Weymouth.

9	<b>Agency/Group/Organization</b>	WEYMOUTH
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Health related needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The DPCD consulted with its own departments, boards, and commissions, including the Department of Health, during development of the Town's Consolidated Plan. Consultation included the Town's health department. The Weymouth Health Department improves, promotes, and protects the personal and environmental health of our residents through many programs including inspection services, nursing services (e.g., flu vaccines, B12, blood pressure clinics), wellness programs, substance abuse prevention programs, and more. The outcome of the consultation is that needs related to public health continue to be a high priority in Weymouth.
10	<b>Agency/Group/Organization</b>	QCAP
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Education related needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The DPCD consulted with QCAP during meetings with service providers as part of the five year consolidated planning process. QCAP offers many services including education related services and workforce development. QCAP offers adults the chance to return to school to study for the High School Equivalency Assessment, to learn English, to help with job readiness skills. Adult education was cited as a significant need during consultation meetings. The outcome of the consultation is that the needs for adult education remain a high priority in Weymouth.
11	<b>Agency/Group/Organization</b>	QUINCY
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Weymouth, as one of five local government members of the Fair Housing Advisory Committee of the South Shore HOME Consortium, consults regularly with committee members including during development of the consolidated plan. This collaborative effort ensures not only consultation regarding fair housing but consultation among local governments in general. Consortium members jointly developed the South Shore HOME Consortium Regional Fair Housing Plan for FY 2015-2019. Other Committee members include faith based groups, realtors, and housing authorities. The Metropolitan Area Planning Council provided technical assistance with plan development. Communities receiving CDBG and HOME Investment Partnership funds must affirmatively further fair housing by conducting fair housing planning, and assessing and addressing impediments to fair housing choice. Such jurisdictions must 1) have a current Analysis of Impediments to Fair Housing Choice, 2) implement recommendations made during analysis and 3) document efforts to improve fair housing choice. The outcome of consultation efforts is that the need to improve fair housing is identified as a high priority in Weymouth and the surrounding region.</p>
12	<b>Agency/Group/Organization</b>	MASSACHUSETTS
	<b>Agency/Group/Organization Type</b>	Child Welfare Agency Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Child welfare

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The DPCD consulted with the Massachusetts Department of Children and Families (DCF) regarding child welfare during development of the Town's Consolidated Plan. DCF continues to have a caseload relating to child abuse among Weymouth households. Data showing that 69% of all calls regarding child abuse in the Coastal Area (which includes ten area towns and cities) are screened to investigate. Of this percentage, 50% become ongoing cases. The outcome of the consultation reveals that the need for services pertaining to child abuse are a high priority in Weymouth.
13	<b>Agency/Group/Organization</b>	METROPOLITAN AREA PLANNING COUNCIL
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Weymouth, as a member of the Fair Housing Advisory Committee of the South Shore HOME Consortium, consulted with the Metropolitan Area Planning Council, or MAPC, during preparation of the Fair Housing Plan for FY 2015-2019. Consultation with the MAPC constituted not only consultation with a regional organization but with a planning organization as well. The outcome of consultation with this regional planning organization is that, consistent with the section of this Consolidated Plan pertaining to consultation with the City of Quincy (the lead jurisdiction of the Fair Housing Committee), the need to improve fair housing continues to be a high priority in Weymouth.
14	<b>Agency/Group/Organization</b>	Pond Plain Improvement Assn.
	<b>Agency/Group/Organization Type</b>	Business Leaders Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Needs in town in general

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The DPCD consulted with civic associations and neighborhood and invited business associations but none responded. The consultation with civic associations took place during meetings with service providers as part of the five year consolidated planning process. Additionally, the CDBG staff met with civic leaders at a meeting conducted by the Mayor's office to solicit input on priority needs. The outcome of the consultation is that the Town will continue to interface with business and civic leaders regarding relative needs in the Commonwealth (e.g., improvements to neighborhood centers).</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

There were no types of major service providers that were not consulted.

**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	The goals of this strategic plan where they address the needs of the homeless are consistent with the goals of the South Shore HOME Consortium strategic plan. Homelessness is addressed regionally under the direction of the City of Quincy as the lead jurisdiction of Continuum of Care (CoC). Likewise, Weymouth's strategic plan, as it addresses HOME Investment Partnership funding, is consistent with the Consortium's strategic plan as the lead jurisdiction is the City of Quincy.
Open Space/Recreation Plan	Town of Weymouth	The goals of the strategic plan, where they concern open space and recreation (such as park improvements) are consistent with the goals of the Town's Open Space and Recreation Plan, developed by the Town in 2014.

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Weymouth Capital Improvement Plan-Annual	Town of Weymouth	Each year the Town prepares its capital budget and staff members from the CDBG program review capital improvement needs and coordinate with Town departments to identify needs that are consistent with priority needs of low and moderate income residents, such as the need for public infrastructure improvements in low/moderate income target areas eligible for CDBG funds.
Weymouth Master Plan Update-April 2001	Town of Weymouth	Under state law in Massachusetts, a Master Plan 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. Many goals match the goals of the CDBG program including responding to the need for affordable housing and reducing demand on Town's water system and the cost of sewage disposal through needed infrastructure. Infrastructure improvements, for example, can be tailored to meet the needs of low and moderate income residents in target areas where such improvements may be supported with CDBG and other leveraged funds.
2014 Fair Housing plan	South Shore HOME Consortium	Another planning effort considered during preparation of this five year consolidated plan is the Fair Housing Plan (FHP) developed as a result of a collaborative effort of the South Shore HOME Consortium (SSHC) and the MAPC, which included hosting three fair housing forums in Weymouth, Quincy, and Braintree.
2008 MetroFuture Regional Plan	Metropolitan Area Planning Council	Another example of a planning effort considered during preparation of this consolidated plan, is the MetroFuture Regional Plan. The FHP is consistent with the goals of the MetroFuture Regional Plan. For example, both aim to help persons with physical or mental disabilities and low income persons in general to find suitable housing and services.

**Table 3– Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The DPCD contacted adjacent communities regarding the CDBG five year planning process and the need to identify priority needs of Weymouth's low and moderate income residents, although Weymouth received no input from such communities, which included the Towns of Abington, Hingham, Holbrook, Braintree, and the City of Quincy. The DPCD also cooperated on programs addressing the needs of the region's homeless through the CoC. Another example of cooperation and coordination with adjacent units of local governments is the development of the FHP. The FHP, as mentioned previously, was developed by the Fair Housing Advisory Committee of the South Shore HOME Consortium. Committee members included Weymouth and four contiguous communities, as well as faith based groups, realtors, and housing authorities. The Metropolitan Area Planning Council provided technical assistance with plan development. Weymouth also closely cooperates with the Town of Braintree on many development issues in Weymouth Landing, a village center bisected by the two communities.

## **Narrative**

Overall, in the preparation of this Consolidated Plan, the Town consulted with many public and private agencies including agencies offering assisted housing, health services, social and fair housing, services for seniors, children and youth, homeless persons, the disabled, and more. The Town considered consistency with many other public plans in the development of the Consolidated Plan such as the Open Space and Recreation Plan. Finally, the Town fostered cooperation and coordination among public entities, including adjacent units of local government in the development of this Consolidated Plan.

## **PR-15 Citizen 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**

Pursuant to HUD regulations at 24 CFR 91.105, the Town encouraged citizen participation in the development of the Consolidated Plan and the identification of the priority needs of low and moderate income residents. The Town conducted a range of activities to enhance citizen participation including: hosting a widely promoted public meeting at Town Hall; conducting a meeting tailored to public housing residents, who are not generally well represented at the larger public meetings; meeting with civic associations who regularly meet with the Office of the Mayor; and surveying residents regarding the needs of low and moderate income persons. Each action taken to promote citizen participation is described separately below.

### 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)
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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	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Environmental justice areas</p>	<p>The DPCD conducted a public meeting that although not well attended drew enthusiastic and participatory residents who actively participated in the identification of needs relative to low and moderate income residents in Weymouth. The Town obtained very useful input regarding what residents see as key needs in the community relating to public services, housing, and community development.</p>	<p>Among the critical needs identified through the active group of resident attendees at the meeting were those relating to senior citizens, such as the need for blood pressure clinics, flu shots, etc. The residents also stressed the need for various types of improvements to public facilities to improve access to disabled persons by removing barriers. Residents cited specific buildings that they maintained needed such improvements.</p>	<p>There were no comments not received as the purpose of the meeting was to receive input on the overall priority needs of residents.</p>	

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 Meeting	Residents of Public and Assisted Housing  Board of Commissioners-WHA	The DPCD reached out specifically to residents of Weymouth Housing Authority housing complexes by presenting an in depth overview of the CDBG program and the five year planning process. CDBG staff attended the regular public meeting of the WHA Board of Commissioners to discuss the purpose of CDBG funding, prior activities funded at WHA properties or that otherwise benefited public housing residents, and the five year planning process. There are five members on the Board of Commissioners-WHEYMOUTH members, four of whom are appointed by the mayor and	The Board, in conjunction with residents, submitted a response to the survey regarding priority needs of the low and moderate income residents in Weymouth.	There were no comments that were not accepted. Residents understood that simply identifying an area as a need did not mean funding would follow (e.g., mental health counseling; GED courses) as the process at the time was not related to funding but to determining priority needs.	

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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	Meeting with Mayor and Civic Associations	Reaching residents through civic associations	The DPCD met with the Mayor and civic association representatives during the Mayor's monthly meeting with such representatives. At the meeting, the DPCD presented an overview of the CDBG program and the five year planning process and disseminated copies of the surveys already posted on the Town website and made available at sites throughout the Town, as described in item 4, below.	The DPCD received comments regarding various potential projects in Town and their eligibility for CDBG funding including parks and playgrounds and necessary improvements at the McCulloch Building, used as both the senior center and as office space for Town departments. Attendees also discussed the necessity of leveraging various funding sources to complete projects.	There were no comments that were not accepted.	

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	Meeting with Mayor and Civic Associations	Non-targeted/broad community	The DPCD conducted a resident survey on the needs of low and moderate income residents for housing, public services, public facility improvements, public infrastructure improvements, and barrier removal to improve access to public facilities by the disabled. The survey was posted on the Town website, and made available at Town hall, in the DPCD, in the Mayor's Office, at the central library, at the Department of Elder Services, at the Weymouth Housing Authority, and at apartments in areas of environmental justice concern (see Map 2 in Section 10 of this Consolidated Plan).	The comments indicated a large variety of needs including, but not limited to: housing, such as assistance with security deposits, rehab of multi-unit residences, more affordable rental housing; public facility improvements such as to the senior center, libraries, and centers for the disabled; business and jobs such as assistance to micro enterprises; public services for seniors, disabled persons, youth, abused and battered spouses; services for persons with special needs; and infrastructure improvements such to water and sewer systems, flood drainage,	As the survey is simply a tool to gather input all input is examined and there are no comments that are not accepted.	

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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)
5	Newspaper Ad	Minorities  Non-targeted/broad community  Residents of Public and Assisted Housing	The DPCD published the required notice in the newspaper regarding the 30 day comment period pertaining to the draft Consolidated Plan.	No comments were received regarding the Consolidated Plan.	No comments were received regarding the Consolidated Plan.	

**Table 4– Citizen Participation Outreach**

## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

Pursuant to HUD regulations at 24 CFR 91.205, this Consolidated Plan must contain a summary of estimated housing needs over the upcoming five year period based on US Census data and other reliable data. The summary must also contain information on the nature and extent of homelessness and populations and those at risk of homelessness, including sheltered and unsheltered homeless populations. Additionally, the summary must estimate the number of persons who, although not homeless, require supportive housing services (e.g., the elderly, frail elderly, the disabled, persons addicted to drugs or alcohol, persons with AIDs/HIV. Finally, the summary must estimate the number of housing units with occupied by low or moderate income families that contain lead-based paint.



## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The Town has used CDBG funds to make improvements to many public facilities over the years under the CDBG program. There are 24 public buildings that serve as work sites for Town employees, and to which residents have access. There are also 33 recreational areas owned by the Town that are open to the public. Public buildings include, but are not limited to, such buildings as public primary and secondary schools, beach comfort station, the high school, the fire station, the police station, public libraries, the Town Hall, and more. Public buildings may also include civic or neighborhood associations, the American Legion Hall and other like facilities. Recreation areas are those identified as such in the Town's 2014 Open Space and Recreation Plan and include parks and playgrounds.

The town has supported through CDBG funds many projects involving physical improvements to public buildings and parks and recreational sites, including removal of architectural barriers to severely disabled adults and seniors. Past public facility improvement projects have included, but are not limited to:

- Johnson School - access improvements;
- Pingree Primary School-access improvements;
- Ralph Talbot -access improvements;
- Murphy Elementary - access improvements;
- Abigail Adams Campus of the Weymouth Middle School-access improvements;
- Fogg Library - access improvements;
- Lane Beach Comfort Station - access improvements; and
- Newell Playground- neighborhood park in low-moderate income area (improvements included barrier removal and parking for the disabled).

The Town considers needed improvements to public facilities to be a priority need. Such improvements include those to buildings, and parks and recreational areas. The Town aims to support, through CDBG and other available funds, further improvements to public facilities in the next five years. Such improvements may include, but are not limited to, removal of architectural barriers in public buildings and parks to enable access by seniors and severely disabled adults. Other needed improvements may include improvements to parks and recreational facilities located in a low and moderate income target area (see Map 1 in Section SP-10 for the eleven low/moderate income Target Areas in Town).

### **How were these needs determined?**

The need for improvements to public facilities was identified through broad service provider consultation and citizen participation efforts, described in Sections PR-10 and PR-15, respectively, of this Consolidated Plan. As part of the gathering of information on needs from residents and providers, the Town conducted a needs survey during the development of this Consolidated Plan. Input on needs

gathered from citizens and service providers offering myriad services to Weymouth residents revealed many needs for services relating to affordable housing and economic and community development. Community development needs including the need for public facility improvements are priority needs in Weymouth.

### **Describe the jurisdiction's need for Public Improvements:**

The Town has funded many public improvements over the years to the Town's infrastructure including streets, water and sewer, sidewalks, and more. Such improvements were typically made to infrastructure based on the service area being the residents in identified low and moderate income Target Areas. See Map 1 in Section SP-10 of this Consolidated Plan for the location of Target Areas. Such areas are those that are determined through the US Census and HUD data and contain a minimum percentage of low and moderate income residents. Based on the 2010 Census, the minimum percentage of low and moderate income residents that must exist in an area to be considered a target area is 42.95%.

### **How were these needs determined?**

The need for improvements to public improvements to infrastructure has been identified through broad service provider consultation and citizen participation efforts, described in Sections PR-10 and PR-15, respectively. Additionally, the Town conducted a needs survey during the development of this consolidated plan, as described above. The survey results indicated that improvements to streets and water and sewer utilities and to other infrastructure were a high priority.

In addition to the survey results, the Town relied on the DPW to further identify priorities regarding necessary public infrastructure improvements, including one relating to roads, drainage, water and sewer and more. The DPW considered factors including when particular streets were last upgraded or improved, present condition of streets and other infrastructure, and more. The DPW understands that eligibility for CDBG funds for such improvements must be based upon the meeting of a national objective under HUD regulations such as that the project serves residents in a low and moderate income Target Area, identified on Map 1 (Section SP-10 in this Consolidated Plan).

### **Describe the jurisdiction's need for Public Services:**

The need for public services in Weymouth has continued unabated over the years and, in fact, many organizations have reported increased needs including, but not limited to, the need for services for the homeless, the need for food (from the food bank), and the need for childcare for low and moderate income households. The Town has provided CDBG funds to support many types of public services over the years including:

- Before and after school care and vacation care programs;
- Transportation to seniors (to congregate meal sites, medical appointments, etc.);
- Workshops, courses, and programs for seniors (e.g., hearing tests, blood pressure clinics, line dancing, knitting, horseshoes, etc.);
- Consultation with public housing residents on supportive needs;
- GED training;
- Homeless case management; and
- STEM (science, technology, engineering, and math) courses for children of low and moderate income households.

There continues to be a significant need for many public services benefitting a wide array of populations in Weymouth including seniors, severely disabled adults, youth (over 13), and children (ages 3-13), the homeless, and low and moderate income residents in general. The need for these services funded over the years (identified above) continue, some specific needs are identified as well through the survey conducted by the Town. They include: youth programs, homeless services, financial management services and budgeting, fuel assistance, transportation services for homeless children and the seniors, adult education, career counseling, workforce development and training, psychiatric counseling, and more.

### **How were these needs determined?**

The need for public services described above were identified through the consultation with service providers and through citizen participation efforts undertaken by the Town during development of the Consolidated Plan. These efforts (service provider consultation and citizen participation) are described in Sections PR-10 and PR-15, respectively. Additionally, the Town conducted a needs survey during the development of this Consolidated Plan. The Town intends to meet the needs of many groups over the next five years in part through CDBG funding, including needs relating to seniors, children, youth, homeless persons, and low and moderate income residents in general.

### **Based on the needs analysis above, describe the State's needs in Colonias**

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

This section of the Consolidated Plan contains a housing market analysis describing significant characteristics of the housing market, including the following features required in accordance with HUD regulations found at 24 CFR 91.210:

1. Supply, demand, condition, and cost of stock available to serve disabled persons, low income persons with special needs like those with HIV/AIDs and their families;
2. Numbers of units -and physical condition of units - of public housing and restoration or revitalization needs relative to to public housing, and needs relative to public housing, and information regarding Section 504 housing;
3. Number of units currently assisted by federal, state, or local funds and whether units will be lost from assisted housing inventory for any reason;
4. Facilities, housing and services for the homeless;
5. Facilities and services for special needs populations that are not homeless but require supportive housing and programs and programs to ensure that persons released from mental and physical health facilities receive supportive housing; and
6. Barriers to affordable housing.



## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

This section of the Consolidated Plan contains data pertaining to: business sectors in Weymouth (e.g., arts, entertainment, accommodations); the labor force (e.g., numbers of unemployed persons); occupations by sector (e.g., management, business, financial); time traveled to work; education; median earnings in the past 12 months; and additional narrative.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	12	0	1	0	-1
Arts, Entertainment, Accommodations	202	0	16	0	-16
Construction	69	0	6	0	-6
Education and Health Care Services	252	0	20	0	-20
Finance, Insurance, and Real Estate	117	0	9	0	-9
Information	32	0	3	0	-3
Manufacturing	97	0	8	0	-8
Other Services	50	0	4	0	-4
Professional, Scientific, Management Services	125	0	10	0	-10
Public Administration	0	0	0	0	0
Retail Trade	144	0	12	0	-12
Transportation and Warehousing	74	0	6	0	-6
Wholesale Trade	59	0	5	0	-5
Total	1,233	0	--	--	--

**Table 5 - Business Activity**

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	30,890
Civilian Employed Population 16 years and over	28,504
Unemployment Rate	7.72
Unemployment Rate for Ages 16-24	20.59
Unemployment Rate for Ages 25-65	5.66

**Table 6 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector		Number of People
Management, business and financial	6,745	
Farming, fisheries and forestry occupations	1,263	
Service	2,315	
Sales and office	7,939	
Construction, extraction, maintenance and repair	3,374	
Production, transportation and material moving	1,591	

**Table 7 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	13,876	51%
30-59 Minutes	9,145	34%

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
60 or More Minutes	4,003	15%
<b>Total</b>	<b>27,024</b>	<b>100%</b>

**Table 8 - Travel Time**

Data Source: 2007-2011 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

<b>Educational Attainment</b>	<b>In Labor Force</b>		<b>Not in Labor Force</b>
	<b>Civilian Employed</b>	<b>Unemployed</b>	
Less than high school graduate	417	87	409
High school graduate (includes equivalency)	6,108	703	1,859
Some college or Associate's degree	7,943	546	1,120
Bachelor's degree or higher	10,031	396	950

**Table 9 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

### Educational Attainment by Age

	<b>Age</b>				
	<b>18-24 yrs</b>	<b>25-34 yrs</b>	<b>35-44 yrs</b>	<b>45-65 yrs</b>	<b>65+ yrs</b>
Less than 9th grade	39	93	18	171	405
9th to 12th grade, no diploma	313	36	173	422	867
High school graduate, GED, or alternative	1,154	1,265	2,171	5,234	3,797
Some college, no degree	992	1,258	1,635	3,295	1,231
Associate's degree	97	486	1,080	1,885	639
Bachelor's degree	488	2,777	2,054	3,417	757
Graduate or professional degree	25	956	848	1,347	537

**Table 10 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

#### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,719
High school graduate (includes equivalency)	37,391
Some college or Associate's degree	45,136
Bachelor's degree	57,860
Graduate or professional degree	62,976

**Table 11 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

#### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the Business Activity table, above, the major employment sectors in the Town include: (1) education and health care services; (2) arts, entertainment, and accommodations; (3) retail trade; (4) professional, scientific, and management; and (5) finance, insurance, and real estate. Each sector represents at least 10% of the workforce.

#### Describe the workforce and infrastructure needs of the business community:

There are no specific workforce needs not being addressed by the community and regional educational organizations. Weymouth High School includes vocational training in it's curriculum. Programs there include: allied health; automotive; construction technology; cosmetology; culinary arts; drafting and design technology; early childhood education; graphic communications; information technology; and metal fabrication. There is also a county vocational and agricultural school. Numerous schools in the Boston area offer a full spectrum of educational options. Labor union organizations provide apprentice training opportunities in their respective fields.

Utilities, including water and sewer, are more than adequate for the needs of the Weymouth community. The one area in need of attention is the road system. This would include maintenance and paving of streets as well as improvements to intersections such as installation of traffic

signals. The town is working with business owners in an industrial park to develop a funding program to repave the streets accessing the businesses. The Town is also preparing design plans for state approval and funding of new traffic signals for better access for a business park with multiple medical office buildings. This project remains a high priority for the Town.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The reuse of the former South Weymouth Naval Air Station is the largest development project on the South Shore. The former base of 1,400 acres is located in South Weymouth, Rockland, and Abington. It has an approved mixed use development land use plan known as Southfield. Based on Smart Growth principles, the project includes 2,855 residential units and 900,000 square feet of retail and office space. Over 1,000 acres are presumed for open space or conservation purposes.

To date, developers have constructed 400 units of housing. Additionally, developers have completed plans, presently in review and approval status, for an additional 308 units. Infrastructure improvements to roadways, water and sewer utilities, and recreational facilities are approved and underway. A nine member Southfield Redevelopment Authority oversees permitting and construction at Southfield.

Private, state, and federal funding is being used to develop the site. It is not anticipated that Community Development Block Grant funds will be used for the development of Southfield.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The business mix at Southfield is expected to mirror that of the Boston Metropolitan Area. Therefore, there are no special workforce skill training needs that have been identified.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Workforce training is evaluated and administered on a regional level. These efforts focus on the needs of the South Shore and Boston Metropolitan employers. The community's needs are included in the mix and therefore address any objectives.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The Town is included in the Boston Metropolitan Area Planning Council' (MAPC). The most recent CEDS in the in the 2013-2014 update are prepared by the MAPC.

The Town's CDBG funds have been used for daycare tuition assistance. This enables parents to find and/or maintain meaningful work and not be constrained by limited availability. The Town does not use CDBG funds for direct economic development activities.

**Discussion**

Overall, this section discusses business sectors in Weymouth, the labor force, occupations by sector and more. the tional attainment; median earnings in the past 12 months; and additional narrative. Major employment sectors in Weymouth include education and health care services; arts, entertainment, and accomodations; and others. The largest development project on the South Shore is the reuse of the former South Weymouth Naval Air Station, with 1,400 acres located in South Weymouth, Rockland, and Abington. The project includes residential units, retail and office space, and open space and conservation areas.

## **MA-50 Needs and Market Analysis Discussion**

**Are there areas where households with multiple housing problems are concentrated?  
(include a definition of "concentration")**

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

**What are the characteristics of the market in these areas/neighborhoods?**

**Are there any community assets in these areas/neighborhoods?**

**Are there other strategic opportunities in any of these areas?**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

HUD regulations under 24 CFR 91.215 require a consolidated plan contain a "strategic plan" section that indicates priorities for allocating CDBG funds geographically. For example, the Town will continue to fund public infrastructure projects (e.g., street improvements) in low and moderate income Target Areas because eligible activities conducted in such areas serve one of HUD's national objectives: benefitting low and moderate income residents on an area basis. Such target areas are listed in Table 1, below, and are shown on Map 1 in Section SP-10 of this Consolidated Plan.

Overall, the strategic plan section of the Consolidated Plan must address priority needs and specific objectives the Town hopes to achieve relating to affordable housing, public housing, homelessness, other special needs (e.g., frail elderly persons, disabled persons), non-housing community development (such as economic development activities creating jobs), removal of barriers to affordable housing, lead based paint hazards, and anti-poverty initiatives. The strategic plan section of the Consolidated Plan must also summarize the institutional structure through which Weymouth will carry out its housing, homeless, and community development plans. Finally, the strategic plan must summarize how Weymouth will enhance coordination amount the CoC, housing providers (both private and assisted), and private and public health, mental health, and service agencies.

Rank	Tract	Block Group	% of L/M Residents
1	422501	1	58.96%
2	422502	4	56.33%
3	422400	5	56.29%
4	422502	3	53.50%
5	422200	6	48.45%
6	422502	2	47.79%
7	422501	2	47.51%
8	422502	1	47.22%
9	422800	4	45.71%
10	422200	5	45.42%
11	422302	4	42.95%

**Table 12 - Table 1- Low/Mod Income Target Areas - By Percentage of Low/Mod Population**

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 13 - Geographic Priority Areas

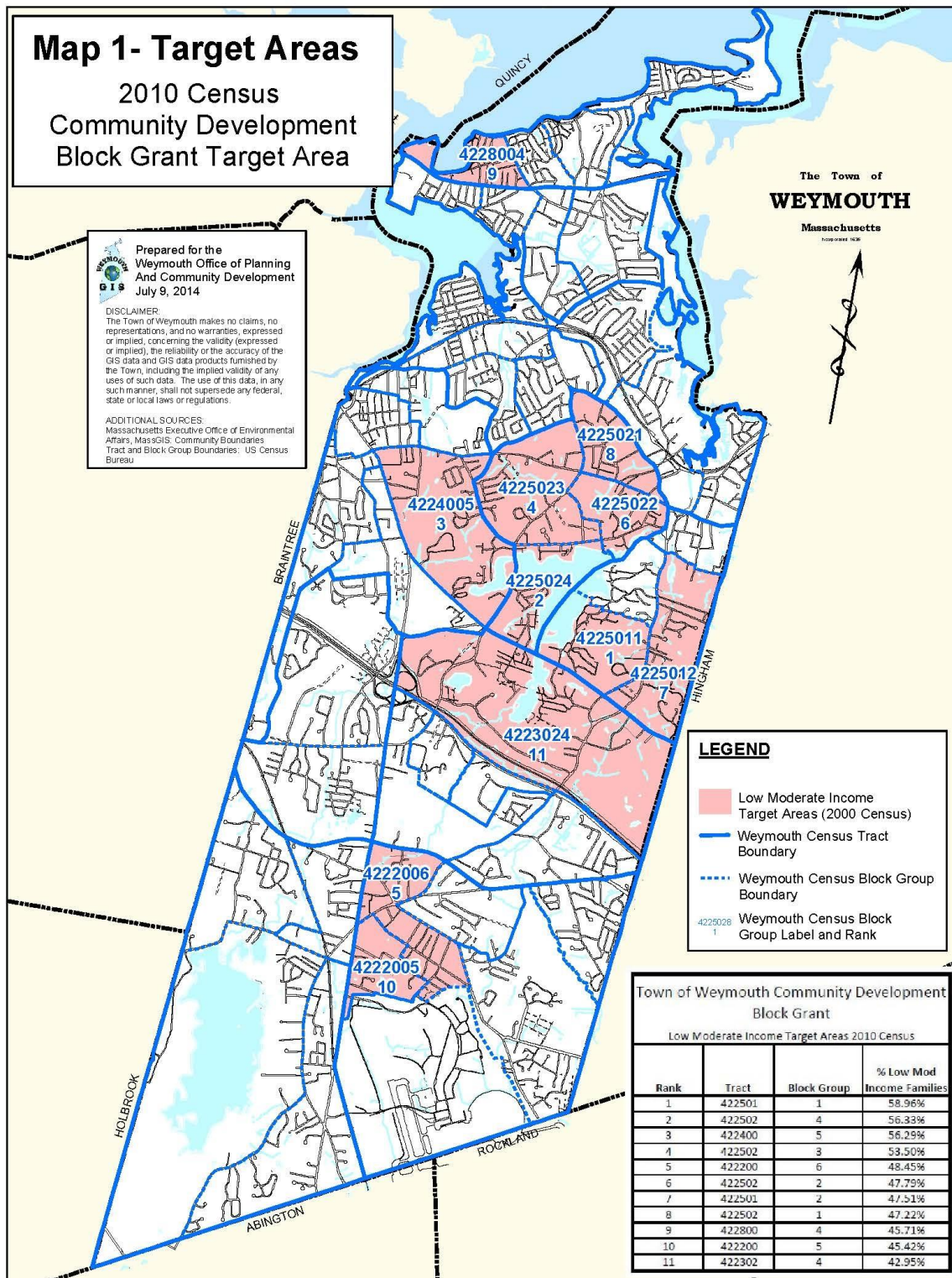
#### General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Based on HUD analysis of the Census 2010 data, there are eleven low and moderate income "Target Areas" in Weymouth. Target Areas are identified by Census Tracts and Block Groups and at least 42.95% of persons residing in each Target Area must be low and moderate income. See Map 1. Under HUD regulations at 24 CFR 208(a)(1), the Town may use CDBG funds to conduct eligible activities on an "area basis" as such areas have a minimum percentage of low and moderate income residents. In order to fund an activity under the CDBG program on an area basis, the Town must determine the service area (who benefits from the activity) of the activity. Based on these determinations, the Town has funded many projects over the years on an area basis (e.g., street improvements, sidewalk installation, drainage control and mitigation).

The Town will continue to fund eligible projects that meet the area-basis national objective (i.e., the project benefits the residents in a low/moderate income Target Area based on US Census and HUD data). For example, the Town will fund Phase II of two street improvement projects located in two Target Areas: Sundin Road, located in Census Tract 4225023, Block Group 4; and Erickson Road and Klasson Lane, located in Census Tract 4224005, Block Group 3. However, the driving factor regarding which projects will receive CDBG funding is not *geography* but *need*. Therefore, if there is a more pressing need (e.g., a more deteriorated roadway) in one area than in another, CDBG funds will be directed to the area with the more serious need.

It may be noted, however, that the MA Executive Office of Environmental Affairs (EOEA) identified two "environmental justice areas:" two areas where there are 25% or more minority residents. See Map 2 in Section ES-05 (Executive Summary). One of these two areas (Tract 422501, Block Group 2) is coterminous with the boundaries of one of Weymouth's low and moderate income Target Areas. If a priority street improvement need were identified in this area on an area basis, the activity would also benefit an environmental justice area as the boundaries are the same.



Map 1 Low Mod Income Target Areas

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 14 – Priority Needs Summary

1	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Other Low/Mod Income Residents Services for Children Services for Seniors Services for the Homeless

	<p><b>Description</b></p> <p>The Town will use CDBG funds and available leveraged funds to support public services for many populations of low and moderate income residents, including seniors, children, homeless persons, and other low and moderate income populations that may be identified during the next five years (for example, funding may be provided to support victims of domestic violence during the five year period).</p> <p><u>Overview of Needs:</u></p> <p><i>Seniors</i></p> <p>The needs of the elderly, and frail elderly (those unable to perform 'three activities of daily living' like eating, bathing, [HUD]), are significant. According to the 2011-2013 three-year American Community Survey (ACS), 16.1% (8828) of Town's residents are age 65 or above. Six percent of residents 65 or older lived "below the poverty level" in the "past 12 months" (ACS data was collected from January 1, 2011 to December 31, 2013). Needs include, but are not limited to, those relating to transportation, and courses, programs, and workshops pertaining to fitness, healthcare, independence, and more.</p> <p><i>Children</i></p> <p>The needs of children, as defined by HUD through its Matrix Code (ages 12 and under), are priority needs in Weymouth. The closest figure available from the 2011-2013 three-year American Community Survey (ACS), is the figure for children for all children ages 14 and under. The total number of children 14 and under residing in Weymouth is 8850, representing 16% of the total population identified through the survey (54,835). The priority needs identified for this population include, but are not limited to: enrichment programs, STEM, summer recreational programs, transportation programs (e.g., for homeless youth and children from overflow hotels), childcare, and more.</p> <p><i>Homeless Persons/Families</i></p> <p>Homeless services are priority needs in Weymouth. The needs of the homeless are generally addressed regionally using McKinney-Vento funds through the Quincy/Weymouth Continuum of Care (QW CoC), under the City of Quincy as the lead jurisdiction. Identified priority needs for the homeless include case management addressing issues related to disabilities, employment, permanent housing, crisis intervention; housing search assistance, education, job training; substance abuse and mental health counseling, and medical care coordination. Other priority needs include: supportive non-housing services, transportation for the homeless in overflow hotels, and childcare for children of the homeless residing in motels.</p> <p><i>Severely Disabled Adults</i></p> <p>Serving disabled residents in Weymouth is a priority need. Of Weymouth's 54,449 civilian non-institutionalized persons, 43,189 are adults, of which 14% (or 6067) are disabled. There is a priority need for many services for such disabled persons. In addition to public services, housing removal is a priority need (addressed under a</p>
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	<b>Basis for Relative Priority</b>	The priority needs for the many populations of low and moderate income residents were identified through consultation and citizen participation processes described in Sections PR-10 and PR-15, of this Consolidated Plan, respectively. Among the persons requiring enhanced or new public services are the homeless, severely disabled adults, youth, children, seniors, and others.
<b>2</b>	<b>Priority Need Name</b>	Public Infrastructure Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Infrastructure Improvements

	<b>Description</b>	<p>Making improvements to public infrastructure throughout Weymouth is considered to be a priority need. Such needed improvements include street improvements, water and sewer improvements, and flood drainage improvements.</p> <p><u>Overview of Needs:</u></p> <p>Throughout the Town there are many streets and flood and drainage systems that are in substandard condition and need improvements. Over the past many years, such improvements have been accomplished with the assistance of CDBG funds. Typically, these improvements are made to streets and to flood and drainage systems located in low and moderate income Target Areas based on the most current decennial US Census.</p> <p>Under the most recent US Census (2010), there are eleven low and moderate income Target Areas in the Town: each has a minimum percentage of low and moderate income residents (42.95%). It is this threshold of low and moderate income residents that enables eligible activities like street improvements to be meet the national objective of benefiting low and moderate income residents on an area basis. Some of the street improvement projects completed over the years include: Idlewell; Echo Avenue; Broad and Washington Streets; and White Street. The Town continues to view improvements to streets as a priority need in Weymouth.</p> <p>Just as street improvements have been identified as priority needs in Weymouth, so have improvements to water and sewer systems. Water and sewer improvements are necessary to address aging and substandard conditions in order to enhance the living environment of low and moderate income residents. As is the case with street improvements, improvements to water and sewer systems have been made over the years in Weymouth on a low and moderate income area basis in Target Areas.</p> <p>Both the need for street improvements and for flood and drainage system improvements have been identified as priority needs in Weymouth.</p>
	<b>Basis for Relative Priority</b>	The Town has identified many priority needs relative to public infrastructure including improvements to streets and to flood and drainage systems in low and moderate income Target Areas. Such priority needs were identified through the consultation and citizen participation processes described in Sections PR-10 and PR-15, of this Consolidated Plan, respectively.
<b>3</b>	<b>Priority Need Name</b>	Public Facility Improvements - Non Barrier Removal
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Facility Improvements - Non-Barrier Removal
	<b>Description</b>	<p>The Town recognizes improvements to public facilities as a priority need in Weymouth. According to HUD's Matrix Code definitions, public facilities include, but are not limited to: senior, handicapped, youth, or neighborhood centers; shelters for the homeless; and child care centers.</p> <p><u>Overview of Needs:</u></p> <p>For many years, CDBG funds have been used to make improvements public facilities, including barrier removal improvements. The priority need for barrier removal in public facilities and infrastructure (e.g., sidewalks) is covered by the priority need category entitled "Removal of Architectural Barriers."</p> <p>However, at times CDBG funds are also used to make public facility improvements not related to barrier removal. Examples of improvements to public facilities not necessarily related to barrier removal include: roof improvements to the WHA administrative building; window and slider replacement at the Arc of the South Shore's Henley Building, used as a vocational site for severely developmentally disabled adults; and park/playground improvements (Newell Park). This category of priority needs is intended to relate to public facility improvements that are not specifically barrier removal projects.</p>

	<b>Basis for Relative Priority</b>	This priority need was identified through the consultation and citizen participation processes described in Sections PR-10 and PR-15, of this Consolidated Plan, respectively.
<b>4</b>	<b>Priority Need Name</b>	Public Facility Improvements - Barrier Removal
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Facility Improvements- Barrier Removal

	<b>Description</b>	<p>The removal of architectural barriers to seniors and severely disabled adults continues to be a priority need in Weymouth.</p> <p><u>Overview of Needs:</u></p> <p>The Town has long recognized the priority need to remove architectural barriers to seniors and to severely disabled adults in public facilities. Public facilities include: schools and municipal and other public buildings, including accessible parking; sidewalks; parks and other recreation venues; and waterfronts and beaches. The Town has used CDBG funds to remove barriers in many public facilities over the years. Most recently, CDBG funds removed barriers in the Town's historic Fogg Library in Columbian Square. Barrier removal included installation of an elevator, construction of an accessible bathroom, improvements to a ramp, and the addition of parking for the handicapped. Prior CDBG-funded barrier removal projects have also included installation of accessible playground equipment; creation of walkways; installation of accessible parking; construction of accessible restrooms; installation of curb ramps; and installation of fire alarm pulls.</p> <p>The Town's goal regarding the removal of architectural barriers is to ensure that seniors and severely disabled adults have access to public facilities. One significant issue town-wide is the lack of accessible routes from sidewalks and parking areas to public facilities including schools, parks, and other public buildings. Many public facilities include restrooms, stairs, door hardware, service areas, and more that are not accessible. Park and recreational areas may contain playground equipment, tables, parking and access routes that are not accessible to seniors and severely disabled adults.</p> <p>Removal of architectural barriers benefits both seniors and severely disabled adults, two populations presumed to be low and moderate income under HUD regulations found at 24 CFR 570.208(a)(2)(A). The Town continues to use CDBG and other leveraged funds, if available, to remove architectural barriers in furtherance of the objectives of the Town's ADA Compliance and Transition Plan - Final Report (January 2011).</p>
	<b>Basis for Relative Priority</b>	There is an ongoing priority need to remove architectural barriers to seniors and to severely disabled adults in public facilities and such needs were identified through the consultation and citizen participation processes described in Sections PR-10 and PR-15, of this Consolidated Plan, respectively.
	<b>5 Priority Need Name</b>	Single Family Housing Rehab -LM Income Homeowners
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Single Family Housing Rehabilitation
	<b>Description</b>	The Town continues to recognize that there is a priority need to sustain the existing stock of affordable housing. One key way in which such a need may be met is through the Town's zero-interest, deferred loan program for income eligible homeowners in Weymouth. Sometimes these loans need to be made on an emergency basis, but not always. Overall, the program helps to create decent, safe, and secure housing access and sustainability for low and moderate income homeowners.
	<b>Basis for Relative Priority</b>	The priority need to make zero interest, deferred payment loans to income eligible homeowners in Weymouth for rehabilitation of their homes was identified through the consultation and citizen participation processes described in Sections PR-10 and PR-15, of this Consolidated Plan, respectively.
6	<b>Priority Need Name</b>	Public Housing Modernization
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Housing Modernization
	<b>Description</b>	<p>The WHA owns/operates five public housing complexes in Weymouth serving elders and the disabled, and families. There continues to be a priority need for modernization of such complexes.</p> <p><u>Overview of Needs:</u></p> <p>Weymouth's five public housing complexes, operated by the WHA, requires modernization. Over the years, the Town has utilized CDBG funds to make improvements to public housing. Past projects have included: replacement of siding at Pleasantville (federally owned, family housing); window replacement at J. Crehan (state owned, senior and disabled housing); and roof replacement at the WHA administrative building (serving all public housing residents). Improvements to the Town's public housing stock continues to be a priority need in Weymouth.</p>
	<b>Basis for Relative Priority</b>	There is an ongoing priority need to make public housing modernization improvements in Weymouth. Such priority needs were identified through the consultation and citizen participation processes described in Sections PR-10 and PR-15, of this Consolidated Plan, respectively.

## Narrative (Optional)

### Priority Needs

This section of the Consolidated Plan identifies many different types of priority needs of Weymouth's low and moderate income residents. Identified priority need categories include, in Weymouth, six categories:

1. Public services for a many populations including seniors, youth/children, severely disabled adults, homeless persons/families, other low/mod income persons;
2. Public infrastructure needs including improvements to streets and flood and drainage systems;
3. Public facility improvements (not including barrier removal, covered in a separate need category);
4. Public Facility Improvements (barrier removal);
5. Single Family Housing Rehab - income qualified homeowners; and
6. Public housing modernization.

All priority needs have been identified through the extensive public consultation and citizen outreach processes, described in PR-10 and PR-15, respectively. The Town recognizes that there will be insufficient funding to meet all needs in all categories. In fact, there may be insufficient funding to meet any of the needs in one or more categories. Funding levels from HUD cannot be predicted. However, the Town has always aimed to address an array of needs in several need categories and to require the use of leveraged funds where available.

#### Relationship of Priority Needs to Five Year and Annual Goals

Not only must the Consolidated Plan identify *priority needs*, specified above, but it must also identify the both five year and one goals for meeting priority needs. The five year goals are summarized in Section SP-45 of this Consolidated Plan. The annual goals For example, among the goals established to meet the priority need for public services are those relating to: seniors, children and youth, and homelessness. Another example of how priority needs are met through the satisfaction of identified goals is that the Town will meet the priority need for improvements to public infrastructure by achieving goals related to street improvements.

## SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

### Introduction

For the first year (FY 2015-2016) of the five year period covered by this Consolidated Plan, the Town will receive \$634,493 in CDBG funds from HUD. This figure represents a reduction in funding relative to the amount received from HUD in the current fiscal year (\$670,311) of five percent or \$38,818.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	634,493	5,000	88,000	727,493	2,870,688	Expected HUD allocation for five year period based on 50% reduction each year over prior year.
Other	public - state	Public Improvements	2,500,000	0	0	2,500,000	2,500,000	The Town has water and sewer enterprise funds that combined have about \$2 million to \$3 million dollars per year. Funds may be used for infrastructure improvements and repairs and for facility improvements (e.g., water tanks, sewer pump stations, treatment facilities).

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Other	735,000	0	0	735,000	2,940,000	Community Preservation Act funds are from Town real estate surcharges (1% on the first \$100,000 of assessed value of residential property) plus a state match.
Other	public - local	Public Improvements	500,000	0	0	500,000	2,000,000	The Town obtains Host Community Agreement funds related to the development of Southfield.

**Table 15 - Anticipated Resources**

**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 continues to require that funding applicants (e.g., non-profits; government agencies) seeking CDBG funds for eligible projects leverage CDBG funding with non-block grant funding, if possible. While it is often the case that there are no additional funding sources available, leveraging is sometimes possible. For example, the Town is funding over a period of two fiscal years, a major street improvement project in a low and moderate income Target Area (Erickson Road and Klasson Lane). Funding from the DPW Water Enterprise Funds will be supplemented by CDBG funding. Another example of the use of leveraged funds relates to the improvements planned at Sundin Road, again on an area-basis. DPW will once again leverage CDBG funding through the DPW Water Enterprise Fund to complete the improvement project.

The Town requires that leveraged funds, when available, are included as part of the budget that is required when funding applicants submit proposals for CDBG funding at the start of every fiscal year. In addition, when leveraged dollars are used, the figures are entered into IDIS when the Town completes reporting on the particular activity in IDIS. Once leveraged dollars are entered onto the appropriate screen in IDIS, IDIS automatically calculates the ratio of CDBG dollars to non-CDBG sources of funding (e.g., state, private, and local funds).

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

There is no publicly owned land or property that will be used to address needs identified in the Consolidated Plan.

**Discussion**

This section of the Consolidated Plan describes available resources that the Town may use to carry out the Annual Plan for FY 2015-2016. The Town continues its practice of requiring sub-recipients to utilize any available leveraged funds to supplement CDBG funding for supported activities. Of course, it is often the case that there are no other available funding sources. When such funds do exist, the amounts are included as part of the budget required to be submitted with CDBG funding applications. In addition, any leveraged amounts are entered into IDIS when the Town completes reporting on supported activities.

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
QUINCY	Government	Homelessness Ownership Planning Rental	Region
WEYMOUTH	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
NEIGHBORHOOD HOUSING SERVICES OF THE SOUTH SHORE	CHDO	Ownership Rental	Region
QUINCY COMMUNITY ACTION PROGRAM, INC	CHDO	Non-homeless special needs Ownership Rental public services	Region
South Shore Elder Services, Inc	Non-profit organizations	Non-homeless special needs public services	Region
SOUTH SHORE ARC	Non-profit organizations	Economic Development Non-homeless special needs public services	Region
Father Bill's/Mainspring	Non-profit organizations	Homelessness	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
METROPOLITAN AREA PLANNING COUNCIL	Regional organization	Planning	Region
MANET COMMUNITY HEALTH CENTER	Non-profit organizations	Non-homeless special needs public services	Region
DOVE	Non-profit organizations	Non-homeless special needs public services	Region

**Table 16 - Institutional Delivery Structure**

### **Assess of Strengths and Gaps in the Institutional Delivery System**

The strengths in the institutional delivery system include cooperation, early identification of needs, training, and monitoring, while the central gap in the system is limited funding. However, the Town addresses funding shortages through the hiring of a grant writer and the use of available leveraged funds.

#### **STRENGTHS**

##### *Cooperation*

The Town enhances cooperation among service providers. For example, if a Town department receives a request for services it does not offer (e.g., a ride to a medical appointment from the Fire Department), the department refers the call to the appropriate entity (e.g., the Dept. of Elder Services). By promoting cooperation, the Town can eliminate service gaps.

##### *Early Identification of Needs*

The Town identifies needs early to ensure program efficiency. For instance, on learning that homeless persons were living in Town parks, the Mayor appointed a task force that included Town departments and non-profit agencies. The Task Force developed a protocol for notifying an FBMS Outreach Team regarding homeless persons living outdoors and requiring the team to "engage with the homeless person within 72 hours of learning about the person."

##### *Training*

The Town conducts training for existing and perspective sub-recipients. For example, during the annual RFP process for CDBG funding, the Town meets individually with funding applicants during "technical workshops" to highlight community needs and to determine whether the proposed activity meets such needs. The Town also meets with providers who have not determined that they will seek funding to help determine the suitability of CDBG funding for particular activities: Are such services needed in Town?

### *Monitoring*

The Town monitors CDBG-funded sub-recipients to ensure that CDBG funds are used in accordance both with HUD regulations and with the provisions of the agreement that sub-recipients execute with the Town. Failure to deliver services in accordance with the agreement and/or with HUD regulations would create a gap in the institutional structure that, to work effectively, requires seamless cooperation among many providers.

### GAPS

### *Shortage of Public Funds*

Governments at all levels (e.g., state, local) struggle to meet many demands with limited resources. While a government may reduce what it expends, doing so may compromise services. Governments may also, occasionally, locate additional funding sources. To this end, the Town hired a professional grant writer as a full time employee, responsible for securing funds for all Town departments. In addition to hiring a grant writer, the Town requires that CDBG sub-recipients utilize available leveraged funds for carrying out CDBG activities or programs. The grant writer position and the use of leveraged funds are described below.

- Grant Writer

The Town hired a grant writer to seek and obtain funds for all Town departments to enhance service delivery. The grant writer has been very successful in securing funds for the Town (e.g., \$200,000 from the Our Common Backyards state grant program to renovate area parks; \$9,800 in state Recreational Angler Public Access Improvements funds to install LED lighting a Weymouth's public boat launch).

- Leveraging Funds

The Town requires that funding applicants leverage federal with non-federal dollars if available. Any leveraged funds must be included in submitted budgets along with CDBG proposals. In addition, the Town includes leveraged amounts in IDIS when during reporting on the specific CDBG activities. Once entered into IDIS, IDIS automatically calculates the ratio of CDBG dollars to non-CDBG sources of funding (e.g., state, private, and local funds).

### **Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			
<b>Other</b>			

**Table 17 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

There are services available in Weymouth or the surrounding areas that are mainstream services available to all Weymouth residents, not specifically to homeless persons. There are also services that are tailored to homeless persons.

#### MAINSTREAM SERVICES

Most services offered to Weymouth residents are not specifically targeted to homeless persons, but may still be available to homeless persons. For example, health care services and free or low cost day care services are available to homeless persons. The Town operates the Wey-Care Before and After School Program at public primary and secondary schools. Wey-Care services are available to the children of homeless persons, and such costs may be partially reimburseable through McKinney-Vento funding.

However, Wey-Care states that the program has provided day care slots to the children of homeless persons free of charge (without reimbursement from *any* program).

Other services, like health care, are offered by many providers in Weymouth and the surrounding areas. The Town's own health services are available to homeless persons as well. For example, the immunization program (e.g., flu shots) are available to everyone including homeless persons. Some providers, like Manet Community Health Center, a 501(c)(3) non-profit Federally Qualified Health Center that provides care regardless of insurance coverage status. Other services, which are not specifically tailored to the homeless or persons with HIV, include vocational training for severely disabled adults offered the ARC of the South Shore, and job skill training for income eligible persons in general, provided by QCAP.

#### SERVICES FOR THE HOMELESS AND PERSONS WITH HIV

In addition to mainstream services that are available as discussed above, there are some services that are tailored to residents who have HIV. For example, Weymouth residents may obtain testing for HIV status through the Manet Community Health Center. Also, the Town allocates funds to FBMS to enable the agency to offer transitional beds to 200 unduplicated persons annually.

#### **Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

This section describes the strengths and gaps in the service delivery system for special needs populations (e.g., elderly/frail elderly; disabled persons; public housing residents) and homeless persons.

#### STRENGTHS

Basically, the strengths in the service delivery system already described, apply equally to the delivery system for special needs and homeless populations. They include: fostering cooperation; identifying needs early; and conducting monitoring. One such strength, the early identification of needs, has *specific* relevance to the homeless. Due to an increased number of homeless persons residing in Town parks (e.g., Great Esker), the Mayor established a task force to adopt a protocol to assist the homeless. The protocol requires Town employees to notify immediately an Outreach Team under the direction of FBMS to "engage with the homeless person within 72 hours of learning about the person."

#### GAPS

The most significant gap in the delivery system has already been identified: a shortage of funding. Funding deficiencies impact all programs and services provided by the Town including, but not limited to, homeless service programs.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The Town helps to reduce the likelihood of gaps in the institutional structure and delivery system in several ways. One way is to emphasize the *strengths* in the service delivery system: fostering cooperation, identifying needs early; providing training to sub-recipients and perspective sub-recipients, and conducting monitoring. The most significant gap in the institutional structure, already identified in this section of the Consolidated Plan, is the shortage of public funding to address needs. As previously discussed, the Town has taken two major steps to overcome this gap:

1. Grant Writer - the Town hired a grant writer to secure funds for all Town departments.
2. Leveraging Funds - the CDBG programs requires leveraging of federal with non-federal dollars where such funds are available.

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Services for Seniors	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$304,331	Public service activities other than Low/Moderate Income Housing Benefit: 5600 Persons Assisted
2	Services for Children	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$21,600	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 180 Households Assisted
3	Services for the Homeless	2015	2019	Homeless		Public Services	CDBG: \$95,000	Homelessness Prevention: 1000 Persons Assisted
4	Public Facility Improvements- Barrier Removal	2015	2019	Non-Housing Community Development		Public Facility Improvements - Barrier Removal		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12134 Persons Assisted
5	Public Facility Improvements - Non-Barrier Removal	2015	2019	Non-Housing Community Development		Public Facility Improvements - Non Barrier Removal		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2375 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Infrastructure Improvements	2015	2019	Non-Housing Community Development		Public Infrastructure Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted
7	Single Family Housing Rehabilitation	2015	2019	Affordable Housing		Single Family Housing Rehab -LM Income Homeowners	CDBG: \$300,000	Homeowner Housing Rehabilitated: 25 Household Housing Unit
8	Public Housing Modernization	2015	2019	Public Housing		Public Housing Modernization		Other: 1000 Other
9	Other Low/Mod Income Residents	2015	2019	Non-Housing Community Development		Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 90 Persons Assisted

**Table 18 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Services for Seniors
	<b>Goal Description</b>	<p><u>Services for Seniors</u></p> <p>There is a priority need for many types of public services for the elderly and frail elderly (those unable to perform 'three activities of daily living' like eating, bathing, [HUD]). According to the 2011-2013 three-year American Community Survey (ACS), 16.1% (8828) of Town's residents are age 65 or above. Six percent of residents 65 or older lived "below the poverty level" in the "past 12 months" (ACS data was collected from January 1, 2011 to December 31, 2013). Needs include, but are not limited to, those relating to transportation, and courses and workshops pertaining to: community education; cultural activities; fitness and exercise; intergenerational activities; recreation; socialization; healthcare; and more.</p> <p>Based on the average number of unduplicated seniors served annually for the past five years in Weymouth, the Town estimates it will serve approximately 5600 seniors during the next five years, depending upon funding awarded by HUD to the Town under the CDBG program.</p>

2	<b>Goal Name</b>	Services for Children
	<b>Goal Description</b>	<p><u>Services for Children</u></p> <p>There is a priority need to provide public services for children (defined as persons ages 12 and under) living in Weymouth. The closest figure available from the 2011-2013 three-year American Community Survey (ACS), is the figure for children for all children ages 14 and under. The total number of children 14 and under residing in Weymouth is 8850, representing 16% of the total population identified through the survey (54,835). The priority needs identified for this population include, but are not limited to: enrichment programs, STEM, summer recreational programs, transportation programs (e.g., for homeless youth and children from overflow hotels), childcare, and more.</p> <p>There is a priority need to offer public services to the youth population in Weymouth. The closest figure available regarding the youth population in Weymouth (ages 13-19), is the one for the population of individuals ages 15-19 provided in the 2011-2013 three-year American Community Survey (ACS). According to this survey, there are 3,500 residents from ages 15 to 19, representing 6.4% of the total population identified through the survey (54,835). The priority needs identified for this population include, but are not limited to: enrichment programs, STEM, summer recreational programs, transportation programs (e.g., for homeless youth and children from overflow hotels), and more.</p> <p>The Town estimates that, depending upon CDBG fund allocations from HUD, it will serve approximately 180 unduplicated persons during the five year period covered by this Consolidated Plan.</p>
3	<b>Goal Name</b>	Services for the Homeless
	<b>Goal Description</b>	.

4	<b>Goal Name</b>	Public Facility Improvements- Barrier Removal
	<b>Goal Description</b>	<p><u>Public Facility Improvements - Barrier Removal</u></p> <p>There is a priority need to remove architectural barriers to access by severely disabled adults and seniors in public facilities in the Town. There are 24 public buildings that serve as work sites for Town employees, and to which residents have access. There are also 33 recreational areas owned by the Town that are open to the public. Public buildings include, but are not limited to, such buildings as public primary and secondary schools, beach comfort station, the high school, the fire station, the police station, public libraries, the Town Hall, and more. Public buildings may also include civic or neighborhood associations, the American Legion Hall, the ARC of the South Shore Henley Building (a vocational site for severely disabled adults), and other facilities. Recreation areas are those identified as such in the Town's 2014 Open Space and Recreation Plan and include parks and playgrounds.</p> <p>Since barrier removal projects must be for the benefit of severely disabled adults (not children) and there are 6067 such adults in Weymouth, according to the 2011-2013 three-year American Community Survey (ACS), projects involving barrier removal in the Town will benefit this number of persons.</p> <p>The Town has used CDBG funds over the years to remove architectural barriers to severely disabled adults and seniors in public facilities including: schools (e.g., Pingree Primary School; Ralph Talbot Primary School; Abigail Adams Campus of the Weymouth Middle School); Fogg Library - access improvements; the Lane Beach Comfort Station; and the Newell Playground.</p> <p>Providing there is sufficient funding (CDBG), the Town will aim to conduct three barrier removal projects in the five year period.</p>

5	<b>Goal Name</b>	Public Facility Improvements - Non-Barrier Removal
	<b>Goal Description</b>	<p><u>Public Facility Improvements - Non-Barrier Removal</u></p> <p>There is a priority need to make non-barrier removal related improvements to public facilities in Weymouth. There are 24 public buildings that serve as work sites for Town employees, and to which residents have access. There are also 33 recreational areas owned by the Town that are open to the public. Public buildings include, but are not limited to, such buildings as public primary and secondary schools, beach comfort station, the high school, the fire station, the police station, public libraries, the Town Hall, and more. Public buildings may also include civic or neighborhood associations, the American Legion Hall, the ARC of the South Shore Henley Building (a vocational site for severely disabled adults), and other facilities. Recreation areas are those identified as such in the Town's 2014 Open Space and Recreation Plan and include parks and playgrounds.</p> <p>The Town has used CDBG funds to make improvements (both barrier removal and non-barrier removal improvements) to public facilities, over the years. Among non-barrier removal improvements that have been made are: roof improvements to the administrative building of the public housing authority; improvements to Newell Playground (a neighborhood park); and window and slider replacement at the Henley Building.</p> <p>The Town, in addition to the improvements at the Henley Building, aims to undertake an additional three non-barrier removal projects (e.g., improvements to parks in low/moderate income Target Areas; improvements to public facility like the Henley Building) in the five year period covered by the Consolidated Plan. Total non-barrier removal public facility improvements slated for the five year period: four.</p>

6	<b>Goal Name</b>	Public Infrastructure Improvements
	<b>Goal Description</b>	<p>There is a priority need in Weymouth to improve streets and flood and drainage systems in low and moderate income Target Areas as identified through 2010 US Census data and HUD. In each Target Area at least 42.95% of the residents are low and moderate income. See Map 1 in Section SP-10.</p> <p>During this five year period, the Town will improve undertake <u>five street projects</u> and <u>two flood and drainage projects</u>. In FY 2015-2016, the Town has allocated CDBG funds for one of the five street projects (Erickson Road/Klasson Lane) and one of the two flood and drainage projects (Sundin Road), both originally funded in FY 2014-2015. This leaves four street projects and one flood and drainage project to be undertaken in the next five years. As the Town has not yet determined the location of remaining projects, it cannot accurately predict the number of people who will benefit from improvements. Therefore, the Town has, for the number of persons to benefit in five years, used actual numbers of low and moderate income persons for the two know projects. With respect to the remaining four street and one flood and drainage project, the Town is using the average number of low/moderate income persons in all Target Areas combined (792) multiplied by five.</p> <p>There are 142 miles of public (Town-owned) ways, 30.76 miles of private ways, and 11.6 miles of state-owned ways. The total number of miles of ways in Weymouth is 184.36. The Town may use Massachusetts Chapter 90 highway improvement funds to maintain and improve <i>public</i> ways but may not <i>private</i> ways. Over the years, the Town has used CDBG and other available funds to improve private ways in Target Areas.</p> <p>The Town is identifying private ways in low/moderate income Target Areas that are in substandard condition and require extensive improvements. Once street conditions are reviewed and the service area is evaluated, the Department of Public Works will propose projects to the CDBG program. After street improvements are completed, the Town will request the Town Council, through the Mayor, to accept the improved private way as public ways, making them eligible for Chapter 90 funds in the future. The Town seeks to make improvements to private ways in the next five years with CDBG funds.</p> <p>In conclusion, the Town will use CDBG funds to conduct five street projects and two flood and drainage projects in the next five years.</p>

7	<b>Goal Name</b>	Single Family Housing Rehabilitation
	<b>Goal Description</b>	There is a priority need for improvements to housing owned by low and moderate income residents. The Town has, for many years, operated a housing rehabilitation loan program, providing zero-interest, deferred loans to income eligible homeowners to make improvements to their homes. The Town will continue to offer this loan program to benefit low and moderate income homeowners. The program benefits low and moderate income homeowners and helps to sustain the stock of affordable housing. The Town aims to enable improvements to 25 single family housing units during this five year period covered by the Consolidated Plan. In general, the maximum loan provided per project is \$10,000. This figure does not include funds to be expended to fund a subrecipient such as NeighborWorks Southern Massachusetts to operate a portion of the loan program.
8	<b>Goal Name</b>	Public Housing Modernization
	<b>Goal Description</b>	There is a priority need in Weymouth to modernize public housing. The WHA operates five public housing developments for seniors, the disabled, and families residing in Weymouth. Among various identified housing modernization projects derived from the WHA's Five Year Action Plan identifies, as part of its Capital Fund Program section, are: new windows; new roof; new basketball court; exterior lights; and boiler replacement (at Pleasantville Family Housing); and hot water tank replacement; common area painting; and emergency generator (at Cadman Senior Housing).
9	<b>Goal Name</b>	Other Low/Mod Income Residents
	<b>Goal Description</b>	There is a priority need for many types of public services as is discussed in this Consolidated Plan. For example, there is a need for services for seniors (e.g., transportation services), for homeless persons (e.g., case management), and for children (e.g., STEM program courses). However, there are many other potential services that might benefit other low and moderate income persons not included in the three populations above. For example, during the consultation process described in Section of this Consolidated Plan, service providers identified a need for support services for the victims of domestic violence. Therefore, this goal (Other Low/Mod Income Residents) pertains to such other services that may be needed during the next five years. Such services may be funded depending on funding availability.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The Town will utilize CDBG and/or HOME funds and other leveraged funds to provide affordable housing to families as specified:

- Owner Occupied Rehabilitation through CDBG: four (4) to six (6) units per year (extremely low-income, low-income, and moderate income) through NWSOMA and
- Homebuyer/Downpayment Assistance provided through HOME funds: four (4) homeowners/units per year (low income and moderate income)
- Rental Production - may be CDBG or HOME: three (3) units per year (low and moderate income)

Therefore, total number of families for which affordable housing will be facilitated over the five year period from FY 2015-2016 to FY 2019-2020 is eleven (including sustaining existing housing or creating or enabling housing through rental production or homebuyer/downpayment assistance).



## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

HUD regulations governing lead based paint hazards are found at 24 CFR 91.215(i) and require description of any actions to address such hazards and to increase access to housing without such hazards. The plan must be consistent with the extent of lead based hazards and be integrated into housing policies and programs. Among the ways that the Town addresses lead-based paint (LBP) hazards and attempts to increase access to housing without such hazards are:

#### Housing Rehab Loan Program

The Town's housing rehabilitation loan program may at times address LBP. For example:

#### 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. Part of the Town's efforts in this regard including reviewing lead based paint data. The Town reviews the data of the MA Childhood Lead Paint Prevention Program data keep abreast of the statistics relevant to lead-based paint screening and incidents in Weymouth. A summary of recent data follows.

The following statistics relative to lead based paint screening and incidents discussed are derived from the MA Childhood Lead Paint Prevention Program. Statistics relating to lead-based paint screening and incidents are collected in two categories, or relative to two different age groups; children who are from age nine months to 48 months old; and children who are from six months to 72 months old. The determinations that the state makes regarding these two groups are different.

For children ages 9 months to 48 months (the following determinations are made):

- Total number of children in this age group for whom screening is mandatory;
- Number of children screened for lead poisoning throughout the year; and
- Percent of children screen during this time frame.

For children ages 6 months to 72 months (the following determinations are made):

- In addition to the above determinations, information relative to first time confirmations of blood lead levels greater than or equal to 15 mcg/dL by venous testing;
- Confirmation of blood levels at various other ranges from moderately elevated to poisoned;
- Incidence rates with newly identified children with blood lead levels greater than or equal to 20 mcg/dL per one thousand children screened; and
- Percentage of old houses, identifying all houses built before 1950.

In 2012, there were two incidents; one child showed moderately elevated blood lead levels; another showed lead poisoning.

#### 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. The Department's process for enforcement includes visiting rental units upon a complaint regarding issues concerning lead based paint. The Department may learn of a particular 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. The Department 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.

#### Training Staff

Another Town action to combat lead-based paint hazards is to provide training to staff. The Health Department will be enrolling at least one member of its staff in a program to license the staff member as a Lead Inspector.

#### **How are the actions listed above integrated into housing policies and procedures?**

The Town integrates its actions relative to addressing lead-based paint through partnership with a number of entities. Together, these partners attempt to address lead-based paint hazards. The partners include:

- NeighborWorks of Southern MA
- Weymouth Department of Planning and Community Development
- Weymouth Health Department
- Quincy Community Action Program
- South Shore HOME Consortium
- MA Childhood Lead Paint Prevention Program
- MassHousing

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

#### Goals

Through the continued funding of various social service activities and other programs, such as housing rehabilitation, the Town aims to reduce the number of, families living below the poverty level. According to the 2011-2013 American Community Survey Three Year Estimates show that 7.2% (or 3735) of the population age five years and over lived below the poverty level. The remainder of the population age five years or over (92.8%) is classified as living "at or above" the poverty level. The Town continues to support:

- Case management pertaining to homeless persons through FBMS;
- Rehabilitation of single family homes owned by low/moderate income families;
- Efforts to assist homeless persons residing outdoors, as addressed through the protocol described in the section below;

#### Programs and Policies

In order to meet achieve the goals of reducing the number of families living at the poverty level, the Town supports, through CDBG funding (and leveraged funding, if available) numerous programs:

- Father Bill's/Mainspring case management;
- Rehabilitation of single family homes owned by low/moderate income families, through low interest, deferred loans;
- Department of Elder Services transportation services and courses and workshops for seniors;
- Wey-Care before and after school program (this program has provided care to homeless children free of charge); and
- Meal delivery to home bound severely disabled adults.

In addition to funding the activities described previously, the Town continues to be an active member in the Quincy/Weymouth Continuum of Care, a group of local governments, business, faith based groups, and others that work cooperatively to help homeless families and individuals to find transitional and permanent housing through the use of McKinney-Vento funds and other available funding sources.

The Town has adopted a policy aimed at assisting homeless persons residing outdoors. The Mayor assembled a task force, made up of Town department representatives and private, not for profit services providers (e.g., FBMS), to address the needs of such persons. Upon learning of a homeless person living outdoors, such as in a Town park, a Town employee will contact the FBMS Outreach Team that will engage with the homeless person "within 72 hours of learning about the person."

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Through collaboration among private, not-for-profit service providers, the Town will continue to offer services to individuals and families living at poverty levels and will refer such persons to various housing programs, including the public housing, First Time Homebuyer Program, and the housing rehabilitation loan program.

## SP-80 Monitoring - 91.230

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use 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 each CDBG sub-recipient stating that, among other things, the sub-recipient is subject to performance monitoring at least annually in accordance with the Town's established *Sub-Recipient Monitoring Policy*. The policy requires that the Town:

1. Provide at least a ten working day notice to each sub-recipient (*Sub-Recipient Monitoring Notice*) regarding a scheduled on site monitoring visit pertaining to the CDBG funded activity. The notice must specify the general types of documents to be reviewed or information to be collected (e.g., general information [national objective compliance, activity eligibility, quarterly reports]; recordkeeping, financial management, procurement, and conflict of interest). The notice must inform the sub-recipient that it must have available throughout the visit, appropriate and responsible staff members (e.g., activity manager, financial manager/CFO).
2. Provide within 21 days following conclusion of the monitoring visit a written *Monitoring Report* to the sub-recipient that either: identifies findings or concerns discovered as a result of the monitoring and specifies what corrective action must be taken, as well as any documents required to be sent to the Town to demonstrate that corrective action has been taken OR specifies that no findings or concerns have been discovered.
3. Allow the sub-recipient 21 days from the date of the *Monitoring Report* to demonstrate that corrective action has been taken except that the sub-recipient may request an extension in writing, and the Town may agree in writing to the request for compelling reasons (e.g., illness or absence of appropriate and responsible staff during the 21 days needed to complete the corrective action). The Town will append the applicable Monitoring Checklist to each Monitoring Report sent to a sub-recipient regardless of whether findings or concerns have been identified. Once required corrective action has been taken, the Town will provide a written *Close Out Letter* to the sub-recipient.
4. Inform the sub-recipient in the Monitoring Report that failure to take corrective action when required may result in termination of the sub-recipient Agreement.

## Expected Resources

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

#### Introduction

For the first year (FY 2015-2016) of the five year period covered by this Consolidated Plan, the Town will receive \$634,493 in CDBG funds from HUD. This figure represents a reduction in funding relative to the amount received from HUD in the current fiscal year (\$670,311) of five percent or \$38,818.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	634,493	5,000	88,000	727,493	2,870,688	Expected HUD allocation for five year period based on 50% reduction each year over prior year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Public Improvements	2,500,000	0	0	2,500,000	2,500,000	The Town has water and sewer enterprise funds that combined have about \$2 million to \$3 million dollars per year. Funds may be used for infrastructure improvements and repairs and for facility improvements (e.g., water tanks, sewer pump stations, treatment facilities).
Other	public - local	Other	735,000	0	0	735,000	2,940,000	Community Preservation Act funds are from Town real estate surcharges (1% on the first \$100,000 of assessed value of residential property) plus a state match.
Other	public - local	Public Improvements	500,000	0	0	500,000	2,000,000	The Town obtains Host Community Agreement funds related to the development of Southfield.

**Table 19 - 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 continues to require that funding applicants (e.g., non-profits; government agencies) seeking CDBG funds for eligible projects leverage CDBG funding with non-block grant funding, if possible. While it is often the case that there are no additional funding sources available, leveraging is sometimes possible. For example, the Town is funding over a period of two fiscal years, a major street improvement project in a low and moderate income Target Area (Erickson Road and Klasson Lane). Funding from the DPW Water Enterprise Funds will be supplemented by CDBG funding. Another example of the use of leveraged funds relates to the improvements planned at Sundin Road, again on an area-basis. DPW will once again leverage CDBG funding through the DPW Water Enterprise Fund to complete the improvement project.

The Town requires that leveraged funds, when available, are included as part of the budget that is required when funding applicants submit proposals for CDBG funding at the start of every fiscal year. In addition, when leveraged dollars are used, the figures are entered into IDIS when the Town completes reporting on the particular activity in IDIS. Once leveraged dollars are entered onto the appropriate screen in IDIS, IDIS automatically calculates the ratio of CDBG dollars to non-CDBG sources of funding (e.g., state, private, and local funds).

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

There is no publicly owned land or property that will be used to address needs identified in the Consolidated Plan.

**Discussion**

This section of the Consolidated Plan describes available resources that the Town may use to carry out the Annual Plan for FY 2015-2016. The Town continues its practice of requiring sub-recipients to utilize any available leveraged funds to supplement CDBG funding for supported activities. Of course, it is often the case that there are no other available funding sources. When such funds do exist, the amounts are included as part of the budget required to be submitted with CDBG funding applications. 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	Services for Seniors	2015	2019	Non-Housing Community Development			CDBG: \$62,461	Public service activities other than Low/Moderate Income Housing Benefit: 1350 Persons Assisted
2	Services for Children	2015	2019	Non-Housing Community Development				
3	Services for the Homeless	2015	2019	Homeless			CDBG: \$26,593	Homelessness Prevention: 200 Persons Assisted
4	Public Facility Improvements - Non-Barrier Removal	2015	2019	Non-Housing Community Development			CDBG: \$71,820	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 45 Persons Assisted
5	Single Family Housing Rehabilitation	2015	2019	Affordable Housing			CDBG: \$68,000	Homeowner Housing Rehabilitated: 6 Household Housing Unit

**Table 20 – Goals Summary**

#### Goal Descriptions

1	<b>Goal Name</b>	Services for Seniors
	<b>Goal Description</b>	<p>The Town will continue to support, through CDBG funding, and any other available leveraged funds, services for seniors residing in Weymouth. The provision of services for seniors is a priority need identified in this Consolidated Plan. The Town will support two activities or projects that will support seniors: transportation services; and courses, programs, and workshops.</p> <p>For the Transportation Program, CDBG funds will pay a portion of the salary of the Transportation Administrator at DES. The Transportation Administrator schedules all transportation to congregate meal sites, medical appointments, shopping venues, and social sites. DES anticipates serving 350 unduplicated seniors through some 3500 one-way rides.</p> <p>As to Courses, Programs, and Workshops, CDBG funds will pay a portion of the salary of the Volunteer Coordinator who will oversee 185 volunteers in the delivery of courses, workshops, and programs to 1000 unduplicated seniors. Such courses, workshops and programs relate to community education, fitness and exercise, inter-generational activities, and recreational and health services.</p>
2	<b>Goal Name</b>	Services for Children
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Services for the Homeless
	<b>Goal Description</b>	
4	<b>Goal Name</b>	Public Facility Improvements - Non-Barrier Removal
	<b>Goal Description</b>	
5	<b>Goal Name</b>	Single Family Housing Rehabilitation
	<b>Goal Description</b>	



## AP-35 Projects - 91.420, 91.220(d)

### Introduction

In accordance with HUD regulations at 24 CFR 91.220(d), this section of the Consolidated Plan, that addresses the one year action plan for the first of the five years of the Consolidated Plan, must describe "activities to be undertaken." The section must include discussion of the activities that the Town will undertake to address priority needs and objectives. The description of such activities must estimate the number and types of families to benefit from the activities. Also, the narrative must include the specific local objectives and priority needs to be addressed using CDBG funds and program income (if any) received during the program year. Finally, narrative must include proposed accomplishments, the target date for completion of the activities, rationale for allocation priorities, and identification of any obstacles to addressing underserved needs.

#	Project Name
1	General Administration and Planning
2	Public Services for Seniors- Transportation
3	Public Services for Seniors - Courses, Programs, Workshops
4	Public Services Children - STEM
5	Public Services for Homeless Persons
6	NeighborWorks Southern Mass -Housing Rehab
7	Arc of South Shore - Roof Replacement

**Table 21 – Project Information**

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

#### Reason for Allocation Priorities

The rational for allocating any public funds, whether CDBG or state or local dollars, is the existence of a priority need. Such needs, as has been discussed in detail throughout this Consolidated Plan, were identified through the extensive consultation process (see Section PR-10) and citizen participation process (see Section PR-15). While the existence of a priority need (e.g., for public infrastructure improvements, social services) mainly drives the decision to allocate funds, geography is a factor. See Section SP-10, on "Geographic Priorities," for a discussion of the eleven low and moderate income "Target Areas." In that section, it is stated "while the Town will continue to fund eligible projects based on area basis considerations, the determining factor regarding the use of block grant funds is not geography, but need. For example, if there is a more pressing need (e.g., a more deteriorated roadway) in one area than in another, CDBG funds will be directed to the area with the more serious need."

#### Obstacles to Addressing Underserved Needs

The obstacles to addressing underserved needs can best be summed up by reiterating the main gap in

the institutional delivery system, discussed in Section of this Consolidated Plan. There, it is explained that the main delivery system gap is a shortage of public funds. Governments at all levels (e.g., state, local) find it challenging, if not impossible, to meet all demands for services with limited resources. However, Weymouth took has taken steps to address funding limitations by hiring grant writer and by requiring that, where possible, non-federal dollars be used to leverage federal dollars.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	General Administration and Planning
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	This project pertains to costs related to the general administration of the CDBG program during FY 2015-2016.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	This activity involves general administration of the CDBG allocation to Weymouth from HUD.
2	<b>Project Name</b>	Public Services for Seniors- Transportation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Services for Seniors
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$24,631

	<b>Description</b>	This project pertains to the Department of Elder Services' transportation program for seniors. CDBG funds will be used to provide partial salary reimbursement for the Transportation Administrator at DES. The Transportation Administrator schedules all transportation to congregate meal sites, medical appointments, shopping venues, and social sites. DES anticipates serving 350 unduplicated seniors through some 3500 one-way rides.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Planned activities under the transportation program operated by the Transportation Administrator will include: <ul style="list-style-type: none"> <li>• Transportation to congregate meal sites;</li> <li>• Transportation to medical appointments;</li> <li>• Transportation to shopping venues; and</li> <li>• Transportation to social sites.</li> </ul>
<b>3</b>	<b>Project Name</b>	Public Services for Seniors - Courses, Programs, Workshops
	<b>Target Area</b>	
	<b>Goals Supported</b>	Services for Seniors
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$37,830

	<b>Description</b>	This project pertains to the Dept. of Elder Services and its Volunteer Coordinator position. Under this project the position of the Volunteer Coordinator will be partially funded. The Volunteer Coordinator will draw a salary of \$52,962 of which \$37,830 will be paid through the CDBG program, representing 71% percent of the salary for the position. The Volunteer Coordinator oversees 185 volunteers in the delivery of courses, workshops, and programs to 1000 unduplicated seniors. Such courses, workshops and programs relate to community education, fitness and exercise, inter-generational activities, and recreational and health services.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	This activity will involve the Coordinator of Volunteers, within the Weymouth Department of Elder Services, overseeing approximately 185 volunteers in the delivery of courses, programs, and workshops for seniors. CDBG funding will reimburse a portion of the salary of the Coordinator of Volunteers for such work. The courses, programs, and workshops will include those relating to: community education; fitness and exercise; intergenerational activities; and recreation and health support services. The DES will serve 1000 unduplicated Weymouth residents through this activity during FY 2015-2016.
<b>4</b>	<b>Project Name</b>	Public Services Children - STEM
	<b>Target Area</b>	
	<b>Goals Supported</b>	Services for Children
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$6,120

	<b>Description</b>	This project pertains to the provision of services for the children of low and moderate income residents in Weymouth. CDBG funds will be used to enable Camp Fire Eastern Massachusetts to offer the Science, Technology, Engineering, and Math program (STEM) at the Seach School in Weymouth. The STEM program offers hands-on classes such as Mad Science (science experiments), Mission Impossible (an engineering class), and May the Force be with You (a class on gravity and the force of motion). CDBG funds will offset tuition normally charged to students for these classes.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	<p>This activity will involve offering classes to 60 unduplicated children from low and moderate income households in Weymouth. The STEM program will include, but may not be limited to:</p> <ul style="list-style-type: none"> <li>• Mad Science (science experiments);</li> <li>• Mission Impossible (an engineering class); and</li> <li>• May the Force be with You (a class on gravity and force of motion).</li> </ul> <p>CDBG funds will offset tuition normally charged to students for these classes.</p>
5	<b>Project Name</b>	Public Services for Homeless Persons
	<b>Target Area</b>	
	<b>Goals Supported</b>	Services for the Homeless
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$26,593

	<b>Description</b>	This project helps to end homelessness among Weymouth residents by providing CDBG funds to Father Bill's/Mainspring to conduct case management. FBMS will use CDBG funds to pay part of the compensation of the Triage Coordinator, a FBMS employee. The Triage Coordinator will facilitate provision of transitional beds to Weymouth residents at either the Father Bill's Place or at one of Father Bill's housing units. The Triage Coordinator will assess all individuals seeking shelter, divert them to alternative options, or work toward their rapid exit to existing housing or treatment, when possible.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	This activity will fund part of the salary of the position of the Triage Coordinator who will conduct case management for homeless residents. Case management will involve immediately assessing all individuals seeking shelter, diverting them to alternative options, or working toward their rapid exit to existing housing or treatment, when possible. The Triage Coordinator will ensure the provision of three transitional beds per day to 200 unduplicated Weymouth residents.
<b>6</b>	<b>Project Name</b>	NeighborWorks Southern Mass -Housing Rehab
	<b>Target Area</b>	
	<b>Goals Supported</b>	Single Family Housing Rehabilitation
	<b>Needs Addressed</b>	Single Family Housing Rehab -LM Income Homeowners
	<b>Funding</b>	:

	<b>Description</b>	The Town is funding an area CHDO, NeighborWorks Southern Mass to administer the rehab loan program for from 4-6 single family homes in Weymouth during FY 2015-2016. Work will include: conducting customer intakes; conducting home inspections; coordinating lead paint inspections and compliance; preparing preliminary work write up and cost estimates; developing final work write up and cost estimations; conducting bidder conference walkthroughs; monitoring construction and approving contractor payments; and conducting final inspections.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	<p>This activity will include:</p> <ul style="list-style-type: none"> <li>• Performing customer intake;</li> <li>• Conducting home inspections;</li> <li>• Coordinating lead paint inspections and compliance;</li> <li>• Preparing preliminary work write up and cost estimates;</li> <li>• Developing final work write up and cost estimates;</li> <li>• Conducting bidder conference walk throughs;</li> <li>• Monitoring construction and approving contractor payments; and</li> <li>• Conducting final inspections.</li> </ul>
<b>7</b>	<b>Project Name</b>	Arc of South Shore - Roof Replacement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facility Improvements - Non-Barrier Removal

	<b>Needs Addressed</b>	Public Facility Improvements - Non Barrier Removal
	<b>Funding</b>	CDBG: \$71,820
	<b>Description</b>	This project involves allocating CDBG funds to the Arc of the South Shore, a non-profit entity that provides services and advocacy for children and adults with mental retardation, cognitive, physical, developmental disabilities and children at risk for developmental delay. CDBG funds will be used to replace the roof at the Henley Building, where the Arc of the South Shore provides vocational services to adults with severe disabilities. The project will benefit 45 severely disabled adults.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	This activity involves allocating CDBG funds to the ARC of the South Shore to replace the roof on the Henley Building, used as a vocational site for severely disabled adults. Work will involve removal of existing roof down to wood decking, installation of pressure treated woodnailer around perimeter edges, fasten down insulation, and full adhere roof system to manufacturers specifications, installation of flashing at pipes and curb, installation of gravel stop flashing around perimeter edges.

## **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**

According to HUD regulations at 24 CFR 91.220(f), the Annual Plan must contain a description of the geographic areas of Town (including areas of low-income and minority concentration) in which the Town will direct CDBG funds during the new subject fiscal year (FY 2015-2016). The Action Plan section of this Consolidated Plan also describes, per HUD regulations, the rationale for the priorities for allocating funds geographically. The Annual Plan also contains the percentage of funds that the Town will dedicate to low and moderate income geographical "Target Areas."

As described in Section SP-10 of this Consolidated Plan, there are eleven such Target Areas in Town, based on the 2010 Census and HUD analysis. These Target Areas are identified by U.S. Census tracts and block groups and have a minimum percentage of low and moderate income residents (42.95%). See Map 1 in Section SP-10 of this Consolidated Plan. While the Town strives to assist as many Target Areas as possible, resources shortages (CDBG combined with other leveraged funds) prevent the Town from funding projects in every Target Area. Likewise, funding decisions must be based on priorities, meaning that among competing project proposals, one project in one Target Area may take precedence over another project in another area.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 22 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Weymouth has always aimed to assist as many of the various low and moderate income target areas, identified through the most recent US Census data (in this case, the 2010 Census), as possible in light of limited funding and significant need. Based on the 2010 Census, there are eleven areas identified by U.S. Census tracts and block groups as having a minimum percentage of low and moderate income residents. See Map 1 in Section SP-10 of this Consolidated Plan. Each qualifying low and moderate income target area must have a minimum of 42.95% low and moderate income residents. While the Town strives to assist in meeting the needs in the target areas, resources shortages (CDBG combined with other leveraged funds) prevent the Town from funding projects in every target area. Likewise, funding decisions must be based on priorities, meaning that among competing project proposals, one project in one target area will take precedence over another project in a different target area.

### **Discussion**

This section of the Annual Plan addresses, pursuant to HUD regulations at 24 CFR 91.220(f), the

geographic areas of Town in which the Town will direct CDBG funds during the new subject fiscal year (FY 2015-2016). This section also addresses the rationale for the priorities for allocating funds geographically. As stated, there eleven low and moderate income target areas in Weymouth, according to Census 2010 and HUD analysis. An eligible activity, such as street improvements, may be conducted in such areas and meet the national objective of serving low and moderate income residents on an area basis. However, as has been stated in this section of the Annual Plan, the Town does not base its decisions regarding funding on the geographic areas of the project but rather on priority need. Therefore, while the Town attempts to assist as many low and moderate income residents in as many areas as possible, resources shortages limit the activities that may be funded. Funding decisions are based on priorities, meaning that among competing project proposals, one project in one target area may take precedence over another project in another area.

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

### **Introduction**

Pursuant to HUD regulations at 24 CFR 91.220(k), the Town must include in the Annual Action Plan "other actions" it will take during the coming fiscal year (2015-2016). Such actions must include 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**

Among the actions that the Town will take to address underserved needs are the following:

- To support an array of social services to meet the needs of different low and moderate income populations (e.g., youth, seniors, homeless, and the disabled), through CDBG funds and/or other public funds, if available;
- To make infrastructure improvements and public facility improvements in low and moderate income Target Areas, through CDBG funds and/or other public funds, if available;
- To continue to work closely with service providers with whom agreements have been executed to ensure that services are delivered in accordance with HUD regulations and with the provisions of the agreement;
- To advance the goals of the Fair Housing Plan (2014-2019) in order to affirmatively further fair housing in Weymouth (e.g., increasing knowledge about the fair housing law; increasing capacity to advance fair housing); and
- To continue training efforts with sub-recipients to enhance the knowledge about HUD regulations pertaining to the CDBG program.

### **Actions planned to foster and maintain affordable housing**

Among the actions that the Town will take in order to foster and maintain affordable housing in Weymouth are the following:

- To sustain existing owner occupied units through rehabilitation of such units under the housing rehabilitation loan program offering zero interest, deferred loans to low and moderate income homeowners in Weymouth; and

- To foster and maintain affordable housing for households at or below 80% of the median household income through non-profit and for-profit developers;
- To promote increased affordable rental units for low and moderate income individuals and families (particularly for the elderly and for families with more than one child) using HOME funds and McKinney-Vento funds;
- To further the goals established in the South Shore HOME Consortium Regional Fair Housing Plan for 2014-2019, including - Fiscal Years July 1, 2014 - June 30, 2019;
- To promote the development of and maintenance of affordable housing and supportive housing services for disabled persons and their families;
- To continue down payment and closing cost assistance programs using federal HOME funds to assist low and moderate income families;
- To educate people about the difficulties encountered by low and moderate income homeowners regarding homeownership responsibilities like budgeting and maintenance;
- To support homebuyer and credit counseling workshops for area residents;
- To explore and new state or federal affordable housing programs; and
- To support the QW CoC 10-Year Plan to end chronic homelessness.

### **Actions planned to reduce lead-based paint hazards**

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) and require description of any actions to address such hazards and to increase access to housing without such hazards. The plan must be consistent with the extent of lead based hazards and be integrated into housing policies and programs. Among the ways that the Town addresses lead-based paint (LBP) hazards and attempts to increase access to housing without such hazards are:

#### Housing Rehab Loan Program

The Town's housing rehabilitation loan program may at times address LBP. For example:

#### 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. Part of the Town's efforts in this regard including reviewing lead based paint data. The Town reviews the data of the MA Childhood Lead Paint Prevention Program data keep abreast of the statistics relevant to lead-based paint screening and incidents in Weymouth. A summary of recent data follows.

The following statistics relative to lead based paint screening and incidents discussed are derived from the MA Childhood Lead Paint Prevention Program. Statistics relating to lead-based paint screening and incidents are collected in two categories, or relative to two different age groups; children who are from

age nine months to 48 months old; and children who are from six months to 72 months old. The determinations that the state makes regarding these two groups are different.

For children ages 9 months to 48 months (the following determinations are made):

- Total number of children in this age group for whom screening is mandatory;
- Number of children screened for lead poisoning throughout the year; and
- Percent of children screen during this time frame.

For children ages 6 months to 72 months (the following determinations are made):

- In addition to the above determinations, information relative to first time confirmations of blood lead levels greater than or equal to 15 mcg/dL by venous testing;
- Confirmation of blood levels at various other ranges from moderately elevated to poisoned;
- Incidence rates with newly identified children with blood lead levels greater than or equal to 20 mcg/dL per one thousand children screened; and
- Percentage of old houses, identifying all houses built before 1950.

In 2012, there were two incidents; one child showed moderately elevated blood lead levels; another showed lead poisoning.

#### 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. The Department's process for enforcement includes visiting rental units upon a complaint regarding issues concerning lead based paint. The Department may learn of a particular 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. The Department 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.

#### Training Staff

Another Town action to combat lead-based paint hazards is to provide training to staff. The Health Department will be enrolling at least one member of its staff in a program to license the staff member as a Lead Inspector.

## **Actions planned to reduce the number of poverty-level families**

The Town will take several steps to reduce the number of poverty-level families in Weymouth. They include:

### **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). While the Town has identified funding shortages as the chief gap in the institutional structure the Town has taken actions to overcome the gap by hiring a grant writer and leveraging funds.

*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).

### **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.

## **Discussion**

This section (Section AP-85) addressess "other actions" that the Town will take during the coming fiscal year (2015-2016) 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 many actions pertaining to items described (e.g., addressing underserved needs). For example, in order to address obstacles to meeting the needs of the underserved, the Town will continue to offer social service programs and to improve public infrastructure and facilities. In order to foster and maintain affordable housing, the Town will continue to promote its zero-interest, deferred-payment loan program for low and moderate income residents in need of housing rehabilitation assistance. Another example of other actions to be taken by the Town is that in order to bolster coordination between services agencies, the Town will utilize the protocol established through its task force of homelessness to meet the needs of Weymouth's homeless residing in area parks.

## Program Specific Requirements

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

#### Introduction

This section of the Consolidated Plan addresses resources that may be expected to be available to support CDBG activities/projects. For example, the amount of any program income received prior to the start of the FY 2015-2016 program year that has not been reprogrammed, or amounts expected from Section 108 loan guarantees.

#### 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
<b>Total Program Income:</b>	<b>0</b>

#### 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.	80.00%

## **Discussion**

The overall resources expected to be available for use for activities supported through the CDBG program are fully described in Section AP-15 in this Consolidated Plan. There are no urgent needs activities anticipated. The percentage of new CDBG dollars that will benefit low and moderate income residents is estimated to be 80% (anticipated expenditures [excluding administrative costs], divided by the total grant): \$507,594 divided by \$634,493.

The Town utilizes a three year certification period to ensure that at least 70% of CDBG funds are used to benefit low and moderate income residents. The period covered by the FY 2015-2016 Annual Action Plan covers Fiscal Years 2015-2016, 2016-2017, and 2017-2018.

## Appendix - Alternate/Local Data Sources

<b>1</b>	<p><b>Data Source Name</b></p> <p>2011-2013 American Community Survey 3 Yr Est.</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>This data stems from the American Community Survey 3 Yr Estimates for 2011-2013.</p> <p><b>Provide a brief summary of the data set.</b></p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year.</p> <p><b>What was the purpose for developing this data set?</b></p> <p>This data is developed by the federal government.</p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The data is broad and comprehensive and does not cover only a particular geographic area of the Town of Weymouth.</p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>The data covers the three year period from 2011-2013.</p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>The data collection is complete.</p>
<b>2</b>	<p><b>Data Source Name</b></p> <p>Continuum of Care Point in Time Count 2014</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>This data is derived from CoC Point in Time Count 2014, Quincy/Weymouth HUD MA-511.</p> <p><b>Provide a brief summary of the data set.</b></p> <p>This data is one night count of sheltered and unsheltered homeless persons in Quincy and Weymouth. Data on Weymouth alone is not readily available and homelessness is dealt with on a regional basis.</p> <p><b>What was the purpose for developing this data set?</b></p> <p>This data fullfills a HUD requirement and is required for CoC planning purposes.</p>

	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>This data is fairly comprehensive and targets the geographic area that includes the City of Quincy and the Town of Weymouth.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>This data was collected on January 29, 2014 and is a one night count.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>This data set is complete.</p>
<b>3</b>	<p><b>Data Source Name</b></p> <p>Father Bill's/Mainspring</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>The originator of the data is Father Bill's/Mainspring.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The data is the Father Bill's/Mainspring unduplicated count of homeless individuals in the shelter in Quincy that services Weymouth, Quincy, and surrounding towns.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The purpose of this data is that it enhances planning relative to homelessness.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>This data is comprehensive and it pertains to the homeless persons sheltered in the Quincy shelter who come from Quincy, Weymouth, and surrounding towns.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>This data applies to the time period from July 1, 2013 to June 30, 2014.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>This data is complete.</p>
<b>4</b>	<p><b>Data Source Name</b></p> <p>At Risk Housing Inventory- Weymouth</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Weymouth At-Risk Housing Inventory (AHI).</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Data identifies vacant and occupied units including abandoned, bank owned, and those not suitable for rehabilitation.</p>

	<p><b>What was the purpose for developing this data set?</b></p> <p>Data is intended to provide information on vacant and occupied units including abandoned, bank owned, and those not suitable for rehabilitation.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p>
	<p><b>Briefly describe the methodology for the data collection.</b></p>
	<p><b>Describe the total population from which the sample was taken.</b></p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p>