

# South Shore HOME Consortium Regional Fair Housing Plan Update

Consolidated Plan Period July 1, 2020 – June 30, 2025

Plan Updated by the South Shore HOME Consortium municipalities:



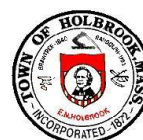
*City of Quincy*



*Town of Weymouth*



*Town of Braintree*



*Town of Holbrook*



*Town of Milton*

## **South Shore HOME Consortium Regional Fair Housing Plan Update Consolidated Plan Period July 1, 2020 – June 30, 2025**

The South Shore HOME Consortium Regional Fair Housing Plan Update details the accomplishments of the South Shore HOME Consortium Communities in working to advance Fair Housing over the previous six years and details goals and actions for the five years ahead.

The update builds on the planning and analysis that was completed in the 2014 – 2019 planning cycle and the accomplishments by each of the South Shore HOME Consortium Member Communities. Significant progress has been made over the previous six years to meet the goals identified in the plan. Through the Regional Fair Housing Committee and the actions of each member community, progress toward meeting the goals will continue in the years ahead.

### **Fair Housing Accomplishments July 1, 2014 – June 30, 2020**

The South Shore HOME Consortium Regional Fair Housing Plan Update details the actions and strategies that have been implemented by the Consortium communities to Affirmatively Further Fair Housing from July 1, 2014 – June 30, 2020. The Fair Housing Goals of the Consortium and the Fair Housing Outcomes of the both the South Shore Fair Housing Committee, Member Communities, and partner organizations over the past five-years are detailed below.

#### **Category: Public and Private Sector Education and Outreach**

##### Consortium Goal #1: Increase knowledge about fair housing law and coordinate the dissemination of resources

Consortium Objectives and Consortium Outcomes:

- A. Deliver resources and two (2) fair housing informational trainings or workshops each year to the public sector including elected and appointed officials and municipal staff in each SSHC municipality.
  - *The Consortium hosted Fair Housing Events in 2016 and 2018 aimed at engaging the public in Fair Housing education and informational trainings. Members of the public as well as officials from the Consortium Communities attended these events. In 2018, the Massachusetts Housing Partnership provided a Fair Housing education session for members of the South Shore HOME Consortium Fair Housing Committee.*
  - *Member Communities within the South Shore Consortium undertook Housing Production Planning, which included public engagement around housing planning and production.*
  
- B. Deliver resources and one (1) training each year to the private sector including renters, buyers, small property owners, and realtors.
  - *The Consortium partners with Quincy Community Action Programs to provide Fair Housing education, housing counseling, and landlord training. Annually, on average, QCAP provides the following Fair Housing training and education:*
    - *Completes 15 first-time homebuyer workshops, serving 275 individuals;*
    - *Completes 12 tenant workshops for tenants, reaching 110 individuals;*
    - *Provides one-on-one housing counseling to 100 individuals*

- *Provides three workshops for landlords;*

### **Category: Oversight and Monitoring**

Consortium Goal #2: Increase the capacity of the Consortium to advance fair housing in the five municipalities

Consortium Objectives:

- A. Designate a Fair Housing Advisory Committee (FHAC) that meets at least four to six (4-6) times a year as the body responsible for advising the SSHC on the implementation of the Fair Housing Action Plan.
  - *The South Shore Fair Housing Committee was established to assist with the implementation of the Fair Housing Plan*
- B. Build knowledge of fair housing issues by increasing access to mechanisms for reporting and filing fair housing complaints.
  - *Fair Housing complaints are filed with Massachusetts Commission Against Discrimination.*
- C. Advise municipalities on developing local action plans for educating municipal staff and constituents on fair housing rights and responsibilities and architectural accessibility standards.
  - *The South Shore HOME Consortium Regional Fair Housing Plan serves as the Fair Housing Planning framework for the communities within the South Shore HOME Consortium.*

### **Category: Private Sector Compliance**

Consortium Goal #3: Identify and address discriminatory actions in the Consortium real estate market. Consortium Objective: Decrease the frequency of fair housing complaints filed in 2014 -- 2019 that cite the top bases that were also identified in cases filed with MCAD during the previous five-year period.

- *Resource constraints limited the ability of the Consortium communities to undertake any Fair Housing testing, directly. However, through the Fair Housing education and workshops hosted by QCAP, members of the public are educated in identifying discriminatory housing practices.*

### **Category: Reporting**

Consortium Goal #4: Ensure reporting of discrimination by individuals in protected classes

Consortium Objective: Increase access to local and regional mechanisms for reporting fair housing issues to ensure reporting of discriminatory actions.

- *Fair Housing complaints are filed with Massachusetts Commission Against Discrimination and Quincy Community Action Programs.*

## Category: Local Policies and Practices

### Consortium Goal #5: Advance access to opportunity by promoting safe, diverse, affordable, accessible, and integrated housing

#### Consortium Objective:

A. Facilitate adoption of local zoning policies and practices that advance a safe, diverse, affordable, accessible, and integrated housing stock.

- *Over the previous six year period, the City of Quincy has implemented the following zoning changes to support housing diversity in the City:*
  - *In October 2016, the City of Quincy adopted its Transit Oriented Zoning District at the North Quincy MBTA station to support mixed-use development and greater housing choice in the community.*
  - *In October 2016, the City of Quincy adopted a Housing Development Incentive Plan Zone in the Quincy shipyard to support mixed income, residential development.*
  - *In November 2017, the City of Quincy adopted its Planned Unit Development for the former Quincy Medical Center. The PUD allows for residential development and increased housing diversity.*
  - *In Fall 2018, the City of Quincy initiated the Wollaston Neighborhood Revitalization Project to establish a framework for development in the neighborhood. The plan could result in zoning changes to allow for appropriately scaled mixed-use development and greater housing choice.*
  - *The adoption and approval of a Housing Production Plan in accordance with Massachusetts Housing Production Planning Framework.*
- *Over the previous six year period, the Town of Weymouth has implemented the following zoning changes to support housing diversity in Weymouth:*
  - *In 2018, the Town of Weymouth adopted a Commercial Corridor Overlay District that allowed for the development of mixed residential and commercial use properties along what were once commercial only routes 3A, 53 and 18 that traverse the city.*
  - *Creation of an Affordable Housing Trust and Inclusionary Zoning: Weymouth Town Council approved the by-law creating an Affordable Housing Trust in 2019. This Trust is expected to be funded with MA Community Preservation Act funds in order to streamline the creation of affordable housing and is reviewing Inclusionary Zoning by-laws as a way to promote affordable units in multi-family housing and allowing for in-lieu of payments to further fund affordable housing,*
  - *In 2020, the Town has approved the study of Jackson Square, a town village center that is located near a commuter rail station. The study will guide the Town in best practices for zoning to improve the commercial viability and to create appropriate housing in the square.*
  - *The adoption and approval of a Housing Production Plan in accordance with Massachusetts Housing Production Planning Framework.*

- *Over the previous six-year period, the Town of Braintree has supported affordable and market rate housing production in areas well served by public transportation through variances and special permits issued by the Zoning Board of Appeals and Planning Boards. This had led to the creation of 226 housing units in four developments.*
- *Over the previous six year period, the Town of Milton has pursued the following strategies to support housing diversity in Milton:*
  - *The renewed Housing Production Plan approved by the Department of Housing and Community Development (DHCD), effective February 2020;*
  - *The adoption and annual funding for implementation of a Master Plan for the Town;*
  - *The creation, annual Town Meeting and special project funding of an affordable housing trust*
  - *The Planning Board and Master Plan Implementation Committee hiring of a consultant to assist the Town in the creation of a Smart Growth overlay Zoning District under G.L. c. 40R for East Milton*
  - *The Planning Board proposed article for the May 2020 Town meeting to create a mixed-use overlay district for Milton Village. The new zoning will provide incentives for projects that include increased levels of affordable housing*
  - *The Planning Board's work with the Trustees for Affordable Housing to update inclusionary zoning policy to provide more flexibility in housing types and increase the affordable housing production requirement*
  - *The Planning Board and the Trustees for Affordable Housing collaborating on revisions to both the Condo Conversion By-law and the Accessory Dwelling Unit By-law to capture alternative affordable housing models.*
  - *Town has a Select Board appointed Housing Committee to implement the Housing Production Plan*
- *In 2019, the Town of Holbrook permitted a 72-unit housing development that will provide affordable housing for seniors.*

**B. Facilitate adoption of ADA/Section 504 Self Evaluation and Compliance and Transition Plans and Language Assistance Plans in each municipality.**

- *The City of Quincy is in the process of updating its Language Access Plan;*
- *The Town of Weymouth updated its Open Space and Recreation Plan, which was improved by the MA Executive Office of Energy and Environmental Affairs on April 29, 2020 – this plan addresses an ADA transition plan with respect to open space and recreation areas in the town.*
- *The Town of Braintree has appointed an ADA coordinator and has completed a Draft Americans with Disabilities Act Self-Assessment and Transition Plan and is currently in the process of planning for public rights of way.*

## **Fair Housing Goals, Objectives, and Strategies for July 1, 2020 – June 30, 2025**

The Fair Housing Goals, Objectives, and Strategies for five-year Consolidated Plan Period are detailed below.

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- B. Deliver resources and one (1) training each year to the private sector including renters, buyers, small property owners, and realtors.

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- C. Advise municipalities on developing local action plans for educating municipal staff and constituents on fair housing rights and responsibilities and architectural accessibility standards.

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### **Category: Reporting**

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Consortium Objective: Increase access to local and regional mechanisms for reporting fair housing issues to ensure reporting of discriminatory actions.

**Category: Local Policies and Practices**

Consortium Goal #5: Advance access to opportunity by promoting safe, diverse, affordable, accessible, and integrated housing

Consortium Objective:

- A. Facilitate adoption of local zoning policies and practices that advance a safe, diverse, affordable, accessible, and integrated housing stock.
- B. Facilitate adoption of ADA/Section 504 Self Evaluation and Compliance and Transition Plans and Language Assistance Plans in each municipality.

Please review Appendix I for a full list of the terms and acronyms that are referenced throughout this Plan.