



WEYMOUTH FIVE YEAR CONSOLIDATED PLAN 2020-2024

ABSTRACT

This is a five year plan that governs the use of annual entitlement funds called the Community Development Block Grant or CDBG. Such funds are provided each year to the Town by the US Department of Housing and Urban Development to benefit low and moderate income residents in the areas of housing, community and economic development.

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Five Year Consolidated Plan (Consolidated Plan) governs the use by the Town of Weymouth of its Community Development Block Grant (CDBG) funds for FY 2020-2024. CDBG funds are provided annually as an entitlement to Weymouth from the US Dept. of Housing and Urban Development to meet priority needs in the areas of economic and community development, and housing. Funds must predominately benefit low and moderate income residents.

The Town allocates funds to applicants to carry out eligible activities. The Consolidated Plan is implemented annually through an Annual Action Plan (AAP), which is the last section of this Consolidated Plan (Sections AP-15 through AP-90).

Community Development Block Grant Funds (CDBG)

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 governing the first year of the five year plan (FY 2020-2021).

HOME Investment Partnership Funds (HOME)

The Town also receives, annually, a percentage of the allocation of HOME Investment Partnership funds made each year to the City of Quincy, the lead jurisdiction of the South Shore HOME Consortium. Consortium membership includes Quincy, Weymouth, and the Towns of Braintree, Holbrook, and Milton. HOME funds may be used for many activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. Refer to the Quincy Consortium Consolidated Plan for details concerning the HOME program.

This Consolidated Plan pertains to the CDBG program only.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Objectives and Outcomes

The Consolidated Plan identifies the priority needs of the community, as well as one and five year goals for meeting such needs, and objectives and outcomes relating to the needs. Among the priority needs are those relating to: homeless services, public housing modernization, housing rehabilitation, public infrastructure and facility improvements, and public services. Such needs were identified through extensive service provider consultation and citizen outreach (Sections PR-10 and PR-15, respectively)

Objectives: HUD has identified three objectives that may be met by a funded activity:

- Creation of a suitable living environments;
- Provision of decent housing; and
- Creation of economic opportunities.

Outcomes: HUD has identified three outcomes that may result from a funded activity:

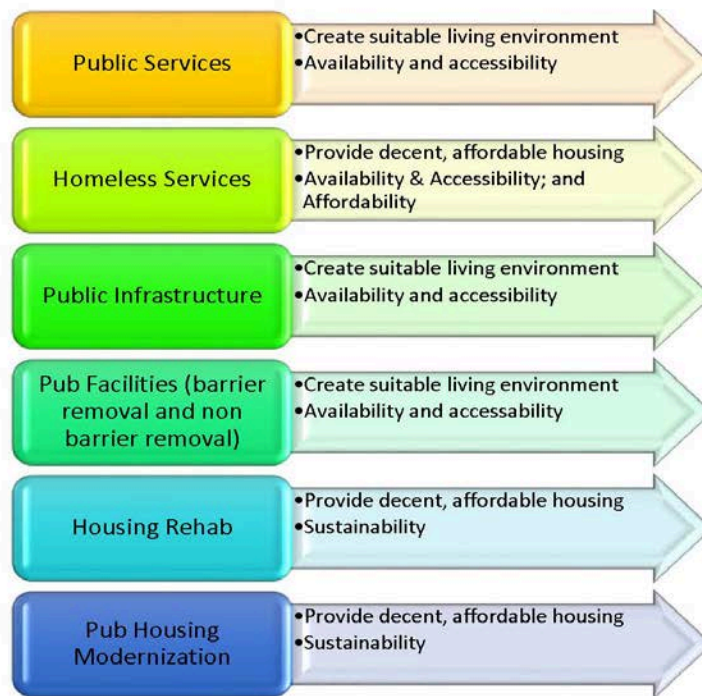
- Promotion of availability and accessibility;
- Promotion of affordability; and
- Promotion of sustainability.

To better understand the five year plan, consider the following relative to single family rehabilitation:

- *Priority Need:* To rehabilitate single family residential units;
- *Objective:* To ensure sustainability; and
- *Outcome:* To provide decent, affordable housing.

See Chart 1 - Objectives and Outcomes.

CHART 1 – OBJECTIVES AND OUTCOMES OF EACH GOAL



Outcomes and Objectives Chart 1

3. Evaluation of past performance

The Town has performed well during the prior fiscal year (FY 2019-2020). Among the activities that were funded in the year were public services, including case management by Father Bill's/Mainspring, and senior services (transportation and courses and workshops for seniors), residential unit rehabilitation through Neighborhood Housing Solutions.

CDBG funds were also used to make sidewalk improvements in a low/moderate income Target Area (King Avenue).

These activities are being completed on schedule and within budget.

4. Summary of citizen participation process and consultation process

The Town conducted broad service provider consultation and citizen participation activities (see Sections PR-10 and PR-15, respectively). Consultation and citizen participation efforts are required under HUD regulations.

Service Provider Consultation included:

- Reviewing provider websites for relevant information on services for Weymouth and needs;
- Conducting a service provider meeting at Town Hall on December 10, 2019;
- Conducting a survey on priority needs posted on Town website;
- Televising promotion on WETC of the CDBG planning process;
- Holding individual meetings with service providers where requested by providers; and
- Holding a public hearing on CDBG proposals on January 23, 2020.

Citizen Participation included:

- Holding a citizen meeting at Town Hall on November 6, 2019;
- Holding a second citizen meeting at McCulloch Building on December 12, 2019;
- Conducting outreach to Weymouth Housing Authority to invite WHA residents;
- Promoting the citizen meetings at three multi-unit residential complexes in three areas that are identified as areas of environmental justice concern (see below for more information on such areas);
- Conducting a survey on priority needs posted on Town website; and
- Holding a public hearing on submitted proposals as part of the AAP process for FY 2020-2021 (held on January 23, 2020).

****Three areas of environmental justice concern have been identified, based on data from the Commonwealth's Executive Office of Environmental Affairs (EOEA). An environmental justice 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 the fact that 25% of the area residents are minorities. See Map 1 - Target Areas and Areas of Environmental Justice Concern at Section SP-10, Geographic Priorities.**

5. Summary of public comments

The Town did not receive comments relative to the Consolidated Plan during the 30 day comment period conducted relative to the Consolidated Plan. The Town did receive many suggestions as to what constitutes a priority need during both the citizen participation process and the service provider outreach process: such needs are collectively described in the sections on Citizen Participation at PR-15, and Consultation at PR-10.

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 2020 to 2024. 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.

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	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 funds are provided on a formula basis to the Town through the City of Quincy as the lead agency of the South Shore HOME Consortium. Among the members of the Consortium are: 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

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Weymouth, MA 020189

781.340.5015

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The Town engaged in extensive consultation with public and non-profit service providers serving Weymouth residents. Entities consulted included ones concerned with affordable housing, economic development, public services, infrastructure, public facilities and more.

The service providers were consulted either through attendance at the provider outreach meeting held on December 10, 2019, review of agency or departmental websites, or other meetings or phone contact with such providers. Additionally, some providers responded to the survey on priority needs in the Town that was posted on the Town website. Ultimately, there were very few responses to the survey so, in general, the responses regarding priority needs from service providers stemmed mostly from the service provider outreach meeting on December 10.

Among the providers who participated in the meeting were representatives from: two regional Community Housing Development Organizations (CHDOs); South Shore Elder Services; the South Shore Chamber of Commerce; Father Bill's/Mainspring (a homeless service provider); the ARC of the South Shore; a church; the South Shore Habitat for Humanity; and many town departments including the school department, the health department, and the DPW. A representative from the City of Quincy planning department also attended.

Service Provider Consultation included:

- Reviewing provider websites for relevant information on services for Weymouth and needs;
- Conducting a service provider meeting at Town Hall on December 10, 2019;
- Conducting a survey on priority needs posted on Town website;
- Holding individual meetings with service providers where requested by providers; and
- Holding a public hearing on CDBG proposals on January 23, 2020.

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(I)).

Enhancing Coordination Among Providers

The DPCD enhances the coordination among various public and assisted housing providers and other governmental and private health, mental health, and service agencies to address the needs of the Town's

residents. Examples of steps taken by the Town to enhance coordination among service providers include:

1. Hosting the Consolidated Plan service provider consultation meeting with Town departments and nonprofit entities at which providers offered informed opinions as to the needs of the community.
2. Conducting technical workshops with service providers seeking funding each year under the CDBG program (such workshops enable the applicant and the Town to ensure that there is no duplication of efforts, that proposals meet priority needs to avoid gaps in services, and more).
3. Fostering coordination through active involvement in the Fair Housing Advisory Committee with membership from public and private sector providers, faith based groups, realtors, public housing authorities, municipalities, and more.
4. Participating 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.
5. Coordinating with service providers through involvement in the 13 member Blue Hills Community Health Alliance, that seeks to empower communities "...to achieve the best quality health and wellness through education and information while improving access to care and services." The CHNA is made up of members of the public, non-profit, and private sector entities that build healthier communities through community-based prevention planning and health promotion. The CHNA works to:
 - Bring forward the voice of public health in our communities;
 - Engage key stakeholders in health improvement;
 - Identify local and regional health priorities;
 - Design community-based prevention plans to support sustainable change; and
 - Track success in achieving healthier communities.
6. Participating as a member of the Quincy/Weymouth Continuum of Care (CoC) to address the needs of the homeless on a regional basis. The City of Quincy is the lead jurisdiction of the CoC. Through the CoC, the Town consulted with agencies serving chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.
7. Consulting with or review website data from the state regarding lead paint hazards and poisoning instances in the Town. 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.

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, the Town 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, the Town promotes coordination relative to serving homeless persons by ensuring that area homeless service providers are made aware of homeless populations (e.g., in a local park) needing services so that area service providers may more effectively meet their needs.

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.

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	Agency/Group/Organization	NEIGHBORHOOD HOUSING SERVICES OF THE SOUTH SHORE
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	WEYMOUTH HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA Services-Elderly Persons Services-Persons with Disabilities Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	QUINCY COMMUNITY ACTION PROGRAM, INC
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Needs of children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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.
4	Agency/Group/Organization	South Shore Elder Services, Inc
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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.</p>
5	Agency/Group/Organization	SOUTH SHORE ARC
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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.</p>

6	Agency/Group/Organization	Father Bill's/Mainspring
	Agency/Group/Organization Type	Services - Housing Services-Persons with HIV/AIDS Services-homeless Services-Employment Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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.
7	Agency/Group/Organization	DOVE Inc
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Victims of domestic violence

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>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.</p>
8	Agency/Group/Organization	Town of Weymouth
	Agency/Group/Organization Type	<p>Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Other government - Local Planning organization Grantee Department</p>
	What section of the Plan was addressed by Consultation?	<p>Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy</p>

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>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.</p>
9	Agency/Group/Organization	QUINCY
	Agency/Group/Organization Type	Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<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>
10	Agency/Group/Organization	METROPOLITAN AREA PLANNING COUNCIL
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Weymouth is a member of the Fair Housing Advisory Committee of the South Shore HOME Consortium. The Committee 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.
12	Agency/Group/Organization	One Life at a Time
	Agency/Group/Organization Type	Services-Employment helping find employment including for persons in recovery
	What section of the Plan was addressed by Consultation?	non profit to help people find employment includes persons in recovery
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Our Mission: At One Life at a Time we are committed to providing comprehensive employment assistance to all those in need of job training services and preparing every client to successfully rejoin the workforce.

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 do not include ones relating directly to the HOME program as the HOME program is under the auspices of the 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, the Town's strategic plan, as it concerns the 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. The Town is currently updating its Plan.
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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Regional Fair Housing Plan 2014-2019	South Shore HOME Consortium	The FHP was developed for the South Shore HOME Consortium, which includes the municipalities of Braintree, Holbrook, Milton and Weymouth. The FHP builds on the 2011-2015 AI, which was the first analysis of the five-member region that identified regional approaches to addressing impediments to fair housing choice. The FHP was developed with the participation and input of residents, fair housing advocates, service providers, realtors, and municipal boards, committees, and commissions.

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(l))

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 governmental and non-profit entities including, but not limited to: Town departments, state agencies, chambers of commerce, non-profit entities, churches, and more. Collectively, these entities with whom the Town consulted provided services (or may offer services) to residents involving senior services, homelessness, the disabled, victims of abuse, street improvements, water and sewer improvements, barrier removal, lead paint removal or remediation, housing rehabilitation, park and open space improvements, and more.

The Town included in this Consolidated Plan references, where appropriate, to other plans prepared by the Town, including the capital plan, the Open Space and Recreation Plan, and more. Finally, the Town fostered cooperation and coordination among public entities, including adjacent units of local government in the development of this Consolidated Plan.

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PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(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 citizen participation activities including: hosting two citizen participation meetings, one in the evening, and one in the daytime; conducting a survey on priority needs posted on the Town's website.

The Town conducted two citizen outreach meetings (November 6 and December 12, 2019) and announced them and the online survey in legal notices published in local newspapers including either the *Weymouth News* or the *Patriot Ledger*.

The information on priority needs gathered at the two citizen outreach meetings and derived from the needs survey were used by the Town to identify and set goals to meet over the five year period. Such long term goals are used as the guide for annual planning that is represented by the Annual Action Plan that must be submitted for each of the five years.

Overall, the Town engaged in extensive citizen outreach efforts that included:

- Holding a citizen meeting at Town Hall on November 6, 2019;
- Holding a second citizen meeting at McCulloch Building on December 12, 2019;
- Conducting outreach to Weymouth Housing Authority to invite WHA residents;
- Promoting the citizen meetings at three multi-unit residential complexes in three areas that are identified as areas of environmental justice concern (see Map 1 - Weymouth L/M Income Target Areas, Areas of Environmental Justice, and Areas of Minority Concentration. at Section SP-10, Geographic Priorities)**;
- Conducting a survey on priority needs posted on Town website; and
- Holding a public hearing on submitted proposals as part of the AAP process for FY 2020-2021.

The information below also presents an overview of outreach methods used to engage citizens in the planning process.

Citizen Participation Outreach

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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)
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1	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Environmental justice areas</p>	<p>The DPCD conducted two public meetings to solicit input from citizens on priority needs in a wide array of areas including, but not limited to, public services, public infrastructure, public facilities, economic development, housing rehabilitation, and more. The meeting was advertised in the local newspaper, the Weymouth News. The first was held on November 6 but was not well attended: it has always been difficult to draw</p>	<p>No comments received except that the small number of attendees weighed in on priority needs through a series of charts made available to them at the meeting and requiring them to place dots adjacent to specified needs that residents believed were either high level needs, moderate level needs, or low level needs.</p>	<p>There were no comments received.</p>	
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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)
			people to public hearings regarding CDBG unless, perhaps, there is a project being considered for funding in the immediate neighborhood of specified residents. THIS WAS MEETING NUMBER ONE FOR CITIZENS.			

2	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Environmental Justice Areas</p>	<p>The DPCD conducted a second public meetings to solicit input from citizens on priority needs in a wide array of areas including, but not limited to, public services, public infrastructure, public facilities, economic development, housing rehabilitation, and more. The meeting was advertised in the local newspaper, the Weymouth News. The meeting was held on December 12, 2019 and was much better</p>	<p>No comments received except that attendees weighed in on priority needs through a series of tables made available to them at the meeting and requiring them to place dots adjacent to specified needs that residents believed were either high level needs, moderate level needs, or low level needs. There were more attendees at this second public citizen outreach meeting on</p>	<p>There were no comments received.</p>	
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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)
			attended than the first public meeting.	priority needs than at the first meeting.		
3	Newspaper Ad	Reaching residents through civic associations	The DPDCD published a notice in the local newspaper, Weymouth News, regarding to two aforementioned citizen outreach meetings at which the DPDCD gathered information from attendees on priority needs of Weymouth residents.	There were no comments as the newspaper ad was an announcement of two meetings regarding citizen outreach meetings to gather citizen input on priority needs.	There were no comments.	

4	Survey on resident needs	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. Additionally, notice of the survey availability was promoted at both of the	The response to the comments is summarized in the priority needs section of this Consolidated Plan. No other "comments" were received.	Not applicable. All identified priority needs were at least summarized or noted in the priority needs section of the Consolidated Plan.	https://www.weymouth.ma.us/home/news/town-seeks-resident-input-for-five-year-community-development-block-grant-plan
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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)
			citizen outreach meetings held on November 6 and December 12, and was mentioned in the legal notice on the meetings.			

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Town has priority needs such as for housing and non-housing community development. As for housing needs, such date is included in the Quincy Consolidated Plan, not in this Consolidated Plan.

Rental Housing Unit Rehabilitation Needs: Rehabilitation to rental housing resided in by low or moderate income residents in Weymouth: funding is provided to owners of such housing to rehabilitate units and includes funding for CHDOs that rehabilitate rental housing owned and operated by said CHDOs.

Owner Occupied Housing Unit Rehabilitation Needs: Rehabilitation to owner occupied housing units owned by low or moderate income residents. Funding is provided as zero interest, deferred payment loans for eligible rehab activities.

Homeless Needs: These include the needs for emergency Shelter; transitional housing, permanent Supportive Housing; chronically Homeless. These needs are discussed in the Quincy Consolidated Plan.

Public Service Needs: These may include senior services, services for the disabled, youth services, childcare, substance abuse related services, and more.

Public Facility Improvement Needs -Barrier & Non-Barrier Removal: These needs include projects that may or may not involve barrier removal or access for severely disabled persons (for example, installation of crosswalks that have audible pedestrian signal features, curb cuts for wheelchairs).

Public Infrastructure Needs - : These include improvements to water and sewer systems, improvements to sidewalks, drainage improvements, street improvements, barrier removal (curb cuts).

Public Housing Modernization Needs: These include improvements to any of the five public housing complexes operated by the WHA.

Special note regarding "Special (Non-Homeless)" needs: There are several special (non-homeless) needs identified by HUD including those listed below. To the extent that the Town funds an activity that meets such needs (for example, those pertaining to the frail elderly, the activity will be reflected under one of the prior applicable needs categories (such as public services).

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

Describe the jurisdiction's need for Public Facilities:

For many years, the Town has used CDBG funds to make various improvements to public facilities in the Town. Such facilities have included schools, the senior center, a civic association building, and public neighborhood parks serving low and moderate income residents.

Public Facilities Overview:

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.

Public facility improvements have included, and may include in the future, removal of barriers to severely disabled adults and seniors or improvements that do not involve barrier removal.

Public Facilities Improvements Using CDBG Funds

Over the past many years, the Town has used CDBG and leveraged funds, where available, to make various physical physical improvements to public facilities and parks.

Projects have included, for example, barrier removal enabling access to severely disabled adults and seniors and installation of playground equipment. Past projects have included:

- Johnson School - access improvements;
- Abigail Adams Campus of the Weymouth Middle School-access improvements;
- Fogg Library - access improvements; and
- Newell Playground- neighborhood park in low-moderate income area (e.g., barrier removal).

Other projects involving improvements to public facilities that have not involved barrier removal have included, for example, roof replacement at the ARC of South Shore.

How were these needs determined?

The need for improvements to public facilities was identified through two citizen outreach meetings and a service provider meeting (as well as through technical outreach). See PR-10 and PR-15, respectively.

Such needs were further determined through the use of a survey on needs posted on the Town's website as well as review of specific agency or organizational websites.

Describe the jurisdiction's need for Public Improvements:

The Town has for many years funded improvements to public infrastructure, including streets, water and sewer systems, drainage, and sidewalks. Such improvements are generally made on an "area basis" under HUD regulations: these low and moderate income "Target Areas" are areas in which there is a certain minimum percentage of low and moderate income residents based on data from the US Census and HUD.

For the most recent low/moderate income "Target Areas" in Weymouth, see Map 1, in Section SP-10. The most recent Target Areas are based on data from the 2011-2015 American Community Survey. According to the ACS data, the minimum percentage of residents that must be low or moderate income is 50.48%.

How were these needs determined?

The need for improvements to public 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 sidewalks, streets, and water and sewer utilities and other infrastructure were a high priority.

Additionally, 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 in many areas including those related to the homeless, seniors, the disabled, and more. The Town has provided CDBG funding for public services in prior years for:

- Transportation to seniors (to congregate meal sites, medical appointments, etc.);
- Workshops, courses, and programs for seniors (e.g., health related, exercise related);
- Consultation with public housing residents on supportive needs;
- Case management for the homeless.

Among the priority needs identified for the five year period covered by this Consolidated Plan are those relating to: youth programs; childcare; homeless services; health related services; the disabled; and more.

How were these needs determined?

The priority needs relating to public services were identified through the same process that the Town used for the identification of other needs (such as for public facility improvements, and public infrastructure). The identification of public service needs was made through extensive service provider consultation and citizen participation efforts. These efforts are described in Sections PR-10, and PR-15, respectively.

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 constitutes a housing market analysis including topics specified under HUD regulations found at 24 CFR 91.210 such as:

- Characteristics of the Town's housing market, including the supply, demand, condition, and cost of housing and the housing stock available to serve persons with disabilities, and to serve other low-income persons with special needs, including persons with HIV/AIDS and their families;
- To the extent available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.
- A description of the areas in Town with concentrations of racial/ethnic minorities and/or low-income families, stating how it defines the terms “area of low-income concentration” and “area of minority concentration” for this purpose;
- A description of the broadband needs relating to low and moderate income households including needs for broadband wiring and for connection to the broadband service;
- A description of the vulnerability of housing occupied by low- and moderate-income households to increased natural hazard risks related to climate change based on an analysis of data, findings, and methods identified by the jurisdiction;
- The identification of public housing developments and the number of the Town's housing units, condition of the units, restoration and revitalization needs, results from the Section 504 needs assessment, and the PHA's strategy for improving the management and operations;
- A description of the number and targeting (income level and type of family served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, such as expiration of Section 8 contracts.
- Identification of facilities, housing, and services for the homeless, including a brief inventory of facilities, housing, and services to meet the needs of homeless persons within the jurisdiction, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.
- A description, if possible, of the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
- An explanation of whether the cost of housing or incentives to develop, maintain, or improve affordable housing are affected by public policies, such as tax policies affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

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

Introduction

This section of the Consolidated Plan contains data concerning: business sectors (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	29	0	0	0	0
Arts, Entertainment, Accommodations	2,980	0	12	0	-12
Construction	1,579	0	6	0	-6
Education and Health Care Services	6,276	0	25	0	-25
Finance, Insurance, and Real Estate	2,730	0	11	0	-11
Information	709	0	3	0	-3
Manufacturing	1,170	0	5	0	-5
Other Services	1,083	0	4	0	-4
Professional, Scientific, Management Services	3,346	0	13	0	-13
Public Administration	0	0	0	0	0
Retail Trade	3,345	0	13	0	-13
Transportation and Warehousing	615	0	2	0	-2
Wholesale Trade	1,093	0	4	0	-4
Total	24,955	0	--	--	--

Table 5 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	31,850
Civilian Employed Population 16 years and over	29,080
Unemployment Rate	8.68
Unemployment Rate for Ages 16-24	26.38
Unemployment Rate for Ages 25-65	6.33

Table 6 - Labor Force

Data Source: 2011-2015 ACS

Explanation

The most current unemployment data is

Occupations by Sector		Number of People
Management, business and financial	7,180	
Farming, fisheries and forestry occupations	1,330	
Service	3,010	
Sales and office	7,415	
Construction, extraction, maintenance and repair	2,695	
Production, transportation and material moving	1,335	

Table 7 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	14,235	51%
30-59 Minutes	8,310	30%
60 or More Minutes	5,340	19%
Total	27,885	100%

Table 8 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	675	15	615
High school graduate (includes equivalency)	5,495	840	2,135
Some college or Associate's degree	7,825	675	1,415
Bachelor's degree or higher	9,950	450	1,165

Table 9 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	35	50	95	320	610
9th to 12th grade, no diploma	360	100	140	605	780
High school graduate, GED, or alternative	1,115	1,560	1,745	5,160	3,685
Some college, no degree	1,200	980	1,395	3,580	1,670

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Associate's degree	110	590	975	2,420	905
Bachelor's degree	985	2,885	2,115	3,275	835
Graduate or professional degree	15	1,050	985	1,255	850

Table 10 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,649
High school graduate (includes equivalency)	34,936
Some college or Associate's degree	46,601
Bachelor's degree	53,426
Graduate or professional degree	66,999

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Explanation of unemployment data

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

According to the Business Activity table, above, top employment sectors, based on the percentage of workers in the sector, made up of at least 11% of workers, include:

- Education and health care services;

- Retail trade AND professional, scientific, and management (tied for *second* place, these two sectors each make up 13% of the workers);
- Arts, entertainment, and accommodations (12%); and
- Finance, insurance, and real estate (11%).

Describe the workforce and infrastructure needs of the business community:

There are no specific workforce needs not addressed by the community and regional educational organizations. For example, there is a robust vocational training program offered at the Weymouth High School including: 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.

As for the needs relating to infrastructure, including water and sewer systems, and streets, the Town's DPW is responsible for providing essential public works infrastructure support for the Town citizens including engineering design, construction, maintenance and repair of streets, sidewalks, sewer, water and storm drainage systems, surveying and mapping, maintenance and repair of vehicles and equipment, maintenance of parks, cemeteries, athletic fields, beaches, public buildings and off-street parking facilities, public refuse collection and disposal, snow plowing and ice control, administration of construction contracts, review of subdivision projects; inspection of construction projects and the operation of the Water Treatment Plants and Wastewater Pumping Stations.

One area that is in need of improvements is the road system. This would include maintenance and paving of streets as well as improvements to intersections such as installation of traffic signals.

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.

One major development is Union Point, a 1,400-acre Smart Growth development at the site of the former South Weymouth Naval Air Station. The Master Plan for Union Point includes 4,000 residential units, 10 million square feet of commercial space, 1,000 acres of open space, and 50 miles of hiking and biking trails. The local governmental agency that oversees Union Point is the Southfield Redevelopment Authority (SRA)

The SRA was originally created as the Tri-Town Development Corporation in 1998 but was reconstituted by the Massachusetts legislature in 2014 to reinforce municipal control over land-use and development decisions affecting each of the three host communities: Abington, Rockland, and Weymouth.

CDBG funds will not 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. Briefly, Weymouth's interests in workforce training are incorporated into the efforts to address workforce training undertaken by MassHire South Shore Workforce. MassHire creates connections with local businesses, educational institutions and community partners to help align strategic, market driven, workforce goals and initiatives to support the 22 cities and towns in the region, which includes Weymouth.

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

Yes

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 most recent CEDS is the 2015-2020 strategy, in which the Town participates. Among the initiatives being undertaken are efforts to protect coastal residents (through several state grants to help construct and improve sea walls); rezoning portions of the Town to encourage housing density along public transportation routes and near MBTA stations. These efforts are within the stated goals of the CEDS.

Other plans that address the Town's economic development include:

1. The Master Plan - A comprehensive blueprint for future growth and development in the Town of Weymouth. The current Town Master Plan was completed in April 2001 with technical assistance from the Cecil Group of Boston. It contains an overview of the public process used to develop the plan, a description of the community's goals and objectives related to future growth, and a matrix of actions to help achieve those outcomes.
2. The Housing Development Plan (2018-2022) - The HPP was prepared to help the Town better meet local market-rate and affordable housing needs, and to work towards achieving the Chapter 40B 10% statutory minimum for units. The town realizes that a diverse housing stock is key to economic stability and growth. The Town works with a diverse group of organizations and departments to develop or preserve affordable housing, deliver services, and more. For example, the Town works with Housing Solutions of Southeastern Massachusetts, a regional affordable housing nonprofit, that includes among its mission assisting low and moderate income households to secure affordable housing as a foundation for economic stability and wellbeing. Also, the Town works with the South Shore Chamber of Commerce, South Shore Hospital, and other large employers to increase workforce housing to make the area attractive for economic development and to meet the needs of local businesses and increase access to transit.
3. The Economic Development Self Assessment (EDSAT) Tool - A tool developed by the Dukakis Center at Northeastern University that enables public officials to assess jurisdictional strengths and weaknesses in order to plan for viable long term economic growth. Among the strengths identified through the EDSAT tool were: an abundance of available vacant land; good public transit and parking; low crime rate; overall physical attractiveness; and useful and regularly maintained website. Among the Town's weaknesses identified through the EDSAT tool regarding economic development were: the time required for permit approval (between submittal and approval); the need to devise a "vigorous economic development strategy and industrial attraction policy; the need to engage resident firms and local business organizations in marketing the town; the website (e.g., the look of it should be updated and placing the "economic development portal more prominently."

4. The Open Space and Recreation Plan- This OSRP, developed in 2013, is currently being updated. The OSRP provides decision-makers and the public with a review and analysis of the Town's open space, conservation, and recreation needs and establishes a seven year plan to maintain facilities, improve recreational resources and acquire and protect open space and recreation properties. This plan will be used in conjunction with other town documents including, but not limited to, the CDBG Five Year Consolidated Plan. The Town must consider environmental concerns when addressing growth, human needs, economic development, and more. "Development must be allowed to continue, to provide housing, create and expand businesses opportunities; but the growth of our economy must be compatible with existing natural resources."

Discussion

Overall, this section discusses business sectors in Weymouth, the labor force, occupations by sector and more. Major employment sectors in Weymouth include education and health care services; arts, entertainment, and accommodations; 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")

HUD receives custom tabulations of American Community Survey (ACS) data from the US Census Bureau, known as Comprehensive Housing Affordability Strategy (CHAS) data. The data show the extent of housing problems and housing needs, particularly for low income households.

A household that has one or more of four problems below is considered to have a housing problem:

1. Housing lacking complete kitchen facilities
2. Housing lacking complete plumbing facilities
3. Housing units that are overcrowded (meaning that there is more than one person per room, while severe overcrowding is when there is more than 1.5 persons per room)
4. Cost burden or severe cost burden – Monthly housing costs (including utilities) exceeding 30% of monthly income; or monthly housing costs (including utilities) exceeding 50% of monthly income, respectively.

According to the South Shore HOME Consortium Regional Fair Housing Plan (2015-2019), 24 to 25 percent of all households in the Town of Weymouth (and in the City of Quincy, and the Towns of Braintree and Holbrook) are identified as cost-burdened (the exception is the Town of Milton).

Within the South Shore HOME Consortium communities (Braintree, Holbrook, Milton, Quincy, and Weymouth), there census tracts with some of the largest concentrations of severely cost burdened households, defined as paying 50% or more of their income on housing.

By severe cost burden, Weymouth Census Tracts range from 20% ± 8% to 8% ± 4%. The census tracts with the highest share of severely cost burdened households are Tract 422501 (20% ± 8%), Tract 422700 (17% ± 6%), and Tract 422502 (17% ± 6%).

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

The Town defines "concentration," for the purposes of this section as Census Tracts that contain at least 25% minority populations. There are two such Census Tracts and Blocks in the Town:

- (1) 4223.23 with 35.2% minorities

(2) 4225.12 with 25.70% minorities

There is no ready information as to concentrations of low income families in the Town. However, as for households in poverty, according to ACS 2011-2015 data, the Town has a total 3756 persons living below the poverty level, or 7% of the population.

Another definition of the term "concentration," addressing whether there are areas "where racial or ethnic minorities or low income families or concentrated," the term "concentration" is defined based on HUD's census tract-based definition of the racially/ethnically-concentrated areas of poverty (R/ECAPs). The Census Tract must have a non-white population of 50 percent or more (i.e., non-Hispanic whites must be in the minority) and must meet a poverty threshold showing that it has the lower of 40 percent or more of the population living at or below the poverty line or a poverty rate that is three times the average tract rate, weighted by population, for the metro area/region. None of the Census Tracts in the Town meet the RCAP threshold and, in fact, out of 1,455 census tracts in the Commonwealth, 68 meet RCAP thresholds.

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

As for the two Census Tracts that contain at least 25% minority populations (4223.23 with 35.2% minorities, and 4225.12 with 25.70% minorities), the areas can be described as follows.

For Census Tract/Block 4223.23:

This tract is dominated by three large and well established multi-family apartment complexes which almost exclusively drive the demographics of the area. Residents here have excellent access to Route 3, the primary north/south artery of the south shore and are in close proximity to the Town's largest office park. These residential developments all back up to Bradford Torrey Bird Sanctuary, a 90 acre wildlife preserve with 2.5 miles of walking trails.

CT 4225, Block 12:

This tract is dominated by several multi-family apartment complexes including Queen Anne's Gate and Colonel Lovell's Gate. The tract is bisected by Pleasant Street and bordered by Washington Street (Route 53), a substantial commercial corridor providing a range of shopping opportunities. Although each residential development contains a significant amount of unimproved open space, very few formal recreation areas exist in the immediate area. There is large undeveloped tract of private property bordering the residential developments that may be developed in the future. The Town should

encourage any future development of that land to include opportunities for both passive and active recreation.

For Census Tract/Block 4225.12,

Are there any community assets in these areas/neighborhoods?

See above for community assets in the two respective areas or neighborhoods.

Are there other strategic opportunities in any of these areas?

See above for strategic opportunities in the two respective areas or neighborhoods.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The Federal Communications Commission states in its Eighth Broadband Progress Report that the nation has made substantial progress expending high speed internet in recent year. However, there are still further reforms that are needed to meet new requirements by the FCC before broadband is available to "approximately 19 million Americans who still lack access."

Residents of the Town of Weymouth do not lack access to high speed internet (Weymouth is served by Comcast through a 10-year agreement entered into prior to the tenure of Weymouth's Mayor Hedlund). In Weymouth, "100.00% of the population has access to Broadband Internet and the average home download speed is 9.80566 Mbps. 0.00% of the population does not have access to wired broadband" (Internet Access." <https://geoisp.com/us/ma/weymouth/>).

Despite that there is no lack of access to services in Weymouth, there is a lack of competition in the provision of such services to Weymouth's residents. To address the lack of competition, Mayor Robert Hedlund has entered into discussions with Mayor Koch (Quincy) to collaborate on improving broadband offerings for approximately 150,000 residents spanning both municipalities.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

As stated above, one option for increasing competition may be to have a public option to address the fact that there is no alternative to private providers.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Town has planned for climate change and increasing Town resilience to associated risks by conducting a comprehensive vulnerability assessment funded through the MA Municipal Vulnerability Preparedness (MVP) Program. The program assists municipalities with assessing and developing resiliency plans.

During the MVP planning process, the Town used the state mandated "Community Resilience Building Workshop Framework" to guide development of action-oriented plans to help communities adapt to extreme weather and natural and climate related hazards.

The Town, through a hired consultant, conducted a Community Resilience Building Workshop on February 8, 2018. that was preceded by an interview of stakeholders (e.g., Town staff, board and commission members and representatives of environmental organizations) to understand community needs. The consultant invited stakeholders such as elected officials, municipal staff, business entities, and more to the workshop.

At the workshop, the consultant identified hazards derived through sources like FIRM Analysis, the Hazard Mitigation Plan, the Open Space and Recreation Plan. Participants identified community assets and vulnerabilities and then specified and prioritized "resilience actions" in areas such as sea walls, storm water, and communication.

Findings were presented to the public at a listening session on June 7, 2018. The top four hazards identified in the final report included:

- Coastal flooding and sea level rise;
- Extreme storms;
- Extreme temperatures;
- Draught.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

There is no ready data on the risks particular to housing occupied by low and moderate income persons in relationship to natural hazards due to climate change. If such data becomes available at a later time, the Town will include it in future AAPs or Consolidated Plans if required.

Despite the aforementioned lack of data related to climate change hazards and their impact on low and moderate income households, there is information on the impact on housing in general that is due to flooding. For example, the Town was able to obtain a grant to elevate six homes that were in an area threatened by flooding along Fort Point Road. Such houses experienced severe flooding during the storms in early 2018.

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Strategic Plan

SP-05 Overview

Strategic Plan Overview

HUD regulations at 24 CFR 91.215 require that the Consolidated Plan include a "strategic plan" section identifying priority needs to be met through CDBG funding (and available leveraged funds) during the five year period, and summarizing the institutional structure through which the Town will carry out its housing, homeless, and community development initiatives.

The strategic plan must also summarize how the Town will enhance coordination among the CoC, private and assisted housing providers, and public and private public health, mental health, and service agencies.

The Town's strategy is to meet the goals described in SP-45 of this Consolidated Plan geared towards priority needs in Section 25. Priority needs were identified through service provider consultation and citizen participation (see Sections PR-10 and PR-15, respectively).

An example of how goals are based on needs, consider that the goal of ensuring access by low and moderate income residence to a variety of public services is based on the numerous priority needs for such services among seniors, the disabled, the homeless, youth, children, and more. Likewise, the goal of improving public infrastructure is based on the priority need for water and sewer upgrades, sidewalk installation, curb cuts, street improvements, and more.

The Town funds activities that serve residents town wide (for example, social services for seniors who may reside anywhere in town, and housing rehabilitation loans for income eligible residents wherever they may live in Town). Also, the Town funds infrastructure improvement projects that often benefit residents on an area basis (i.e., in an area where there is a certain minimum percentage of low or moderate income residents). Such low and moderate income areas where funds may be directed are called Target Areas. See Map 1 at SP-10.

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

Geographic Area

Table 12 - Geographic Priority Areas

General Allocation Priorities

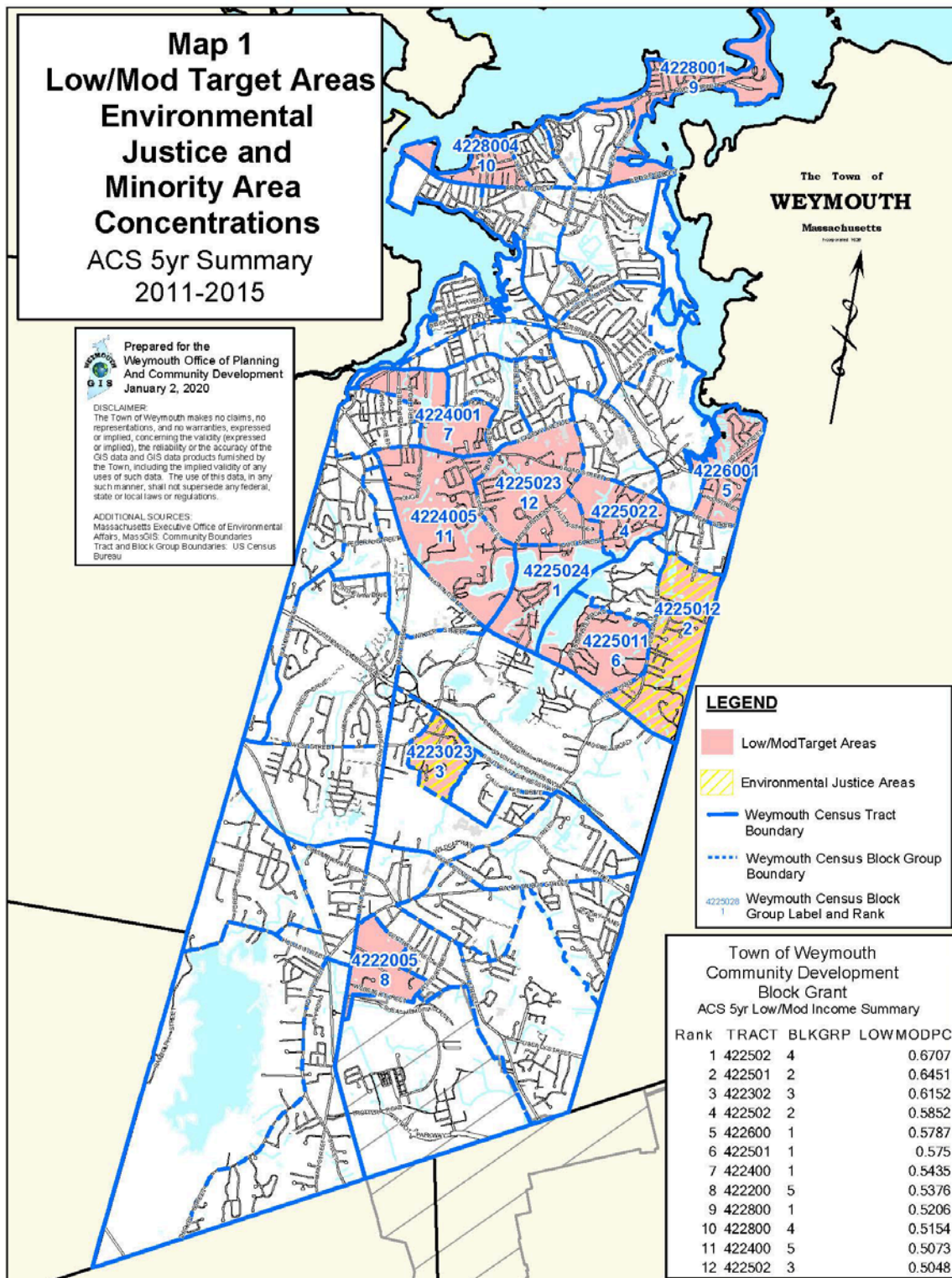
Describe the basis for allocating investments geographically within the state

Based on HUD analysis of the ACS five year data (FY 2011-2015), there are twelve identified Census Tract/Block Groups that are low/moderate income "Target Areas," where CDBG funding may be used to support activities on an "area basis" (24 CFR 208(a)(1)).

The population of each area must be made up of a certain minimum percentage of the low and moderate income persons (at least 50.48%). The twelve areas are ranked from one to twelve (or lowest to highest percentage of low and moderate income persons). See Map 1 (Target Areas and Areas of Environmental Justice Concern).

The Town does require the geographical allocation of CDBG funds, rather the Town, as per HUD regulations, requires that each activity to be funded be "eligible" and meet a national objective. The Town has no policy dictating the geographic allocation of funds or the allocation of funds in one particular Census Tract/Block over another.

Instead, the Town directs its block grant and leveraged funding towards meeting myriad priority needs anywhere in the Town.



Map 1

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

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	Public Services
	Priority Level	High
	Population	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
	Geographic Areas Affected	
	Associated Goals	Services for Seniors Services for the Homeless Other Low Mod Income Grant Planning and Administration

Description	<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 possibly other low and moderate income populations (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 closes 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>
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		<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, barrier removal is a priority need (addressed under a separate need category: Barrier Removal). Among the disabled population, there are disabled homeless persons. According to FBMS, of 278 persons sheltered in Quincy/Weymouth per the 2014 homeless point-in-time count, 10% are either chronically homeless or are severely disabled and need permanent supportive housing.</p> <p><i>Other Low and Moderate Income Residents</i></p> <p>Other individuals not included in the previous need categories (e.g., children, seniors) may also require services that are supported through the CDBG program. For example, an agency that serves victims of domestic violence may seek funding through the CDBG program to serve victims (presumed to be low and moderate income under HUD regulations).</p>
	Basis for Relative Priority	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.
2	Priority Need Name	Public Infrastructure Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Public Infrastructure Improvements Grant Planning and Administration

	Description	<p>Making improvements to public infrastructure throughout Weymouth is considered to be a priority need. Such needed improvements include sidewalk improvements, and improvements to streets and water and sewer infrastructure.</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>
	Basis for Relative Priority	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.
	3 Priority Need Name	Public Facility Improvements - Non Barrier Removal
	Priority Level	High

Population	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
Geographic Areas Affected	
Associated Goals	Public Facility Improvements - Non-Barrier Removal Grant Planning and Administration
Description	<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. Such improvements have been undertaken over the years by the Town using CDBG and leveraged funds, where available.</p> <p>Examples of improvements to public facilities made in prior years have included 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 pertains to public facility improvements that do not involve barrier removal.</p>
Basis for Relative Priority	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.

4	Priority Need Name	Public Facility Improvements - Barrier Removal
	Priority Level	High
	Population	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
	Geographic Areas Affected	
	Associated Goals	Public Facility Improvements- Barrier Removal Grant Planning and Administration

5	Description	<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>One significant barrier that continues to impede access for seniors and severely disabled adults is the lack of accessible routes from sidewalks and parking areas to public facilities including schools, parks, and other public buildings. Also, 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 has used 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>
	Basis for Relative Priority	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.
	Priority Need Name	Rehab of Owner Occupied Residential Units
	Priority Level	High

	Population	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 Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Rehab of Owner Occupied LMI Residential Units Housing Program Admin- HC and Consultant
	Description	The Town continues to recognize that there is a priority need to sustain the existing stock of affordable housing. The Town may use CDBG funds to provide zero-interest, deferred loan program for income eligible homeowners in multi unit or single family structures to be used to rehabilitate or improve such residential units. Overall, the program helps to create decent, safe, and secure housing access and sustainability for low and moderate income homeowners.
	Basis for Relative Priority	There is a need to sustain the stock (and increase stock) of affordable housing in Weymouth of all types including owner occupied housing units and renter occupied housing units. Such units include single family and multi family units. One way that the Town helps to sustain affordable housing stock is to provide CDBG funds as a zero interest loan for the rehabilitation of such units that are owner occupied or as a grant to CHDOs for maintenance of affordable residential units resided in by low or moderate income residents owned and operated by the CHDOs.
6	Priority Need Name	Rehab of Renter Occupied Residential Units
	Priority Level	High

	Population	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 Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Rehab of Renter Occupied LMI Residential Units Housing Program Admin- HC and Consultant
	Description	<p>The Town continues to recognize that there is a priority need to sustain the existing stock of affordable housing. The Town may use CDBG funds to provide zero-interest, deferred loan program for owners of units rented to low and moderate income residents or grants to organizations like CHDOs that own and operate residential rental units resided in by low and moderate income residents.</p> <p>Overall, the program helps to create decent, safe, and secure housing access and sustainability for low and moderate income homeowners.</p>
	Basis for Relative Priority	There is a need to sustain the stock (and increase stock) of affordable housing in Weymouth of all types including owner occupied housing units and renter occupied housing units. Such units include single family and multi family units. One way that the Town helps to sustain affordable housing stock is to provide CDBG funds as a zero interest loan for the rehabilitation of such units that are owner occupied or renter occupied by low and moderate income persons or as a grant to CHDOs for maintenance of affordable residential units resided in by low or moderate income residents owned and operated by the CHDOs.
7	Priority Need Name	Public Housing Modernization

Priority Level	High
Population	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
Geographic Areas Affected	
Associated Goals	Grant Planning and Administration Public Housing Modernization
Description	<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>
Basis for Relative Priority	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 nine categories of priority needs (above). Priority needs must serve goals relating to the Town's low and moderate income population. Needs must serve goals described in Section SP-45 of this Consolidated Plan. The priority need categories include:

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 renters;
6. Multi-Family Housing Rehab - income qualified renters;
7. Single Family Housing Rehab - income qualified owners;
8. Multi-Family Housing Rehab - income qualified owners;
9. Public Housing Modernization.

All priority needs have been identified through the public consultation and citizen outreach processes, described in PR-10 and PR-15, respectively. As always the demand for funding in each priority need category is typically greater than available block grant funding. Therefore, the Town cannot guarantee that it will meet all stated goals as funding limits and the lack of control as to which non-profit agencies or governmental departments apply for funds in a given year will impact whether goals can be fully achieved. Therefore, the Town is conservative in identifying the number of accomplishments to be achieved in each priority need category. The Town aims to address an array of needs in numerous 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 must be consistent with the Strategic Plan that governs the five year planning process.

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

Introduction

This section of the Consolidated Plan identifies the expected resources that will enable the Town to make progress towards meeting priority needs and achieving stated goals.

The anticipated resources include CDBG funds, HOME funds (a percentage of the overall HOME allocation to the City of Quincy, the lead jurisdiction of the HOME Consortium), and CDBG program income. It should be noted that the ANTICIPATED resources are just this: the Town cannot predict actual CDBG or HOME funds to be awarded, nor can it predict program income.

The figures below for CDBG for the first fiscal year (FY 2020-2021) reflect the ACTUAL award that the Town will receive from HUD as the Town was informed of the actual amount prior to the initiation of the 30 day review process that will start on March 18, 2020. The funds estimated from HUD's CDBG program for the remaining five year period reflect level funding with FY 2020-2021.

HOME fund estimates are based on the total allocation to the Town for FY 2015-2019, divided by five. The program income figure is likewise based on the sum of the program income earnings for the same five year period, divided by five.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	712,833	18,154	0	730,987	2,851,332	Expected HUD allocations and program income for the 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 Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Housing	149,570	0	0	149,570	598,283	These funds are HOME Investment Partnership funds provided as a percentage of the overall HOME allocation to the City of Quincy as the lead jurisdiction of the South Shore HOME Consortium. These funds are NOT reflected in Weymouth's Annual Action Plan, CAPER, or Five Year Consolidated Plan as Quincy covers all HOME related funding issues, activities, and financial information in its own AAP, CAPER, and Consolidated Plan. Nonetheless, HOME funds must still be identified as having an impact on meeting the needs of Weymouth residents relating to housing.

Table 14 - 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 urge that funding applicants (e.g., non-profits; government agencies) seeking CDBG funding supplement the requested funds with funds from other sources, where available, such as state or local funds, private funding, etc.

While it is often the case that there are no additional funding sources available, leveraging is sometimes possible. For example, the Town frequently funds infrastructure improvements, like water and sewer improvements, in low and moderate income Target Areas in Weymouth. Funds from the DPW Water Enterprise Funds may be available to supplement CDBG funds.

Likewise, if public service activities are funded through CDBG, sometimes the departments or non-profit agencies receiving such funds have other funds that may also be used to support such activities, such as from the state or from the local general fund.

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 2020 - 2021. 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
Town of Weymouth	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
Father Bill's/Mainspring	Non-profit organizations	Homelessness	Region
NeighborWorks Housing Solutions	CHDO	Ownership Rental public services	Region
QUINCY COMMUNITY ACTION PROGRAM, INC	CHDO	Ownership Rental public services	Region
South Shore Elder Services, Inc	Non-profit organizations	public services	Region
Weymouth Housing Authority	PHA	Planning Public Housing public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Quincy Department of Planning & Community Development	Departments and agencies	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction

Table 15 - 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 requirement that sub-recipients use leveraged funds, where available, to ensure funding of activities and projects to meet priority needs in Weymouth.

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

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.

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
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X

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

Table 16 - 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 surrounding areas available to all residents, as well as services for the homeless.

MAINSTREAM SERVICES

Most services available in Weymouth are not specifically targeted to the homeless but may be available to the homeless as well (e.g., health care services and free or low cost day care). The Town operates the Wey-Care Before and After School Program at public primary and secondary schools and public funds including but not limited to CDBG funds may be used to assist with day care costs for families including the homeless that cannot afford daycare. For example, for several years, the Town used CDBG funds to assist income eligible persons with paying for daycare and such funds may have benefited homeless persons.

There are many other mainstream services such as health care that may not be targeted to homeless populations or persons with HIV but that are available to such persons. For example, the Town's own health services are available to homeless persons (e.g., the immunization program providing flu shots). 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 strengths and gaps in the delivery system for special needs populations (e.g., elderly/frail elderly; the disabled; and PHA residents) and the homeless.

STRENGTHS

The strengths in the service delivery system described apply equally to the delivery system for special needs and homeless persons. They include: fostering cooperation; identifying needs early; and monitoring. One such strength, the early identification of needs, has *specific* relevance to the homeless.

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.

DRAFT

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	Grant Planning and Administration	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Facility Improvements - Barrier Removal Public Facility Improvements - Non Barrier Removal Public Housing Modernization Public Infrastructure Improvements Public Services	CDBG: \$712,000	Other: 1 Other
2	Services for Seniors	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Public Services	CDBG: \$74,000	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
3	Services for the Homeless	2020	2024	Homeless		Public Services	CDBG: \$95,000	Homelessness Prevention: 1000 Persons Assisted
4	Other Low Mod Income	2020	2024	Non-Housing Community Development		Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Facility Improvements-Barrier Removal	2020	2024	Non-Housing Community Development		Public Facility Improvements - Barrier Removal		
6	Public Facility Improvements - Non-Barrier Removal	2020	2024	Non-Housing Community Development		Public Facility Improvements - Non Barrier Removal		
7	Public Infrastructure Improvements	2020	2024	Non-Housing Community Development		Public Infrastructure Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted
8	Rehab of Owner Occupied LMI Residential Units	2020	2024	Affordable Housing		Rehab of Owner Occupied Residential Units	CDBG: \$1,291,666	Homeowner Housing Rehabilitated: 50 Household Housing Unit
9	Rehab of Renter Occupied LMI Residential Units	2020	2024	Affordable Housing		Rehab of Renter Occupied Residential Units	CDBG: \$633,333	Rental units rehabilitated: 40 Household Housing Unit
10	Public Housing Modernization	2020	2024	Public Housing		Public Housing Modernization	CDBG: \$50,000	Other: 1 Other
11	Housing Program Admin- HC and Consultant	2020	2024	Affordable Housing		Rehab of Renter Occupied Residential Units Rehab of Owner Occupied Residential Units	CDBG: \$186,000	Other: 1 Other

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Grant Planning and Administration
	Goal Description	This goal relates to the general planning and grant management associated with the CDBG program.
2	Goal Name	Services for Seniors
	Goal Description	<p><u>Services for Seniors</u></p> <p>This section of the Consolidated Plan, SP-46, identifies goals in many areas for the use of CDBG and leveraged funds. Each goal must meet a specified priority need identified in Section SP-25.</p> <p>A key goal in Weymouth is to provide and support the provision of services for seniors. For many years, the Town has funded in part two positions in the Department of Elder Services that provide direct services to senior residents in Weymouth. While BOTH positions could have been FULLY FUNDED by CDBG (given that 100% of the time of each staff member is spent offering eligible activities to seniors), there has never been adequate funds to fully fund the two positions.</p> <p>The two positions are: the volunteer coordinator position that oversees 50 different cultural, education, social, and physical education related programs for the benefit of senior citizens; and the transportation coordinator position that offers transportation for seniors to and from many sites including aggregate meal sites, medical appointments, shopping and more.</p> <p>According to ACS 2011-2015 data for the Town, 16.9% (9346) of Town's residents are age 65 or above. According to the same data source, 96% of the population of residents age 65 or over, 96% are White, and 61.4% are female, and 31% have a disability.</p> <p>It is estimated that over the five year period from 2020-2024 the Town will serve 5000 seniors through the aforementioned CDBG supported activities.</p>

3	Goal Name	Services for the Homeless
	Goal Description	<p><u>Services for Homeless Persons/Families</u></p> <p>This section of the Consolidated Plan, SP-46, identifies goals in many areas for the use of CDBG and leveraged funds. Each goal must meet a specified priority need identified in Section SP-25.</p> <p>A key goal in the Town is to support efforts to serve homeless persons from 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>The Town estimates that it will serve approximately 1000 homeless persons, enabling homeless prevention, through case management over the five year period of time covered by this Consolidated Plan.</p>
4	Goal Name	Other Low Mod Income
	Goal Description	<p><u>Other Low Mod Income Activities</u></p> <p>This section of the Consolidated Plan, SP-46, identifies goals in many areas for the use of CDBG and leveraged funds. Each goal must meet a specified priority need identified in Section SP-25.</p> <p>The Town aims to meet as many of the priority needs of the Town's low and moderate income residents as possible in an effective and efficient manner. Sometimes particular needs do not fall in the categories already described (for example, they are not related to seniors, to the homeless, or to street or other infrastructure issues). A particular need may relate to low and moderate income residents not readily categorized already (such as providing mental health counseling or supporting food banks in their mission to ensure that needy persons do not go hungry).</p> <p>The Town reserves this goal to address such needs not included in other goal categories in this section of the Consolidated Plan.</p>

5	Goal Name	Public Facility Improvements- Barrier Removal
	Goal Description	<p><u>Public Facility Improvements - Barrier Removal</u></p> <p>This section of the Consolidated Plan, SP-46, identifies goals in many areas for the use of CDBG and leveraged funds. Each goal must meet a specified priority need identified in Section SP-25.</p> <p>One substantial goal of the Town is 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>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>According to the 2011-2015 ACS for the Town, there are 44,037 residents ages 18 or over in the Town. Of this number, 14% have reported</p> <p>Given other competing priority needs, such as public infrastructure improvements and housing rehabilitation, it is unlikely that the Town will fund barrier removal at public facilities from 2020-2024, although the Town recognizes barrier removal as priority need.</p>

6	Goal Name	Public Facility Improvements - Non-Barrier Removal
	Goal Description	<p><u>Public Facility Improvements - Non-Barrier Removal</u></p> <p>A key goal of the Town is to make improvements to public facilities in Weymouth (where such improvements are not related to barrier removal as such activities are addressed in a separate goal in SP - 46).</p> <p>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>

7	Goal Name	Public Infrastructure Improvements
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Goal Description	<p><u>Public Infrastructure Improvements</u></p> <p>This section of the Consolidated Plan, SP-46, identifies goals in many areas for the use of CDBG and leveraged funds. Each goal must meet a specified priority need identified in Section SP-25.</p> <p>One of the chief goals in Weymouth is to improve streets and flood and drainage systems in low and moderate income Target Areas as identified through five year ACS data from the US Census reviewed and approved by HUD. In each Target Area at least 50.5% 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 undertake five public infrastructure improvement projects that may include street improvements but also sidewalks, water and sewer systems, or drainage and flooding.</p> <p>The Town does not know in advance of the Consolidated Plan submittal or even until the actual proposals for funding for a particular fiscal year are submitted, which streets will be proposed by the DPW for improvements using CDBG and, if available, other funding. Therefore, the Town cannot predict how many low and moderate income residents will benefit from such improvements.</p> <p>The DPW relies on its own selection criteria to determine which streets will be improved. Factors considered may include, but are not limited to conditions of the road, when improvements were last made, other streets with competing needs, citizen input or complaints. In general, the Town has used CDBG funds to improve private ways in the Town in low and moderate income areas where such roads are in substandard condition. Once street conditions are reviewed and the service area is evaluated, DPW proposes a project for CDBG funding. Typically, after such street improvements are made, the Town will request the Town Council, through the Mayor, to accept the improved private way as a public way, making such a private way eligible for Chapter 90 funds in the future.</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 has conservatively estimated three public facility improvements to be made to include possible three streets or sidewalks along a street plus two street improvement projects.</p>
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8	Goal Name	Rehab of Owner Occupied LMI Residential Units
	Goal Description	<p><u>Rehab of Owner Occupied LMI Residential Units</u></p> <p>This section of the Consolidated Plan, SP-46, identifies goals in many areas for the use of CDBG and leveraged funds. Each goal must meet a specified priority need identified in Section SP-25.</p> <p>An important goal is to sustain the existing stock of affordable housing through provision of zero-interest, deferred loans for income eligible homeowners in multi unit or single family structures to be used to rehabilitate or improve such residential units.</p> <p>Overall, the program helps to create decent, safe, and secure housing access and sustainability for low and moderate income homeowners.</p> <p>The Town aims to assist through CDBG the rehabilitation of XX owner occupied residential units resided in by low and moderate income persons during FY 2020 to FY 2024.</p>
9	Goal Name	Rehab of Renter Occupied LMI Residential Units
	Goal Description	<p><u>Rehab of Renter Occupied LMI Residential Units</u></p> <p>This section of the Consolidated Plan, SP-45, identifies goals in many areas for the use of CDBG and leveraged funds. Each goal must meet a specified priority need identified in Section SP-25.</p> <p>An important goal is to sustain the existing stock of affordable housing through provision of zero-interest, deferred loans for owners of residential units rented to low and moderate income persons whether such units are single family units or units in multi family structures. Also, CDBG funds may be provided as a grant to CHDOs for rehabilitation of rental units owned and operated by the CHDOs for low and moderate income residents.</p> <p>Overall, the program helps to create decent, safe, and secure housing access and sustainability for low and moderate income homeowners.</p> <p>The Town aims to assist through CDBG the rehabilitation of XX rental units lived in by low and moderate income persons (whether single family units or units in multi-family structures) during FY 2020 to FY 2024.</p>

10	Goal Name	Public Housing Modernization
	Goal Description	Over the years, through the CDBG program, the Town has supported modernization efforts at the WHA's five housing complexes including its three complexes for seniors and the disabled and the two for families.
11	Goal Name	Housing Program Admin- HC and Consultant
	Goal Description	This goal relates to administration of housing services program in Weymouth including housing rehabilitation of single family housing and multi family housing where residents are income qualified. Housing rehab assistance may be in the form of loans to homeowners to rehab their homes or as grants to CHDOs that own and operate rental housing for low and moderate income residents in Weymouth.

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 other leveraged funds if available) and/or HOME funds to provide affordable housing to families as specified:

- Rehab of owner occupied residential units for l/m income persons: 10 per year/50 for Con Plan duration
- Rehab of renter occupied residential units for l/m income persons: 2 per year/10 for Con Plan duration
- Homebuyer/Downpayment Assistance via HOME: 3 per year/15 for Con Plan duration
- Rental Production - may be CDBG or HOME: 3 per year/15 per Con Plan duration

Therefore, total number of families for which affordable housing will be facilitated from FY 2020 to FY 2024 is 90 or 18 per year.

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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 address LBP.

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 shown for children from nine months to 48 months old.

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.

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 has a staff member who is the lead on lead-related issues.

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

The Town integrates its actions addressing lead-based paint through a partnership with several organizations and departments. Together, the following partners address lead-based paint hazards:

- 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 Five Year Estimates show that an estimated 14,396 families or 4.9% of all families live below the poverty level. Of the number of families living below poverty, the number of households with children under five years of age living below poverty was 1,338 (or 5.8% of total families).

The Town continues to support efforts that may help to reduce the number of families living below or at the poverty level:

- Case management pertaining to homeless persons through FBMS;
- Rehabilitation of single family homes owned by low/moderate income families;
- Efforts to assist homeless persons.

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;
- Rehab of single family homes owned by low/moderate income families using 0% interest, deferred loans; and
- Department of Elder Services transportation services and courses and workshops for seniors.

In addition to funding the activities described, 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.

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 requires 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

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

Introduction

This section of the Consolidated Plan identifies the expected resources that will enable the Town to make progress towards meeting priority needs and achieving stated goals.

The anticipated resources include CDBG funds, HOME funds (a percentage of the overall HOME allocation to the City of Quincy, the lead jurisdiction of the HOME Consortium), and CDBG program income. It should be noted that the ANTICIPATED resources are just this: the Town cannot predict actual CDBG or HOME funds to be awarded, nor can it predict program income.

The figures below for CDBG for the first fiscal year (FY 2020-2021) reflect the ACTUAL award that the Town will receive from HUD as the Town was informed of the actual amount prior to the initiation of the 30 day review process that will start on March 18, 2020. The funds estimated from HUD's CDBG program for the remaining five year period reflect level funding with FY 2020-2021.

HOME fund estimates are based on the total allocation to the Town for FY 2015-2019, divided by five. The program income figure is likewise based on the sum of the program income earnings for the same five year period, divided by five.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	712,833	18,154	0	730,987	2,851,332	Expected HUD allocations and program income for the five year period based on 50% reduction each year over prior year.
Other	public - federal	Acquisition Housing	149,570	0	0	149,570	598,283	These funds are HOME Investment Partnership funds provided as a percentage of the overall HOME allocation to the City of Quincy as the lead jurisdiction of the South Shore HOME Consortium. These funds are NOT reflected in Weymouth's Annual Action Plan, CAPER, or Five Year Consolidated Plan as Quincy covers all HOME related funding issues, activities, and financial information in its own AAP, CAPER, and Consolidated Plan. Nonetheless, HOME funds must still be identified as having an impact on meeting the needs of Weymouth residents relating to housing.

Table 18 - 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 urge that funding applicants (e.g., non-profits; government agencies) seeking CDBG funding supplement the requested funds with funds from other sources, where available, such as state or local funds, private funding, etc.

While it is often the case that there are no additional funding sources available, leveraging is sometimes possible. For example, the Town frequently funds infrastructure improvements, like water and sewer improvements, in low and moderate income Target Areas in Weymouth. Funds from the DPW Water Enterprise Funds may be available to supplement CDBG funds.

Likewise, if public service activities are funded through CDBG, sometimes the departments or non-profit agencies receiving such funds have other funds that may also be used to support such activities, such as from the state or from the local general fund.

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 2020 - 2021. 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	Grant Planning and Administration	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Facility Improvements - Barrier Removal Public Facility Improvements - Non Barrier Removal Public Housing Modernization Public Infrastructure Improvements Public Services Rehab of Renter Occupied Residential Units Rehab of Owner Occupied Residential Units	CDBG: \$142,566	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Services for Seniors	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Public Services	CDBG: \$74,000	Public service activities other than Low/Moderate Income Housing Benefit: 6640 Persons Assisted
3	Services for the Homeless	2020	2024	Homeless		Public Services	CDBG: \$28,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 200 Beds
5	Public Infrastructure Improvements	2020	2024	Non-Housing Community Development		Public Infrastructure Improvements	CDBG: \$70,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 650 Persons Assisted
6	Rehab of Owner Occupied LMI Residential Units	2020	2024	Affordable Housing		Rehab of Owner Occupied Residential Units	CDBG: \$258,333	Homeowner Housing Rehabilitated: 10 Household Housing Unit
7	Rehab of Renter Occupied LMI Residential Units	2020	2024	Affordable Housing		Rehab of Renter Occupied Residential Units	CDBG: \$126,666	Rental units rehabilitated: 9 Household Housing Unit
8	Housing Program Admin- HC and Consultant	2020	2024	Affordable Housing		Rehab of Renter Occupied Residential Units Rehab of Owner Occupied Residential Units	CDBG: \$37,212	Other: 1 Other

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	Grant Planning and Administration
	Goal Description	This goal involves succesful adminstration of the block grant program.
2	Goal Name	Services for Seniors
	Goal Description	This annual relates to serving the Town's seniors and includes: ensuring that the Activities Coordinator at the Town's Department of Elder Services (DES) can provide seniors of cultural, educational, social, and physical actiivities; supporting the DES Transporation Administrator in the provision of transportation for seniors to medical and other appointments; and enabling transportation of seniors to food shopping sites in the late afternoon and evenings.
3	Goal Name	Services for the Homeless
	Goal Description	Supporting public service activity that benefits Weymouth's homeless population through provision of CDBG funds for Father Bill's/Mainspring.
5	Goal Name	Public Infrastructure Improvements
	Goal Description	Make needed improvements to public infrastrcture like water and sewer lines, streets, sidewalks, in "Target Areas" where in accordance with data based on the US Census and provided by HUD there is minimum percentage of low and moderate income residents.
6	Goal Name	Rehab of Owner Occupied LMI Residential Units
	Goal Description	<p>One of the primary goals in Weymouth is to sustain the existing stock of affordable housing through, for example, the provision of zero-interest, deferred loans through the CDBG program to income eligible homeowners in single family homes or units in multi family structures. Such loans are used to make necessary improvements to such residential units, thus sustaining the Town's affordable housing stock.</p> <p>Overall, the program helps to create decent, safe, and secure housing access and sustainability for low and moderate income homeowners.</p>

7	Goal Name	Rehab of Renter Occupied LMI Residential Units
	Goal Description	One of the annual goals of the Town for 2020-2021 is to continue to sustain the stock of affordable housing by providing CDBG funds for the rehabilitation of rental units resided in by low and moderate income residents. Loans are provided to owners of such residential units (whether single family units or units in multi-family residential structures). CDBG funds are also sometimes provided as grants to CHDOs for rehabilitation of residential rental units owned and operated by CHDOs to house low and moderate income residents in Weymouth.
8	Goal Name	Housing Program Admin- HC and Consultant
	Goal Description	This goal relates to administration of housing services program in Weymouth including housing rehabilitation of single family housing and multi family housing where residents are income qualified. Housing rehab assistance may be in the form of loans to homeowners to rehab their homes or as grants to CHDOs that own and operate rental housing for low and moderate income residents in Weymouth.

AP-35 Projects - 91.420, 91.220(d)

Introduction

There are three main objectives of CDBG funding and they include enhancement of a suitable living environment, creation of decent housing, and provision of economic opportunities. The Town's use of CDBG funds (and any leveraged funds that may be available) may meet one or more of these objectives. Given funding shortages (that requested funds are generally greater than available funds) it is not likely that all three objectives may be met in a given year or during the five year planning process.

Enhance Suitable Living Environment - CDBG funds may be used to support activities during the fiscal year making services and facilities available or accessible to low- and moderate-income people and/or to limited clientele presumed to be low or moderate income. Such activities will help to address issues in the living environments of residents. As a result, these projects will directly enhance the suitable living environment of residents through new or improved accessibility, affordability, or sustainability.

Create Decent Housing - CDBG funds may be used to create decent housing that increases availability, affordability, or sustainability. In addition to improving the quality of life for residents in these units, other housing-related projects, (such as having a housing rehabilitation loan program that provides zero interest, deferred payment loans to income eligible homeowners) will help and households.

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

#	Project Name
1	General Grant Administration and Planning
2	Public Services
3	Rehab Admin 14H
4	14A or 14B Housing Rehab Loans or Grants
5	Public Infrastructure

Table 20 – Project Information

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

The rationale for allocating funds as the Town has done is that funding decisions meet identified priority needs ascertained during rigorous citizen outreach (see PR-15) and service provider consultation (see PR-10). Additionally, all funded activities meet HUD regulations including, but not limited to, those pertaining to national objectives and eligibility.

AP-38 Project Summary

Project Summary Information

1	Project Name	General Grant Administration and Planning
	Target Area	
	Goals Supported	
	Needs Addressed	Public Services Public Infrastructure Improvements Public Facility Improvements - Non Barrier Removal Rehab of Owner Occupied Residential Units Rehab of Renter Occupied Residential Units Public Housing Modernization
	Funding	:
	Description	This project entails general grant administration relative to the CDBG funding fiscal year 2020-2021.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	general grant admin has no identifiable numbers of beneficiaries
	Location Description	town wide
	Planned Activities	These funds will be used to administer the block grant and carry out necessary planning activities.
2	Project Name	Public Services
	Target Area	

	Goals Supported	Services for Seniors Services for the Homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$102,000
	Description	This project applies to public services in many areas that benefit low and moderate income residents - such services may include those benefiting senior citizens, the homeless, disabled adults or more.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Based on the last fiscal year number served for the public service activities generally funded and the new one this year that will provide extended day shopping for seniors through DES the conservative estimate is that 3000 unduplicated persons will be served. FBMS, DES transportation program, DES volunteer management, and DES extended day shopping combined.
	Location Description	Town wide
	Planned Activities	This project applies to public services in many areas that benefit low and moderate income residents - such services may include those benefiting senior citizens, the homeless, disabled adults or more.
3	Project Name	Rehab Admin 14H
	Target Area	
	Goals Supported	
	Needs Addressed	Rehab of Owner Occupied Residential Units Rehab of Renter Occupied Residential Units
	Funding	:
	Description	This project reflects activities relating to delivery costs of the Housing Coordinator, a staff member of the DPCD, relative to the housing rehabilitation AND fees paid to a Housing Rehabilitation Consultant hired by DPCD to assist with delivering services related to the rehabilitation activities. Such chargeable time and expenses may include, but are not limited to, professional services, work specification preparation and write ups, loan processing, surveys, application processing, and other fees.

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1
	Location Description	town wide.
	Planned Activities	This project reflects activities relating to delivery costs of the Housing Coordinator, a staff member of the DPCD, relative to the housing rehabilitation AND fees paid to a Housing Rehabilitation Consultant hired by DPCD to assist with delivering services related to the rehabilitation activities.
4	Project Name	14A or 14B Housing Rehab Loans or Grants
	Target Area	
	Goals Supported	Rehab of Owner Occupied LMI Residential Units Rehab of Renter Occupied LMI Residential Units
	Needs Addressed	Rehab of Owner Occupied Residential Units Rehab of Renter Occupied Residential Units
	Funding	CDBG: \$385,000
	Description	For provision of loans for rehabilitation of owner or renter occupied single family homes based on income eligibility or income eligible owners or renters residing in units in multi family residential structures. Rehab assistance may also be provided as grants to CHDOs for rehab of Weymouth residential units in structures owned and operated by such CHDOs.
	Target Date	11/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	<p>CDBG funds will be provided as zero interest, deferred payment loans to income eligible homeowners whether in single family homes or multi family residential structures. Funds may also be provided as grants to CHDOs like NeighborWorks Housing Solutions or Quincy Community Action Program to rehabilitate residential units owned and operated by the CHDOs whether single family units or units in multifamily structures. Funds identified in this section of the AAP include, therefore, funds to conduct rehab operated by the DPCD as well as funds allocated to the CHDO NeighborWorks Housing Solutions to be used to rehab housing units owned and operated by this CHDO.</p> <p>It is estimated that 10 units will be rehabilitated during the fiscal year 2020-2021.</p>
	Location Description	Town wide
	Planned Activities	<p>CDBG funds will be provided as zero interest, deferred payment loans to income eligible homeowners whether in single family homes or multi family residential structures. Funds may also be provided as grants to CHDOs like NeighborWorks Housing Solutions or Quincy Community Action Program to rehabilitate residential units owned and operated by the CHDOs whether single family units or units in multifamily structures. One of our CHDOs (NeighborWorks Housing Solutions) will be funded to improve 7 residential rental units owned and operated by it. Five are in multi unit buildings and two units are in single family units. In addition, DPCD will fund and oversee rehabilitation in XXX additional units (XXX rental units and YYY owner occupied units).</p>
5	Project Name	Public Infrastructure
	Target Area	
	Goals Supported	
	Needs Addressed	Public Infrastructure Improvements
	Funding	:
	Description	This project involves improvements or upgrades to streets, water and sewer systems, sidewalks, or other public infrastructure.
	Target Date	12/31/2021

Estimate the number and type of families that will benefit from the proposed activities	This project will involve improvements to public infrastructure that will benefit residents in a low or moderate income Target Area in Weymouth in accordance with HUD and ACS 2011-2015 data.
Location Description	This project will involve improvements to public infrastructure that will benefit residents in a low or moderate income Target Area in Weymouth in accordance with HUD and ACS 2011-2015 data.
Planned Activities	This project will involve improvements to public infrastructure that will benefit residents in a low or moderate income Target Area in Weymouth in accordance with HUD and ACS 2011-2015 data.

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 Action Plan (AAP) 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.

While many activities are funded that serve needs that are town wide (for example, transportation of seniors to medical appointments or case management of homeless persons), the Town has for the past several years funded typically one public infrastructure project carried out on an area basis, serving residents in a low or moderate income Target Area, a Census Tract with a certain percentage of low or moderate income persons.

In Weymouth, there are 12 Target Areas identified through data provided by HUD and based on 2011-2015 ACS data. These areas contain a minimum percentage of 50.48% low and moderate income residents. For the location of Target Areas and the identified percentage of the population in each area that in low or moderate income, see Map 1 in Section SP-10 of this Consolidated Plan.

The Town will fund a sidewalk replacement project in Census Tract 4228, Block Group 4, where 51.54% of the population is low or moderate income.

Geographic Distribution

Target Area	Percentage of Funds

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Town does not, per se, direct funds based on geographic areas but on needs. Therefore, if needs in a certain low or moderate income "Target Area" (say, street improvements or other public infrastructure needs) are identified, funds may be allocated to meet such needs on a low or moderate income area basis. However, the Town does not consider those needs to be more paramount than are town wide needs for, say, housing rehabilitation for income eligible homeowners regardless of where they reside. The Town aims to meet as many priority needs as funding will permit in the Town. Such funding allocations *may* involve provision of CDBG funds to Target Areas.

Typically, the allocation of funds to a Target Area is based on submittal of a funding application by the Department of Public Works to conduct eligible public infrastructure improvements (e.g., street

improvements, sidewalk improvements, water and sewer system improvements) in a Target Area.

The rationale for allocating funds to a specific geographic area is the same as the rationale for allocation of funds to meet the needs of residents without regard to geographic area (i.e., housing rehabilitation): need.

Discussion

This section of the AAP discusses that the Town has 12 geographic areas (Target Areas) where each area contains a minimum percentage of low and moderate income residents. This section states that the Town allocates funds for the completion of a public infrastructure project that will benefit the low and moderate income residents in one of the Target Areas and be carried out on an area basis. The allocation of funds is always based on needs.

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

Introduction

HUD regulations at 24 CFR 91.220(k) requires that the AAP address "other actions" the Town will address in the coming fiscal year (2020-2021) including those intended to:

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

Actions planned to address obstacles to meeting underserved needs

To address underserved needs the Town vows:

- To support social services to meet the needs of different low and mod income persons (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 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 educate sub-recipients to enhance the knowledge about HUD regulations pertaining to the CDBG program.

Actions planned to foster and maintain affordable housing

To foster and maintain affordable housing in Weymouth the Town aims:

- To sustain existing owner occupied units via the housing rehabilitation loan program (zero interest, deferred loans for low and moderate income homeowners);
- 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 development/maintenance of affordable housing and supportive services for the disabled 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

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

Housing Rehab Loan Program

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

Review of LBP Data

The Town works with partners to address lead-based paint hazards and to increase access to housing without lead-based paint hazards. The Town reviews lead based paint data from the MA Childhood Lead Paint Prevention Program regarding Weymouth.

The Childhood Lead Poisoning Prevention Program of the MA Dept. of Public Health does yearly surveillance on lead levels for children from 9 to 47 months through a capillary blood sample (finger stick). If results are elevated, retesting is done by another capillary test or a venous sample (arm vein).

In 2017, there were 2162 children from 9 to 47 months old. Of this number, 1613 were tested by their pediatricians. Of this number, 1593 tested in the acceptable range (0 to 4 ug/dl); 14 tested high (5 to 9 ug/dl); five tested very high (10 to 24 ug/dl); and one tested over 25 ug/dl. Ug/dl means micrograms per decileter of whole blood.

Medical treatment is needed in children with blood lead levels of greater than 45ug/dl. In 1978 the federal government banned consumer use of lead containing paint. The percent of houses built before 1978 in Weymouth is 76%.

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 either activities to be carried out by subrecipients or by the grantee, such as:

Providing transportation to seniors to medical appointments and grocery shopping locales;

Providing meal delivery to severely disabled, homebound adults;

Providing an array of cultural, educational, social, and physical activities to seniors helping to keep them independent and in their own homes; and

Providing services for homeless persons in Weymouth including services listed in Section SP-40, Institutional Delivery Structure, such as counseling and advocacy, legal assistance, rental assistance, street outreach, HIV/AIDS services, life skills, employment training, and more.

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) addresses "other actions" that the Town will take during the coming fiscal year (2020-2021) 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 coordinated service provider efforts to meet the needs of Weymouth's homeless residing in area parks.

DRAFT

Program Specific Requirements

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

Introduction

This section of the Consolidated Plan addresses resources that may be expected to be available to support CDBG activities/projects.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

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

\$712,833.00 (Grant)

- \$142,566.60 (Admin Costs)

$\$570,266.40 / \$712,833.00 = 80\%$

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 2020-2021 Annual Action Plan covers Fiscal Years 2018-2019, 2019-2020, 2020-2021.

Appendix - Alternate/Local Data Sources

1	Data Source Name 2011-2015 American Community Survey Five Year Est
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?
2	Data Source Name XXX
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?

3	Data Source Name X
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?
4	Data Source Name XXXX
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.