

Executive Summary

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

1. Introduction

This Annual Action Plan (AAP) governs the use of Community Development Block Grant (CDBG) funds in the Town of Weymouth (Town) in FY 2018-2019. The fiscal year is the fourth in the applicable five year period covered by the 2015 -2019 Consolidated Plan.

CDBG funds are provided annually as an entitlement to the Town from the US Dept. of Housing and Urban Development (HUD) to meet the priority needs identified in the Consolidated Plan for the benefit of low and moderate income residents for affordable housing, and community and economic development.

The allocation from HUD to the Town for FY 2018-2019 is estimated to be \$631,683, level with funding for the current fiscal year (2017-2018). The Town will use CDBG funds to support numerous activities that will meet an array of needs relative to the enhancement of suitable living environments and the creation of decent housing.

Such activities will include:

- Public services (e.g., transportation provided through the Transportation Coordinator of the Dept. of Elder Services Transportation who provides transportation to seniors to medical, shopping, and meal sites; and courses, workshops and services in areas related to health, physical exercise, arts, and culture and more through the Activities Coordinator at the Dept. of Elder Services; homeless case management offered through Father Bill's/Mainspring under the direction of the Triage Coordinator; and "Ready, Set, Go," a kindergarten transition program); and
- Rehabilitation of housing for low and moderate income residents through the Town as well as through NeighborWorks Southern MA, a local Community Housing Development Organization (CHDO), of residential properties owned and managed by it that house low and moderate income Weymouth residents.

2. Summarize the objectives and outcomes identified in the Plan

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

Under the law creating the CDBG program, and applicable HUD regulations, each activity funded through CDBG must be either a new activity or an improvement to an existing activity **and** must enhance affordability, accessibility or availability, or sustainability regarding an objective identified below.

1. Enhancement of Suitable Living Environment
2. Creation of Decent Housing
3. Provision of Economic Opportunity

Enhanced Suitability of Living Environment

The CDBG program will enhance accessibility to the living environment through the transportation services from the Dept. of Elder Services Transportation (transportation will include rides to and from medical, shopping, and meal sites); and courses, workshops and services related to health, physical exercise, arts, and culture offered Activities Coordinator at the Dept. of Elder Services; and homeless case management offered through Father Bill's/Mainspring under the direction of the Triage Coordinator.

The CDBG program will enhance accessibility to the living environment through the funding of the School Department's "Ready, Set, Go," a kindergarten transition program that will take place in the public housing community of Lakeview Manor and will involve the parents of the children as well as the children.

Creation of Decent Housing

CDBG funds will enhance sustainability of housing through its housing rehabilitation program enabling low and moderate income residents to maintain their homes through zero-interest, deferred payment loans. Additionally, CDBG funds will be used to help the local CHDO, NeighborWorks Southern MA, to sustain the affordable housing it owns and manages for Weymouth's income eligible residents. Also, CDBG funds will be used to increase the availability of housing through support of Father Bill's/Mainspring's provision of beds at its shelter in Quincy and/or at other affiliated housing sites through payment of a portion of the salary of the Triage Coordinator at FBMS.

Provision of Economic Opportunities

None of the activities/projects funded in FY 2018-2019 meet this particular objective as no organization or agency submitted a relevant funding proposal that would accomplish such an objective.

3. Evaluation of past performance

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

Public Services

Public services are on schedule and within budget.

Projects

Among the projects still underway are:

- Security Cameras Installation at Lakeview Manor (public housing) (substantial amendment 16-17) -\$100,000

The project is administered by the Weymouth Housing Authority, in collaboration with the Department of Information Technology, the Police Department, and the Planning Department. A project kick-off meeting took place on March, 2017 at which the project status was discussed including the need to hire a technology consultant to design and specify the work required. The Executive Director is going to DHCD to supplement CDBG and such DHCD funds will be used for the design component of the project. The WHA is executing a contract with a designer. CDBG funds will be used later when construction is ready to be initiated.

- Carlson Cove Roadway Resurfacing and Water Main and Drainage Improvements (16-17) - \$315,000

The DPW has completed the design work relative to this project in a low moderate income target area. The project was put out for open competitive bidding and a contract has been awarded. The work began in July and the project should be completed early in 2018.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Town follows a citizen participation and consultation processes to identify needs of residents, including priority needs. During the FY 2015-2019 Consolidated Plan process, the Town took many steps to promote citizen involvement and consultation, including adhering to its Citizen Participation Plan required under HUD regulations.

The Town notified adjacent local governments, Norfolk County, and the state regarding the CDBG planning process. The Town conducted a Stakeholder Needs Assessment Meeting at which area service providers identified residents' needs and gaps in needs for housing, public services, infrastructure

improvements, and economic development. To enhance citizen involvement in the planning process, the Town meet with public housing residents, civic and neighborhood associations, and others. The Town also conducted a Public Needs Assessment meeting. There citizens identified resident needs, found to be largely consistent with those identified through consultation efforts.

For the annual citizen participatioin process covering this FY 2018-2018 AAP, the Town held individual technical assistance workshops to assist project and activity proponents with the application process from January 2 to January 5. Interest applicants consulted with Town staff regarding their proposed activities and the application process. The Town has been conducting these one-on-one workshops for several years now and the process is a critical step in ensuring that there is a match between *services proposed* and *needs identified* as priorities in the Consolidated Plan.

Each annual action plan is an update to the Consolidated Plan. The Town also conducted a public hearing (on January 25, 2018) to enable the public to hear the details regarding submitted CDBG funding proposals as well as an overview of the planning process for the CDBG program. Funding recipients were required to attend and discuss their proposed activities and how low and moderate income residents will benefit from funded activities.

A public notice on the public hearing appeared in the local newspaper (*Weymouth News*) on December 20, 2017.

5. Summary of public comments

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

No public comments were submitted to the Town pertaining to the draft Annual Action Plan for FY 2018-2019.

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

Not applicable as no comments from the public were submitted.

7. Summary

This AAP governs the use of CDBG funds in the Town during FY 2018-2019, the fourth fiscal year covered under the most recent Consolidated Plan (covering from 2015 through 2019). The Town seeks to ensure that funding from the CDBG program is used to meet identified priority needs and to meet the broad objectives of enhancing suitable living environments, creating decent housing, and/or providing economic opportunities.

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

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

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

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

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

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

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

1. Introduction

HUD regulations require that the Town consult with governmental and private agencies offering housing, health services, social and fair housing services, and more under 24 CFR Part 91.100, governing submission of the Five Year Consolidated Plan. The Town consulted with public and private agencies including agencies offering assisted housing, health services, and social and fair housing. Such agencies offer services for seniors, children and youth, homeless persons, the disabled, and more.

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

During the development of the Consolidated Plan for Fiscal Years 2015-2019, covering FY 2018-2019, the fourth fiscal year of the five included in the Consolidated Plan, the Town reached out regarding its long term CDBG planning process to: adjacent local governments (i.e., the Towns of Holbrook, Braintree, Hingham, Abington, and Rockland and the City of Quincy); Norfolk County; the Secretary of State; and the Massachusetts Area Planning Council (MAPC). The Town also conducted an in-depth Stakeholder Needs Assessment meeting and smaller Focus Group Meetings facilitated by CDBG staff, to identify needs for housing, public services, infrastructure improvements, and economic development. Based on the meetings, priority needs and goals were identified in the aforementioned categories.

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

As mentioned previously, the Town consulted with many governmental and private service providers during development of its Consolidated Plan. The Town conducted a Stakeholder Needs Assessment meeting and smaller Focus Group Meetings addressing the needs of residents for housing, economic,

and community development. The Town also meet with the Weymouth Housing Authority (WHA) and other organizations concerned with addressing housing needs including the Neighborhood Housing Services of the South Shore (now called NeighborWorks Southern Mass) and the Quincy Community Action Program, the two area CHDOs serving Weymouth and surrounding communities.

The Town also conducted outreach concerning other community needs including ones related to health, seniors, children, severely disabled adults, economic development and more. Representatives from service entities in each of these areas also attended the Stakeholder Needs Assessment Meeting and related focus groups.

Such inclusive meetings with myriad service providers as well as one-on-one meetings help organizations including town agencies coordinate with one another regarding community needs for services. For FY 2016-2017 the Town also held a public hearing to enable members of the public to hear about the needs identified by service providers, requests for CDBG funding, and how requested funds and other leveraged funds would be used to meet the needs of residents.

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.

The City of Quincy as the lead jurisdiction for the CoC coordinates meetings of the regional CoC Board on Homelessness. The Town of Weymouth is a member. The Board membership includes public housing providers, health providers, mental health providers, service agencies, local government, and state government representatives. Although Board meetings focus on the issue of homelessness, the creation of this Board has led to enhanced coordination between these providers. The development of this board has also led to the creation of the "Agency Assistance Collaborative," which is a group of local social service agencies that meet on a regular basis and coordinate assistance to individuals and families so that they are provided with the most effective and efficient services possible.

The region will continue to reduce unsheltered homelessness through a combination of outreach, engagement, access to shelter, and access to permanent supportive housing using a Housing First approach. The region, in collaboration with the state's family shelter system supplemented by private resources for short-term emergency shelter stays, will continue to ensure no homeless families are unsheltered.

The Town continues to work with Father Bill's/Mainspring (FBMS) regarding homelessness in the Town and area wide. The Town works through the CoC with FBMS on strategies to reduce the overflow of individuals in emergency shelter (improved assessment and triage, zero tolerance of discharges from other systems of care, increased housing subsidies/assistance and rapid re-housing resources).

Homeless service providers will continue to work with the state to reduce the overflow of families in emergency shelter and motels in the region through improved shelter diversion and increased resources for housing and workforce development services to shorten shelter stays and speed movement to housing.

For individuals, the annual goals at Father Bill's Place are to: improve triage and assessment services, shorten shelter stays, increase exits to housing and treatment, secure additional resources to create permanent supportive housing, and identify and address the long-term housing needs by subpopulations. The intent of these short-term goals is ultimately to reduce shelter capacity and replace it with complementary housing resources and rapid exit strategies. For families, the annual goals are to work with the state on expanding assessment and triage of families as soon as they enter shelter, increased workforce development, and significantly expanded affordable housing resources.

The region's short-term strategy is for homeless and mainstream service providers and local and state government to collaborate in order to improve and expand prevention services (tenancy counseling, mediation services, and flexible funds to prevent evictions and homelessness). The region will also continue to document data on entries to Father Bill's Place from other systems of care and to advocate with publicly funded institutions and related systems of care to establish a zero tolerance policy around discharges to homelessness of adults and unaccompanied youth. The intent is to increase significantly the resources available to assess and divert people from entering shelter so they can avoid becoming homeless. Emergency shelter services could then be reduced. Finally, the region will seek ways for homeless and mainstream service providers and local and state government to partner in order to increase resources that address the housing, health, social service, employment and other needs of homeless persons.

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

The Town does not receive ESG funds.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	WEYMOUTH HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through the comprehensive outreach undertaken by the Town during consolidated planning and also during annual technical meetings conducted with funding applicants. Also, during the process of making two substantial amendments to the FY 2016-2017 AAP, one of which was to hire a consultant to prepare install security cameras at a public housing complex for families, the Town consulted with the WHA regarding the need for such a project.
2	Agency/Group/Organization	Father Bill's
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Town consulted with FBMS, the principal regional provider of services to the area's homeless. Serving the homeless has long been a priority need in Weymouth. Homeless persons are served on a regional basis as the Town is a member of the Quincy/Weymouth Continuum of Care (CoC). a partnership that focuses on serving the homeless regionally.
3	Agency/Group/Organization	Town of Weymouth
	Agency/Group/Organization Type	Services-Elderly Persons

What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Elder Services is a primary service provider in Weymouth regarding senior services. For many years, and for FY 2016-2017, the Town has used CDBG funds for pay for a portion of the salary of the Transportation Administrator for transportation of seniors to shopping sites, medical appointments, and congregate meals sites. Funding is also provided to pay for a portion of the salary of the Volunteer Coordinator to manage volunteers who offer many programs and services to seniors including exercise programs, arts and crafts, wellness programs and more.

Identify any Agency Types not consulted and provide rationale for not consulting

NA

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	Actions taken by the CoC go hand in hand with the Strategic Plan's goals as Quincy is the lead agency so all efforts/goals related to preventing and ending homelessness and provision of rapid rehousing and permanent supportive housing are under the lead of Quincy. The CoC focuses on McKinney Vento HEARTH Homelessness Assistance funds as a way to leverage CDBG, HOME, and ESG funds.
Open Space Recreation Plan	Town of Weymouth	The goals of the strategic plan as they concern open space and recreation (e.g., park improvements) are consistent with the goals of the Town's Open Space and Recreation Plan, developed in 2014.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Weymouth Master Plan Update	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.

Table 3 - Other local / regional / federal planning efforts

Narrative

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

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

HUD regulations at 25 CFR §91.105 require adoption of a Citizen Participation Plan setting policies and procedures for citizen participation in the development of the consolidated plan, substantial amendments, and the performance report. The citizen participation process ensures that citizens may be involved in all CDBG planning aspects.

As part of the Town's citizen outreach efforts during development of the FY 2015-2019 Consolidated Plan the Town conducted many meetings with the public including civic and neighborhood, residents of the housing authority, and others to identify needs, including priority or key needs, that later formed the basis of the goals that the Town set for CDBG and other funding.

During the five year planning process, individuals and organizations were invited to comment on the needs of the town in many areas, including the need for services for seniors, for severely disabled adults, and for children and youth. For example, citizens commented on the need for financial assistance with before and after school care costs for income eligible families. In this manner, citizen participation greatly impacted the setting of goals because the process illuminated the key needs of the community.

Public Hearing on Proposed Activities

Consistent with HUD regulations and the Town's Citizen Participation Plan, the Town held a public hearing on the proposed activities to be carried out in FY 2018-2019. The hearing was conducted on January 25, 2018.

At the hearing, staff of the CDBG program provided an overview of the CDBG program and planning process. Additionally, the applicants themselves provided a summary of the activities and projects for which CDBG funding was being requested, and the amount of funding sought.

No comments from the public were provided during this public hearing.

30 Day Comment Period on Draft AAP

The Town provides a 30 day public comment period relative to the draft AAP during which time citizens may review and submit comments on the draft. The draft AAP, essentially identifying the activities to be funded, agencies and organizations that will carry out the activities, and the funding to be awarded under the CDBG program, is published each year in the *Weymouth News*. The draft AAP is published on the Town's website as well. The 30-day comment period ran from February 21 to March 22, 2018. No comments were submitted.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
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1	Public Hearing	<p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The Town always holds a public hearing, each year, at the start of the CDBG planning process on the submitted proposals for CDBG funding. The staff provide an overview to the public on the CDBG program, how the Town plans for the use of funds to meet priority needs, and how the applications for funding must be for activities that will meet such needs. At the hearing, the funding applicants must summarize the activities to be conducted, identify the amount of funding requested, and describe who will benefit (e.g., seniors, homeless, low and</p>	No comments were received.	No comments were received.	
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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)
			mod income residents in target areas).			
2	Newspaper Ad	<p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Each year the Town publishes a legal notice regarding the public hearing on the the applications that will be received from would-be sub-recipients for CDBG funds to carry out activities that will benefit low and moderate income residents. The public is in this way able to know of an opportunity to speak on how funds may be used and on the needs of the community.	No public comments were received.	No public comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	30 day public comment period on AAP	Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Each fiscal year, once the Town has drafted its AAP, the Town provides a 30 day public review and comment period during which time the public may review the draft AAP and submit comments.	No public comments were submitted.	No public comments were submitted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

For FY 2018-2019, HUD has awarded the Town \$631,683 in CDBG funds. Activities that are funded through CDBG may also be supplemented from other sources such as general funds or other grants. For example, a water and sewer improvement project may rely on funds not only from the CDBG program but from the Town's Water and Sewer Enterprise Fund. Another example of leveraged funding is that a non profit organization might use its in kind services relative to a project (e.g., design services).

HUD sets expenditure limits under its regulations regarding general administrative and planning costs and public services: 20% and 15% respectively. The Town has not allocated amounts above the caps: it may allocate up to 20% for general administration and planning (\$126,336.60) and up to 15% for public services (\$94,752).

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	631,683	0	0	631,683	0	
Other	private	Other	500,000	0	0	500,000	1,000,000	The Town obtains Host Community Agreement funds related to the development of the old naval air base - development now called Union Point.

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 - local	Other	1,962,717	0	0	1,962,717	1,962,717	The Community Preservation Fund is for open space protection, historic preservation, affordable housing and outdoor recreation. Community preservation monies are raised locally through a local surcharge of up to 3% of the tax levy against real property. There is also a statewide Community Preservation Trust Fund, administered by the Department of Revenue (DOR), that provides distributions each year to communities that have adopted CPA.
Other	public - local	Public Improvements	2,500,000	0	0	2,500,000	5,000,000	The Town has water and sewer enterprise funds that combined have about \$2 million to \$3 million dollars per year. Funds may be used for infrastructure improvements and repairs and for facility improvements (e.g., water tanks, sewer pump stations, treatment facilities).

Table 5 - Expected Resources – Priority Table

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

The Town continues to require that funding applicants (e.g., non-profits; government agencies) seeking CDBG funds for eligible projects leverage

CDBG funding with non-block grant funding, if possible. While it is often the case that there are no additional funding sources available, leveraging is sometimes possible.

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

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

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

Discussion

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

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Services for Seniors	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$62,462	Public service activities other than Low/Moderate Income Housing Benefit: 1850 Persons Assisted
2	Services for Children	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$1,900	Public service activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted
3	Services for the Homeless	2015	2019	Homeless		Public Services	CDBG: \$28,000	Homeless Person Overnight Shelter: 200 Persons Assisted
4	Public Infrastructure Improvements	2015	2019	Non-Housing Community Development		Public Infrastructure Improvements	CDBG: \$241,058	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 595 Persons Assisted
5	Single Family Housing Rehabilitation	2015	2019	Affordable Housing		Single Family Housing Rehab -LM Income	CDBG: \$187,500	Rental units rehabilitated: 1 Household Housing Unit Homeowner Housing Rehabilitated: 6 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Multi-Family Housing Rehabilitation	2015	2019	Affordable Housing		Multi-Family Housing Rehabilitation - LM Income	CDBG: \$187,500	Rental units rehabilitated: 14 Household Housing Unit Homeowner Housing Rehabilitated: 2 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Services for Seniors
	Goal Description	Public services for seniors will include transportation to social events, shopping venues, and medical appointments and perhaps other sites, and the provision of courses, workshops and other services such as arts and music, physical exercise, health related services, and more.
2	Goal Name	Services for Children
	Goal Description	This strategic plan goal may includes services such as subsidized day care or school programs for children in Weymouth.
3	Goal Name	Services for the Homeless
	Goal Description	This strategic plan goal includes services for the homeless residents of Weymouth and may include provison of shelter or transitional beds to homeless persons by Father Bill's/Mainspring.
4	Goal Name	Public Infrastructure Improvements
	Goal Description	This strategic plan goal may include but is not limited to improvements to streets and roadways, water and sewer systems, sidewalks, and more.

5	Goal Name	Single Family Housing Rehabilitation
	Goal Description	<p>This strategic plan goal This strategic plan goal encompasses the priority need for rehabilitation of housing resided in by low and moderate income residents. The need includes rehabilitation of single and multi family housing units. CDBG assistance for eligible rehabilitation of homes resided in by low and moderate income residents is provided by the Town either as a zero-interest, deferred loans to income eligible homeowners or as a grant (if assistance is provided to a Community Housing Development Organization or "CHDO" for improvements to residential units owned and operate by the CHDO).</p> <p>The Town aims to make improvements to 25 single family housing units during the five year period covered by the 2015-2019 Consolidated Plan.</p>
6	Goal Name	Multi-Family Housing Rehabilitation
	Goal Description	<p>This strategic plan goal This strategic plan goal encompasses the priority need for rehabilitation of housing resided in by low and moderate income residents. The need includes rehabilitation of single and multi family housing units. CDBG assistance for eligible rehabilitation of homes resided in by low and moderate income residents is provided by the Town either as a zero-interest, deferred loans to income eligible homeowners or as a grant (if assistance is provided to a Community Housing Development Organization or "CHDO" for improvements to residential units owned and operate by the CHDO). The Town aims to enable improvements to six units in multi-family buildings during the five year period covered by the 2015-2019 Consolidated Plan.</p>

AP-35 Projects - 91.420, 91.220(d)

Introduction

These are the projects proposed for FY 2018-2019. Projects may include public service activities such as those that benefit seniors, the homeless, and children of low moderate income residents, as well as projects involving, for example, physical improvements to housing (e.g., housing rehabilitation of units in multi unit residential structures and units in single unit residential structures), streets, drainage, sidewalks or other infrastructure, or public facilities. Projects also include one for the general administration of the CDBG program covering costs related to grant administration like salary, benefits, supplies, travel, and more.

#	Project Name
1	General Grant Administration 2018
2	Dept. of Elder Services Transportation
3	Dept. of Elder Services Activities Coordinator
4	Father Bill's/Mainspring
5	Ready, Set, Grow- Kindergarten Extension - Children of LM households
6	Multi Family Housing Rehab
7	Single Family Housing Rehab
8	Rehabilitation Administration - 14H
9	Street - Sidewalk Improvements - Cain and Lafayette

Table 7 – Project Information

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

Allocations are based on an assessment of needs relative to available funding.

No obstacles are envisioned regarding addressing underserved needs other than a general lack of sufficient funding to meet such needs.

AP-38 Project Summary
Project Summary Information

1	Project Name	General Grant Administration 2018
	Target Area	
	Goals Supported	Services for Seniors Services for Children Services for the Homeless Public Infrastructure Improvements Single Family Housing Rehabilitation Multi-Family Housing Rehabilitation
	Needs Addressed	Public Services Public Infrastructure Improvements Public Facility Improvements - Non Barrier Removal Public Facility Improvements - Barrier Removal Single Family Housing Rehab -LM Income Multi-Family Housing Rehabilitation - LM Income Public Housing Modernization
	Funding	CDBG: \$126,336
	Description	This project relates to the general administration of the CDBG grant for FY 2018-2019.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Administration of the CDBG program is not locale specific - the program is operated at the Town Hall in Weymouth.
	Planned Activities	
2	Project Name	Dept. of Elder Services Transportation
	Target Area	
	Goals Supported	Services for Seniors
	Needs Addressed	Public Services
	Funding	CDBG: \$24,631
	Description	This project relates to DES transportation services for seniors to help them access transportation to many sites including aggregate meal sites, medical appointments, shopping and more.

	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project benefits seniors residing in Weymouth, through the provision of transportation services. It is anticipated that the project will benefit 350 unduplicated residents during FY 2018-2019.
	Location Description	This project (senior transportation) is operated out of the senior center located at 182 Green Street. However, transportation may be provided to destinations outside of Weymouth.
	Planned Activities	This project involves the provision of transportation services to Weymouth seniors to and from a variety of destinations including shopping sites, medical appointments, and social activities.
3	Project Name	Dept. of Elder Services Activities Coordinator
	Target Area	
	Goals Supported	Services for Seniors
	Needs Addressed	Public Services
	Funding	CDBG: \$37,830
	Description	This project relates to the the provision of some 50 different cultural, education, social, and physical courses, workshops, and services carried out by the Activities Coordinator for the benefit of resident senior citizens.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project involves the delivery of services to seniors residing in Weymouth through the Dept. of Senior Services Activities Coordinator who oversees many courses, workshops and programs benefiting seniors. Overall, there are 50 different types of courses, workshops and programs offered to seniors. It is anticipated that services will benefit 1500 unduplicated seniors from Weymouth.
	Location Description	The program will be operated out of the Dept. of Elder Services located at 182 Green Street in Weymouth.
	Planned Activities	This program will involve delivery of public services to Weymouth seniors and will include some 50 different courses, workshops and programs that may include, at least, cultural, educational, social, and physical programs.
4	Project Name	Father Bill's/Mainspring
	Target Area	

	Goals Supported	Services for the Homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$28,000
	Description	This project will involve case management for homeless persons residing in Weymouth. Specifically, the project involves the provision of transitional beds by Father Bill's/Mainspring.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project involves the provision of provisional beds by Father Bill's/Mainspring to 200 unduplicated homeless persons residing in Weymouth
	Location Description	Shelter transitional beds will be provided at Father Bill's in Quincy and other area shelters.
	Planned Activities	The project will involve provision of transitional beds to at least 200 unduplicated Weymouth residents and will also involve overall case management with a focus on outreach, stabilization, housing search services, placement, budget assistance, information and referrals to education and workforce development programs.
5	Project Name	Ready, Set, Grow- Kindergarten Extension - Children of LM households
	Target Area	
	Goals Supported	Services for Children
	Needs Addressed	Public Services
	Funding	CDBG: \$1,900
	Description	This project will involve conducting kindergarten extension sessions at a public housing complex in Weymouth to benefit five households through the public schools called Ready, Set, Grow. The program will involve both the children and the parents.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will involve assisting through CDBG the provision of Ready, Set, Go Kindergarten Transition Program operated by the School Department. The goal is to benefit five low and moderate income households.

	Location Description	The project will be conducted at the Lakeview Manor Public Housing Complex in Weymouth and will serve only children residing in the public housing at that complex.
	Planned Activities	This project will involve securing the use of community space (for free) to conduct the program (such community space will be located at the public housing complex where the project will be carried out - Lakeview Manor); developing outreach materials to the families that will benefit from the program; distributing outreach material to intended beneficiaries; conducting four one-hour sessions of Ready, Set, Grow in April, May, and June.
6	Project Name	Multi Family Housing Rehab
	Target Area	
	Goals Supported	Multi-Family Housing Rehabilitation
	Needs Addressed	Multi-Family Housing Rehabilitation - LM Income
	Funding	CDBG: \$156,000
	Description	There is a priority need for improvements to residential units in multi unit residential structures lived in by low and moderate income residents. CDBG assistance will either be provided as a zero-interest, deferred loan program operated by the DPCD for income eligible homeowners or as a grant to NeighborWorks Southern MA, a Community Housing Development Organization (CHDO) for improvements to residential rental units owned and operate by NWSOMA. All units improved whether through DPCD or NWOSMA will be to units in multi unit residential structures. During the five year period covered by the 2015-2019 Consolidated Plan the goal is to make improvements to at least six units in multi-family buildings. More units may be improved depending on funds allocated for meeting such needs.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The Town aims to make improvements to residential units in multi unit residential structures during FY 2018-2019. The goal is to improve 15 units in multi unit structures and 2 single family units for a total of 17 units in FY 2018-2019.

	Location Description	The improvements to residential units in multi unit residential structures may be anywhere in the Town of Weymouth. Funding for these unit rehabilitation projects is made up of half the funds allocated for the DPCD operated loan program (half of \$237,000) and half of the CDBG funds allocated to NWSOMA for improvements to rental units in multi unit residential structures (half of \$75,000). A total estimated funding amount of \$156,000.
	Planned Activities	<p>These improvements to residential units in multi unit residential structures will involve steps including:</p> <ul style="list-style-type: none"> • Approval of applications by income qualification; • Coordinating the lead inspection; • Inspection of the property with the rehabilitation inspector, also responsible for the work specs; • Contractor bidding and procurement; • Loan closing, including loan, promissory note and mortgage processing; and • Project oversight including any change orders, interim payments and final project closing processing.
7	Project Name	Single Family Housing Rehab
	Target Area	
	Goals Supported	Single Family Housing Rehabilitation
	Needs Addressed	Single Family Housing Rehab -LM Income
	Funding	CDBG: \$156,000
	Description	<p>There is a priority need for improvements to residential units in multi unit residential structures lived in by low and moderate income residents. CDBG assistance for rehabilitation of such units will be provided either through the DPCD as zero-interest, deferred loans to income eligible homeowners or as a grant to NeighborWorks Southern MA, a Community Housing Development Organization (CHDO) for improvements to residential units owned and operate by NWSOMA. All units improved through this project will be to single family units. During the five year period covered by the 2015-2019 Consolidated Plan the goal is to make improvements to at least 25 units in multi-family buildings. More units may be improved depending on funds allocated for meeting such needs.</p>

	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project involves utilizing CDBG funding to make eligible improvements to seven residential units in single family structures. Possible improvements will be to six owner occupied units and one rental unit all in single family residential structures.
	Location Description	The seven units that will be improved under this project may be located anywhere in Weymouth. Funding includes half the funds allocated for the DPCD operated loan program (half of \$237,000) and half of the CDBG funds allocated to NWSOMA for improvements to rental units in single family residential structures (half of \$75,000).
	Planned Activities	<p>Among the planned activities pertaining to rehabilitation of single family housing units are:</p> <ul style="list-style-type: none"> • Approval of applications by income qualification; • Coordinating the lead inspection; • Inspection of the property with the rehabilitation inspector, also sponsible for the work specs; • Contractor bidding and procurement; • Loan closing, including loan, promissory note and mortgage processing; and • Project oversight including any change orders, interim payments and final project closing processing.
8	Project Name	Rehabilitation Administration - 14H
	Target Area	
	Goals Supported	Single Family Housing Rehabilitation Multi-Family Housing Rehabilitation
	Needs Addressed	Single Family Housing Rehab -LM Income Multi-Family Housing Rehabilitation - LM Income Public Housing Modernization
	Funding	CDBG: \$35,000

	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	
	Estimate the number and type of families that will benefit from the proposed activities	The administration of the housing rehab program will provide benefits to all residents residing in homes where CDBG funds are used to perform eligible rehabilitation including but not limited to single family unit rehab and multi family unit rehab, and owner occupied units as well as rental units as long as resided in by income eligible residents. Rehab administration relates to the rehab carried out under both 14A and 14B matrix codes (single family; multi family).
	Location Description	The rehabilitation work on residential units resided in by income eligible Weymouth residents may occur anywhere in Weymouth. Rehabilitation of residential units whether rental or owner occupied or single family units or multi family units is not dependent on locale but on income qualifications of the residents living in the units and on eligibility of the type of rehab work (e.g., roofs, windows, insulation, barrier removal).
	Planned Activities	This project reflects activities relating to delivery costs including staff time relative to the rehabilitation activities and may include a consultant delivering related services concerning the such rehabilitation activities. Such chargeable time and expenses may include professional services, work specification preparation and write ups, loan processing, surveys, application processing, and other fees. This covers not only rehabilitation related work of the Housing Coordinator but also the related work of a housing rehabilitation consultant. The work of the Housing Coordinator and the rehabilitation consultant do not duplicate one another.
9	Project Name	Street - Sidewalk Improvements - Cain and Lafayette
	Target Area	
	Goals Supported	Public Infrastructure Improvements
	Needs Addressed	Public Infrastructure Improvements
	Funding	:

Description	This project involves improvements to two streets and sidewalk installation on the streets located in one of the Town's eleven low and moderate income Target Areas and serving all residents in the area. The specific Target Area is Census Tract 4225, Block 21, where 47.22% of the residents are low or mod income.
Target Date	12/31/2019
Estimate the number and type of families that will benefit from the proposed activities	This street improvements and sidewalk replacement project will be performed on two streets in one of Weymouth's eleven low and mod income Target Areas (Census Tract 4225, Block Number 21) where 47.22% are low mod income (595 persons) per Census and HUD.
Location Description	This project will involve street improvements and sidewalk replacements on two streets - Cain and Lafayette Avenues - located in one of the eleven low and moderate income Target Areas in Weymouth. The project will benefit all residents in the Target Area which is Census Tract 4225, Block Number 21.
Planned Activities	This project will entail surveying the existing roadways, designing a reconstruction plan, full reconstructing roadways and sidewalks of both streets, reconstructing failing utility manholes.

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

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

According to HUD regulations at 24 CFR 91.220(f), the Annual Plan must contain a description of the geographic areas of Town (including areas of low-income and minority concentration) in which the Town will direct CDBG funds during the fiscal year (e.g., FY 2018-2019).

The Action Plan section of the Consolidated Plan also describes, per HUD regulations, the rationale for the priorities for allocating funds geographically. The Annual Plan also contains the percentage of funds that the Town will dedicate to low and moderate income geographical "Target Areas."

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

In FY 2018-2019, there will be one activity that will be funded on an area basis....

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Weymouth has always aimed to assist as many of the various low and moderate income target areas, identified through the most recent US Census data (in this case, the 2010 Census), as possible in light of limited funding and significant need. Based on the 2010 Census, there are eleven areas identified by U.S. Census tracts and block groups as having a minimum percentage of low and moderate income residents. See Map 1 in Section SP-10 of the Consolidated Plan.

Each qualifying low and moderate income target area must have a minimum of 42.95% low and moderate income residents. While the Town strives to assist in meeting the needs in the target areas, resources shortages (CDBG combined with other leveraged funds) prevent the Town from funding projects in every target area. Likewise, funding decisions must be based on priorities, meaning that

among competing project proposals, one project in one target area will take precedence over another project in a different target area.

Discussion

Pursuant to HUD regulations at 24 CFR 91.220(f), this section of the Annual Plan discusses where the Town will direct CDBG funds in FY 2018-2019 and the rationale for priorities in allocating funds geographically. As stated, there are eleven low and moderate income target areas in Weymouth, according to Census 2010 and HUD analysis.

Eligible activities, such as street improvements, may be conducted in such areas and meet the national objective of serving low and moderate income residents on an area basis. However, as has already been stated in this section, the Town does not base its decisions regarding funding on the geographic areas of the project but rather on priority need. Therefore, while the Town attempts to assist as many low and moderate income residents in as many areas as possible, resources shortages limit the activities that may be funded.

Funding decisions are based on priorities, meaning that among competing project proposals, one project in one target area may take precedence over another project in another area.

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

Introduction

Under 91.220(j), the HUD regulations governing the components of the Annual Action Plan, the Town must address barriers to affordable housing and actions planned to "remove or ameliorate" the "negative effects of public policies that serve as barriers to affordable housing." Under these regulations, such barriers may include land use controls, tax policies affecting land, zoning ordinance, building codes, fees or charges, growth limitation, and policies affecting the return on residential investment.

The Town is part of the South Shore HOME Consortium, under the leadership of the City of Quincy. The Consortium also includes the Towns of Braintree, Holbrook, and Milton. Representatives of participating member communities meet regularly to discuss the many HOME program issues and to begin implementing housing programs.

The Town continues to work to eliminate barriers to affordable and fair housing in partnership with the South Shore HOME Consortium, under the lead of the City of Quincy.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The activities that member communities in the South Shore HOME Consortium (i.e., Quincy, Braintree, Milton, Holbrook, and Weymouth) will or are undertaking include: designating a HOME Consortium Fair Housing Subcommittee; supporting Massachusetts Sustainable Development Principles; reviewing and potentially revising zoning to allow more broadly mixed use residential uses; looking to expand as of right residential uses for single room occupancy, supportive housing, accessory units, and others.

Fair Housing and Affordable Housing Plan Implementation

In FFY16, the City of Quincy, as the lead jurisdiction of the South Shore HOME Consortium will lead the implementation of the Housing Production Plan together with continuing efforts of the Consortium Fair Housing Plan completed in 2014. These two documents are the center of the efforts to identify and break down barriers to affordable housing. Dismantling such barriers will help to ensure that there is equal and fair access to all housing. Each of the Consortium communities are actively involved with the implementation of the Fair Housing Plan. Planning Staff

from three communities are active members of the South Shore Fair Housing Committee.

Preserve and Rehabilitate Existing Affordable Housing Stock

The Town will continue to fund the rehabilitation of single family homes resided in by low and moderate income residents through the provision of zero-interest, deferred loans.

Continuing Education and Public Awareness

Continue providing education to elected officials, real estate professionals and the public regarding affordable and fair housing. Additionally, NeighborWorks of Southern Mass and Quincy Community Action Programs, the two area CHDOs, both operate first time homebuyer, financial fitness and foreclosure prevention workshops for residents across the South Shore.

Implement Fair Housing Plan Strategies

With the assistance of the Regional South Shore Fair Housing Committee, seek to implement the actions identified in the Consortium's Fair Housing Plan adopted in 2014.

Explore Funding Model Alternatives

Work with stakeholders to explore strategies to adapt to changing federal commitment requirements. One possibility is pooling HOME funds and issuing one rolling application for housing development projects and programs, as priority needs are identified or shift.

Development of Housing Production Plan

A Housing Production Plan (HPP) analyzes a community's housing needs and identifies goals and proactive strategies for developing appropriate and affordable housing that meets the current and future needs of all residents of the community at all income levels. Affordable housing goals would include several specific milestones to indicate progress. This report will be reviewed by the Town and the State Department of Housing and Community Development (DHCD) and would include a calculation of the numerical goal for annual affordable housing production that

would increase the Town's number of housing units on the State's Subsidized Housing Inventory (SHI).

Discussion

While the full description of efforts of members of the South Shore HOME Consortium to remove barriers to affordable housing are addressed in the South Shore HOME Consortium Annual Action Plan and are undertaken on a regional basis, the Town take actions on its own, as described above.

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

Introduction

Pursuant to HUD regulations at 24 CFR 91.220(k), the Town must include in the Annual Action Plan "other actions" it will take during the coming fiscal year (2018-2019). Such actions will include those intended to:

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

Actions planned to address obstacles to meeting underserved needs

The Town will take many actions to address the underserved needs in the community. Such needs include those listed below:

- To advance the goals of the Fair Housing Plan (2014-2019) in order to affirmatively further fair housing in Weymouth (e.g., increasing knowledge about the fair housing law; increasing capacity to advance fair housing);
- To support an array of social services to meet the needs of different low and moderate income populations (e.g., youth, seniors, homeless, and the disabled), through CDBG funds and/or other public funds, if available;
- To make infrastructure improvements and public facility improvements in low and moderate income Target Areas, through CDBG funds and/or other public funds, if available;
- To continue to work closely with service providers with whom agreements have been executed to ensure that services are delivered in accordance with HUD regulations and with the provisions of the agreement;
- To continue training efforts with sub-recipients to enhance the knowledge about HUD regulations pertaining to the CDBG program;
- To develop a Housing Production Plan that will include analysis regarding a community's housing needs and identifies goals and proactive strategies for developing appropriate and affordable housing that meets the current and future needs of all residents of the community at all income levels. Affordable housing goals would include several specific milestones to indicate progress.

Actions planned to foster and maintain affordable housing

Among many actions that the Town will take to foster and maintain affordable housing in Weymouth

are the following:

- Developing a Housing Production Plan that analyzes the Town's housing needs and identifies goals and proactive strategies for developing appropriate and affordable housing that meets the current and future needs of all residents of the community at all income levels;
- Fostering and maintaining affordable housing for households at or below 80% of the median household income through non-profit and for-profit developers;
- Furthering the goals established in the South Shore HOME Consortium Regional Fair Housing Plan for 2014-2019;
- Sustaining existing housing units through rehabilitation of such units under the housing rehabilitation loan program offering zero interest, deferred loans to low and moderate income residents in Weymouth;
- Promoting development of and maintenance of affordable housing and supportive housing services for disabled persons and their families;
- Continuing to assist with down payment and closing cost programs using federal HOME funds to assist low and moderate income families;
- Educating people about the difficulties encountered by low and moderate income homeowners regarding homeownership responsibilities like budgeting and maintenance;
- Supporting homebuyer and credit counseling workshops for area residents;
- Exploring and accessing new state or federal affordable housing programs; and
- Assisting LMI households through communication and referral to several programs by directing them to several agencies and programs and publishing a Social Service Guide on the Town's website.

Actions planned to reduce lead-based paint hazards

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

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

Housing Rehab Loan Program

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

Review of LBP Data

Overall, the Town works with a number of partners to address lead-based paint hazards and to increase access to housing without lead-based paint hazards. Part of the Town's efforts in this regard including reviewing lead based paint data. The Town reviews the data of the MA Childhood Lead Paint Prevention Program data keep abreast of the statistics relevant to lead-based paint screening and incidents in Weymouth. A summary of recent data follows.

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

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

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

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

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

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

Enforcement of the Sanitary Code

The Town also addresses lead-based paint hazards through rigorous enforcement of the State Sanitary Code. The Weymouth Health Department enforces the code. The Department's process for enforcement includes visiting rental units upon a complaint regarding issues concerning lead based paint. The Department may learn of a particular instance concerning lead-based paint in a rental unit in any number of ways, including from a call from a physician, contact from a parent, or from other sources. The Department may order a landlord to obtain a certificate of compliance regarding lead paint and will have to complete the necessary steps to de-lead the house. If a child is suspected of having lead poisoning the Department will refer the parent and child to the child's pediatrician.

Training Staff

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

Actions planned to reduce the number of poverty-level families

- Provide transitional shelter beds to homeless residents through Father Bill's/Mainspring;
- Provide services to Weymouth's seniors including transportation to and from medical appointments, shopping venues, and other sites; and
- Provide services to Weymouth's seniors through 50 different social, cultural, physical, and educational courses, workshops, and services to keep seniors independent.

Actions planned to develop institutional structure

Administration

The DPCD is responsible for managing the Community Development Block Grant program including how funds will be used and drawdowns of funds, and all requisite reporting to HUD, and citizen participation and more;

Once the Mayor makes the final determination on how funds will be used, the Town Council must approve of the budget;

The DPCD must ensure that the CDBG program is carried out in accordance with applicable HUD and other regulations and local requirements and DPCD staff members work with the auditor under the Town Council and with the Town's independent auditing firm as well as with any auditors and monitors from HUD; and

The DPCD must ensure that reports to HUD including the Annual Action Plan at the start of the fiscal year, and the performance report or "CAPER," due at the end of the fiscal year, are prepared after coordination with and review of quarterly reports from a variety of service agencies and organizations that are funded through the CDBG program.

Quincy Neighborhood Based Programs

Quincy's emphasis on neighborhood based programs provided by local community centers has allowed the City to aggressively target high priority needs in low to moderate-income areas. It has also reduced overlap and redundancy in programs that would otherwise serve the same constituents and areas across the City.

Strengths and Gaps in the Delivery System

For the most part, there is a finite number of service providers offering services to meet the priority needs of low and moderate income residents in Weymouth and they are well versed in the requirements regarding the use of CDBG funds as many have been funded for many years through the CDBG program. This is also true of service providers that serve area homeless persons through the McKinney-Vento Homeless Assistance programs operated under the South Shore Consortium under the leadership of the City of Quincy. Therefore, strengths of the delivery system include regulatory familiarity, familiarity with the specific groups of residents with priority needs (e.g., seniors, homeless persons).

Chiefly any gaps in the delivery system are due to limitations in terms of resources, be they human or financial. For example, many public services providers seek funding assistance each year but HUD limits, through its regulations, the use of CDBG funds for public services to 15% of the total grant.

Technical Assistance

The DPCD offers one on one technical assistance to public service (as well as to other providers such as the Department of Public Works) regarding determination of whether proposed activities meet priority needs, whether such activities are eligible, and whether the activities meet a national objective.

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

The Town continuously strives to enhance coordination between housing providers (both public and private) and service agencies. One action taken by the DPCD has been to hire a full rather than part time Housing Coordinator to manage the housing services program for the Town. The Housing Coordinator is experienced in working with CHDOs, public housing providers and other housing organizations and has a strong background in running a robust housing rehabilitation program that enables income-eligible homeowners to make needed eligible improvements to their homes and also enables CHDOs that own and operate housing units in Weymouth to make improvements to units under their management. The Housing Coordinator must communicate and collaborate with other Town departments including the School Department, Building Department, and regional housing developers (like CHDOs), as well as the public housing authority.

Another effort to foster coordination between housing and other service providers is the development

of Social Service Reference Guide that assists residents in locating myriad social and community service programs that provide health and human services. Such a guide may enable residents to identify services that supplement each other when seeking to meet needs. Additionally, the Town hired an Administrative Services Coordinator who assists with matters regarding town services.

Discussion

This section (Section AP-85) addresses "other actions" that the Town will take during the coming fiscal year (2018-2019) 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.

Program Specific Requirements

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

Introduction

This section of the Consolidated Plan addresses resources that may be expected to be available to support CDBG activities/projects. For example, the amount of any program income received prior to the start of the FY 2018-2019 program year that has not been reprogrammed, or amounts expected from Section 108 loan guarantees.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
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.	0.00%

Discussion

