

South Shore HOME Consortium HOME-ARP Allocation Plan

March 2023

Substantial Amendment to
Program Year 2021
Annual Action Plan
July 1, 2021–June 30, 2022



Prepared for:
The U.S. Department of Housing and Urban Development

Prepared by:
City of Quincy
Community Development Department



In Association with
Barrett Planning Group LLC



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INTRODUCTION

Upon passage of the American Rescue Plan Act of 2021 (“ARP”), Congress and the U.S. Department of Housing and Urban Development (HUD) approved \$5 billion for HOME participating jurisdictions (PJs) to invest in housing and assistance for people experiencing homelessness and other vulnerable populations. Unlike the traditional HOME program, which specializes in building, buying, and rehabilitating affordable housing, HOME-ARP is designed to strengthen efforts to prevent and end homelessness. HUD awarded the South Shore HOME Consortium (SSHC) \$2,918,165, for use within its five communities — the City of Quincy and the Towns of Braintree, Holbrook, Milton, and Weymouth. The City of Quincy is the Lead Entity and is responsible for grant management and oversight.

The HOME-ARP program can fund the following eligible activities: Administration and Planning (15 percent cap), Rental Housing, Tenant Based Rental Assistance (TBRA), Supportive Services, Non-Congregate Shelter Development and Acquisition, and Nonprofit Operating and Capacity Building Assistance (10 percent cap). Activities must primarily benefit individuals and families in the following Qualifying Populations (QPs):

- Sheltered and Unsheltered Homeless Populations;
- Those At Risk of Homelessness;
- Those Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking;
- “Other” Populations - Other Families Requiring Services or Housing Assistance to Prevent Homelessness and Those at Greatest Risk of Housing Instability;
- Veterans and families that include a veteran family member that meet the criteria in one of the populations above.

The HOME-ARP Allocation Plan requires an Amendment to the HOME FY 2021 Annual Action Plan (AAP) and approval from HUD before the SSHC can receive and commit funds to the eligible activities. To ensure resources from this one-time funding source address the most pressing needs within the region, the SSHC conducted broad community outreach to engage stakeholders, advocates, housing and homelessness service organizations, and members of qualifying populations. This consultation and public participation process, coupled with a needs assessment and gaps analysis, informed the proposed funding distribution by activity in this Allocation Plan.¹

In this plan, the “SSHC” or “Consortium” refers to the South Shore HOME Consortium, which includes the City of Quincy and the Towns of Braintree, Holbrook, Milton, and Weymouth.² The

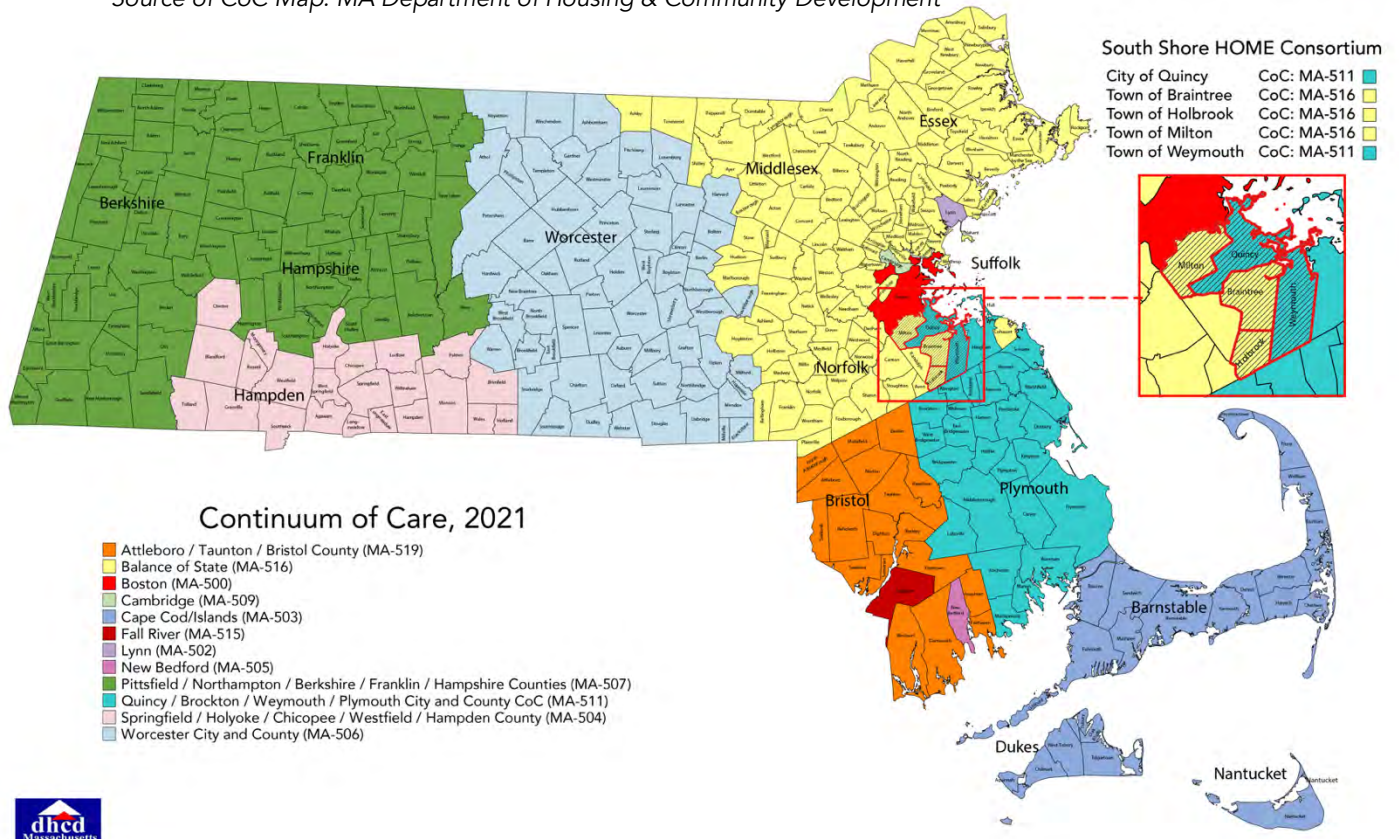
¹ U.S Department of Housing and Urban Development, *CPD Notice 21-10*, September 2021.

² The South Shore HOME Consortium is also referred to as the Quincy HOME Consortium.

“South Shore Continuum of Care” or “South Shore CoC” refers to the Quincy, Brockton, Weymouth, Plymouth City and County CoC (MA-511). The “Balance of State Continuum of Care” or “BoS CoC” refers to the the MA Balance of State Continuum of Care (MA-516). The SSHC overlaps with both CoCs (MA-511 and MA-516), as shown in Map 1 below.

Map 1. South Shore HOME Consortium and Continuum of Care Overlap

Source of CoC Map: MA Department of Housing & Community Development



All five SSHC communities are located within Norfolk County, MA. Table 1 below provides a high-level demographic snapshot of each community.

Table 1. SSHC Communities: An Overview

	Total Population	Total Households	Percent Minority (Non-Hispanic, Non-White & Hispanic, All Races)	Median Household Income
Braintree	39,143	14,510	30%	\$114,916
Holbrook	11,405	4,256	34%	\$89,763
Milton	28,630	9,484	29%	\$153,971
Quincy	101,636	44,707	46%	\$85,041
Weymouth	57,437	24,400	23%	\$91,592

Sources: U.S. Census Bureau, 2020 Decennial Census and American Community Survey 5-Year Estimates, 2017-2021.

CONSULTATION³

DESCRIBE THE CONSULTATION PROCESS INCLUDING METHODS USED AND DATES OF CONSULTATION.

The City of Quincy Community Development Office developed an engagement plan to guide the consultation and participation processes required for the HOME-ARP Allocation Plan. This engagement plan provided for consultation meetings with community partners, including Continuum of Care staff from both CoCs, homeless service providers, domestic violence service providers, veterans' groups, public housing authorities (PHAs), public agencies that address the needs of the qualifying populations, and public and private organizations that address fair housing, civil rights, and the needs of persons with disabilities. Many of these groups fill multiple roles through their housing inventory, shelter services, programming, or collaboration with other organizations.

Consultation Interviews

The Consortium contacted over 150 individuals or organizations to participate in the consultation process. Table 2 lists the categories of community partners invited to consultation interviews, while Table 3 details the feedback received from the consultation process. The South Shore HOME Consortium Representative Members discussed the HOME-ARP Allocation Plan and gave input during their meetings on October 11, 2022, November 29, 2022, and January 10, 2023. During the January 2023 meeting, the group voted on the funding allocation based upon needs assessment, gaps analysis, and input received from the consultation and public participation processes.

Table 2. Consultation Interviews: Dates & Invitees

Date of Interview	Invitees
10/11/2022	Municipal Staff
10/11/2022	McKinney-Vento School Liaisons
10/11/2022	SSHC Meeting #1
10/12/2022	Public Safety Staff
10/12/2022	State Agencies
10/12/2022	Shelters & DV Service Providers
10/12/2022	Developers & Housing Service Providers
10/14/2022	Service Providers
10/14/2022	General Consultation Meeting
10/20/2022	General Consultation Meeting
11/03/2022	McKinney-Vento School Liaisons
11/07/2022	McKinney-Vento School Liaisons
11/08/2022	Homeless Youth
11/29/2022	SSHC Meeting #2
01/04/2023	Housing Authorities
01/10/2023	SSHC Meeting #3

³ In accordance with Section V.A of the Notice (page 13), before developing its HOME-ARP allocation plan, at a minimum, a PJ must consult with; CoC(s) serving the jurisdiction's geographic area; homeless service providers; domestic violence service providers; veterans' groups; public housing agencies (PHAs); public agencies that address the needs of the qualifying populations; and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

Table 3. Consultation Interviews

Agencies/Orgs Consulted	Type of Agency/Org	Consultation Group & Method	Feedback Summary
Town of Braintree ADA Coordinator	Public and private organizations that address fair housing, civil rights, and the needs of persons with disabilities	SSHC Municipal Staff Virtual Meeting 10/11/2022	Attendees discussed varying needs of those at risk of homelessness in their communities and capacity for addressing these needs. One attendee reported that for seniors, by the time they are reaching out for assistance, it often is an emergency where they are at imminent risk of losing their housing. Those with disabilities often have a hard time finding an accessible unit due to age of housing stock. There is a general increase in visible homelessness in some SSHC communities, although not all. Attendees pointed out the challenges of navigating the network of services for those in need, and noted that municipal staff do not always know where to direct vulnerable residents. Often vulnerable households struggle to gather the resources necessary to move into a unit, making an already stressful and sensitive time more challenging. Multiple attendees reported getting daily or very frequent calls from people looking for assistance, and all they can do is refer them to other service providers. Attendees noted mental health challenges, especially for seniors who may live alone. Most attendees stressed the importance of using funds for supportive services and rental assistance in addition to rental housing.
City of Quincy Veterans Services Office	Veterans’ groups		
Town of Weymouth Housing Coordinator	Public agencies that address needs of QPs		
Town of Braintree Elder Services			
Town of Milton Planning Department			
City of Quincy Community Development Office/South Shore Continuum of Care	Continuum of Care		
Holbrook Public Schools	Public agencies that address needs of QPs	McKinney-Vento Liaisons Virtual Meeting 10/11/2022	The McKinney-Vento liaison for the Holbrook Public Schools reported that a lot of their McKinney-Vento students are “doubling up” – i.e., multiple families living together. The school has seen an increase of Haitian households with a language barrier. While the school provides transportation to MV students, for other needs, they refer families to outside resources, mainly QCAP and Brockton-based resources. Both attendees stressed the need for supportive services and rental assistance to prevent homelessness.
City of Quincy Continuum of Care			

Table 3. Consultation Interviews

Agencies/Orgs Consulted	Type of Agency/Org	Consultation Group & Method	Feedback Summary
City of Quincy Inspectional Services	Public agencies that address needs of QPs	SSHC Public Safety Virtual Meeting 10/12/2022	Attendees reported different experiences with homelessness by community, with Quincy having the most direct experience of the three communities present. Quincy public safety staff reported that homeless individuals have nowhere to go during the day and that inspectional services sometimes gets calls about squatting or getting folks to vacate a property. Encampments exist near expressways and certain areas of the City. Braintree also reported homeless encampments in the woods where substance abuse was a particular challenge, as well as a greater presence of homeless individuals along highway interchange islands and off-ramps. In Milton, while much less prevalent than in Quincy, unsheltered homeless individuals typically spend time in the areas bordering Boston and Quincy. Multiple attendees reported that more households are struggling as costs rise, and that this affects a variety of household types. Limited shelter space for domestic violence (DV) victims was raised as a concern due to the frequency of DV calls. Affordable housing units was identified as a primary need and potential use for these funds.
Town of Braintree Health Department			
Town of Milton Police Department			
MA Dept of Veterans Services	Veterans' groups	State Agencies Virtual Meeting 10/12/2022	The MA Dept of Veterans' Services reported that rental and other financial assistance would be very useful to veterans in need, particularly if they are ineligible for other veteran-specific services or resources. Case management is also lacking, and MA's ch.115 program for veterans does not include case management. The attendee also felt that supportive housing would be a good use of funds.

Table 3. Consultation Interviews

Agencies/Orgs Consulted	Type of Agency/Org	Consultation Group & Method	Feedback Summary
Father Bill's & MainSpring	Homeless service providers	Homeless Shelters and Domestic Violence Service Providers Virtual Meeting 10/12/2022	Participants described the services they provide and their experience with their clientele. Father Bill's recommended prioritizing existing homeless and fleeing DV over those who are at risk of homelessness, and stated that permanent housing would be the most effective and efficient use of these one-time funds. DOVE emphasized the need for more resources for DV victims, as they only have six bedrooms and their phone rings constantly with people looking for help. DOVE also noted the lack of transitional housing available to help families exiting shelter. Another DOVE representative pointed out that DV data underrepresents need, as it is only including those who are fleeing or seeking assistance – not those who have not yet been able to leave an abusive situation. Friends of the Homeless, a family shelter, identified housing and services for low-income households as a priority. Attendees identified single adults (particularly women) as experiencing significant need due to the limited affordable studio or 1-bedroom units. Participants all noted an increase in undocumented migrants and language barriers. There is very little assistance available to these populations beyond emergency shelter until they are on a pathway to citizenship. The consensus of all participants was that housing is the way out of homelessness, and that funds should prioritize the creation of rental units.
Friends of the Homeless			
DOVE	Domestic violence service providers		

Table 3. Consultation Interviews

Agencies/Orgs Consulted	Type of Agency/Org	Consultation Group & Method	Feedback Summary
NeighborWorks Housing Solutions	Housing and homeless service providers	Developers & Housing Service Providers Virtual Meeting 10/12/2022	Attendees asked logistical grant questions regarding income levels served, specifics of qualifying populations, and refinancing guidelines. NeighborWorks reported that units in their portfolio need substantial reinvestment and that HOME-ARP funds should be used for the preservation of existing affordable housing. Participants noted that there are currently so few resources available to reinvest in older scattered site, extremely low-income units. One attendee also felt that supportive services in conjunction with permanent housing was critical, in particular case management. They also noted a growing number of seniors now facing homelessness due to rent increases; 10-15 year waitlists for housing coupled with the limited length of time for rental assistance leave them particularly vulnerable. NeighborWorks receives 600 applications per week for emergency rental assistance, representing households in short-term crises. Nonetheless, attendees did not feel TBRA would be the best use of these one-time funds because it does not help create long-term solutions.

Table 3. Consultation Interviews

Agencies/Orgs Consulted	Type of Agency/Org	Consultation Group & Method	Feedback Summary
WellSpring MultiServices	Service provider or community resource for qualifying populations	Service Providers Virtual Meeting 10/14/2022	<p>All participants described significant increase in recent need and requests for assistance. One attendee noted that this urgency has made it difficult for service providers to strategize or plan long-term because they are too busy addressing immediate needs and crises. Organizations are short-staffed and cannot come close to meeting housing, service, and assistance needs for which they receive daily calls. Another attendee observed that households who could have been helped back onto the “right track” with financial assistance <i>prior</i> to the pandemic now cannot get back on their feet because the cumulative challenges have become insurmountable. Some attendees noted discrimination against potential tenants based upon voucher status, as well as the challenges of getting a unit with a low credit score. All attendees emphasized the importance of supportive services as a longer-term solution to preventing homelessness. Because participants represented a range of affiliations, service needs emphasized included financial assistance (also potentially through TBRA), mental health counseling, housing search assistance, case management with follow through across resources, “one-stop” assistance, and mentorship of vulnerable youth.</p>
QCAP			
School on Wheels			
Milton Residents Fund			
Family and Community Resources	Domestic violence service providers		

Table 3. Consultation Interviews

Agencies/Orgs Consulted	Type of Agency/Org	Consultation Group & Method	Feedback Summary
Town of Braintree Police Department	Public agencies that address needs of QPs;	General Consultation Virtual Meeting (For those who could not attend their scheduled group) 10/14/2022	While attendees had very different roles assisting vulnerable populations, they shared some overlapping perspectives. The Braintree police department staff present work with individuals experiencing mental health or substance abuse issues, but often get calls from people experiencing housing instability or homelessness and need to refer them to other organizations. Quincy library staff spoke to the need for resources for homeless individuals during the daytime, as they often have nowhere to go particularly during cold weather and go to the library. Staff are not trained to assist patrons experiencing mental health or substance use challenges and often need to call the police multiple times per day. Having a trained social worker on site would be helpful for navigating these situations. All attendees emphasized the need for supportive services, including social workers, case management, and services tied to housing, while some also emphasized the need for more affordable rental housing stock, both in terms of permanent and transitional housing.
City of Quincy Thomas Crane Public Library			
MA Department of Housing and Community Development (DHCD): ESG Contracts			
Department of Children & Families, Adolescent Services	Public agencies that address needs of QPs; homeless service providers	General Consultation Virtual Meeting (For those who could not attend their scheduled group time) 10/20/2022 Follow-up phone call with formerly homeless youth and DCF 11/08/2022	The DCF representative highlighted the importance of resources specifically targeted to homeless and at-risk youth. In the South Shore, youth will end up at adult shelters and are often overwhelmed and isolated. Youth will sometimes stop seeking help and “fall off the radar” when they learn there is no other place for them to go. Populations with significant needs and challenges include young parents or single parents, as well as sexuality exploited youth. While the attendee identified supportive services as the primary tool needed to prevent youth homelessness, they also pointed out the need for either non-congregate shelter or transitional housing with services for youth.

Table 3. Consultation Interviews

Agencies/Orgs Consulted	Type of Agency/Org	Consultation Group & Method	Feedback Summary
Quincy Public Schools	Public agencies that address needs of QPs	McKinney-Vento Liaisons Phone Call 11/03/2022	Quincy Public Schools' McKinney-Vento liaison stressed the importance of shelter and resources being specifically targeted to homeless or at-risk youth. Sometimes this population resists seeking or accepting help because they do not feel comfortable with the shelter options available to them or because the available transportation precludes them from participating in afterschool activities. Having more shelter options in the South Shore for youth populations would benefit this population significantly.
Weymouth Public Schools	Public agencies that address needs of QPs	McKinney-Vento Liaisons Virtual Meeting 11/07/2022	The district reported significantly higher numbers of McKinney-Vento students this year compared to last year. Most are households who are doubling up, although the district also typically has a small number of unaccompanied youth and households in family shelter. Participants also noted that families with vouchers may struggle to find a unit; while the district provides wraparound services for families in need, they do not have the capacity to assist with navigating lengthy housing searches. The district has also needed to help families in emergency situations with getting shelter at a hotel or motel for a few nights, and having more resources to be able to assist in these situations would be helpful. Participants also stressed the importance of resources being specifically targeted to unaccompanied homeless youth 18+ who do not feel comfortable going to an adult shelter.

Table 3. Consultation Interviews

Agencies/Orgs Consulted	Type of Agency/Org	Consultation Group & Method	Feedback Summary
Balance of State Continuum of Care	Continuum of Care	Continuum of Care Virtual Meeting 11/09/2022	Continuum of Care staff discussed challenges of conducting PIT counts, particularly after COVID. Attendees also discussed the connectivity and overlap of the CoCs and HOME Participating Jurisdictions (PJs). It was noted that particularly for the Balance of State, the area in which three SSHC communities overlap with the CoC is hard to track homelessness and to connect with providers. This could be a potential area for partnership to strengthen connectivity with that region of the BoS' Coordinated Entry System.
City of Quincy South Shore Continuum of Care			
Quincy Housing Authority	PHAs	SSHC Housing Authorities Virtual Meeting 01/04/2023	Attendees highlighted the need for more affordable rental housing as well as rental assistance (including security deposits), identifying these as the quickest and most direct tools to assist those experiencing or at risk of homelessness. However, participants also noted that that supportive services are a critical need. Mental health is a huge issue, as it can lead to unavoidable evictions after all other avenues have been exhausted. There also seems to be a bottleneck of people needing counseling resources, as people could not get many services during the height of the pandemic and now there are not as many clinicians. PHAs also do not have the capacity to assist with housing searches; this need applies both to assisting those with vouchers administered by the PHA, as well as Housing Authority tenants who now earn too much to remain in public housing and need to find a new unit.
Braintree Housing Authority			
Holbrook Housing Authority			

Table 3. Consultation Interviews

Agencies/Orgs Consulted	Type of Agency/Org	Consultation Group & Method	Feedback Summary
South Shore HOME Consortium <i>Membership:</i> <i>Town of Braintree Planning Department</i> <i>Town of Milton Planning Department</i> <i>Town of Holbrook Town Administrator's Office</i> <i>Town of Weymouth Planning & Community Development Office</i> <i>City of Quincy Community Development Office</i>	Public agencies that address needs of QPs	Virtual Meetings 10/11/2022 11/29/2022 01/10/2023	Over the course of three virtual meetings with the SSHC Advisory Group, participants discussed the critical need for more affordable rental units, but also talked about the value of rental assistance and other supports for vulnerable households. During the January 2023 meeting, participants reviewed alternative allocation options based upon the consultation process, public participation, and needs assessment/gaps analysis. By unanimous vote of members present, the SSHC moved forward with the funding allocation proposed in this Allocation Plan.

Consultation Survey

In addition to the above consultation meetings, the Consortium circulated an online survey for service providers. The survey was sent to Continuum of Care (CoC) staff, homeless service providers, domestic violence service providers, veterans' groups, public housing authorities (PHAs), public agencies that address the needs of the qualifying populations, and public and private organizations that address fair housing, civil rights, and the needs of persons with disabilities. Seven people responded to the survey, which was open from October 3, 2022, to October 31, 2022. Questions focused on the identification of barriers for those who are experiencing homelessness or are at risk of homelessness, gaps between housing, shelter, and service delivery, anticipated resources to leverage with HOME-ARP funds, and how to prioritize the eligible activities based on level of need. "Development or preservation of affordable rental housing" was labeled as the most urgent need, and "creating new affordable housing units" was the most urgent need relating to affordable rental housing. One respondent added "temporary housing" in the "other" field. The second highest priority was supportive services, with "homeless prevention" ranked as the greatest need for supportive services.

SUMMARIZE FEEDBACK RECEIVED AND RESULTS OF UPFRONT CONSULTATION WITH THESE ENTITIES.

Consultation involved three main activities: interview sessions, meetings with the SSHC Advisory Group, and a provider survey. The interviewed stakeholders represented a variety of affiliations, including Continuum of Care staff from both CoCs, homeless service providers, domestic violence service providers, veterans' groups, public housing authorities (PHAs), public agencies that address the needs of the qualifying populations, and public and private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

These community partners had varying levels of direct experience with the qualifying populations under HOME-ARP, but some observations were nearly universal – namely, the increase in households struggling as costs of living rise dramatically, the lack of units in a very competitive rental market, and the need for supportive services. Many highlighted the role of the COVID-19 pandemic, inflation and cost of living increases, and the ever-acute affordable housing crisis as reasons for this significant escalation in demand for assistance. Multiple attendees also noted that the demographic nature of people experiencing homelessness is also shifting. As the region's overall population both ages and diversifies, providers and stakeholders are seeing similar trends in the population experiencing homelessness. While responses during interviews varied and were reflective of the person's role or experience with qualifying populations, a few trends did emerge regarding the greatest needs and the best use of HOME-ARP funds.

Housing

Unsurprisingly, the cost and availability of housing was identified nearly universally as the central issue to homelessness. Housing in a variety of forms is needed across the region – supportive housing, transitional housing for those exiting shelter, ADA accessible housing, and permanent housing for both individuals and families. Additionally, the existing stock in providers' portfolios is aging, in need of rehabilitation, and ill-equipped for current needs including ADA accessibility, accommodations for aging populations, or sizing appropriate for families. Most notably, shelter providers pointed out that while more shelter beds are needed, *housing* is the way out of homelessness; without suitable housing units available, shelters are limited in their ability to assist clients ready to transition out of shelter and do not have space to welcome new clients waiting for assistance. Shelter space does little to help rehouse people long-term or move them away from homelessness more permanently.

Some participants highlighted that the existing affordable housing stock, like much of the housing stock in New England and the region, is extremely old and in need of updates to better fit the current and emerging needs of the homeless or at-risk population. This could include retrofitting to make the units ADA-compliant or appropriate for the aging homeless population. Other fixes could include addressing deferred maintenance needs or providing upgrades to make the units more efficient and sustainable in the longer term. Finding funding for reinvestment in existing stock is difficult; however, because this would involve a one-time investment that would not require regular and reoccurring funding, it may be an ideal use of HOME-ARP funds.

Supportive Services

While housing plays a leading role in solving homelessness, qualifying populations often require intensive, hands-on services to help them stay housed. This could include mental health and trauma counseling, housing search assistance, case management and social workers, legal support, language assistance, and more. Some attendees noted the importance of not just “handing off” clients or simply giving them contact information for other providers, but *following through* to make sure that referrals are successful. However, this is not possible without sufficient case management.

Some participants noted that there are other resources and funding streams from federal, state, and local governments to create more housing and rental support; however, because there are not often additional funding streams specifically devoted to providing services and the small amount of available funds, services should perhaps be prioritized. Others were hesitant about using one-time funds for this activity since it could require a subsequent *cut back* of services in the future after these resources are exhausted.

Rental or Other Monetary Assistance

Multiple consultation participants noted that the cycle of homelessness is often precipitated and perpetuated by small hurdles that snowball. Monetary assistance for keeping food on the table, fixing a broken car so someone can get to work, covering a utility payment to keep services running, and rental assistance to halt eviction are all helpful in keeping a vulnerable household’s situation escalating to an emergency.

Some participants emphasized the positive impact of TBRA vouchers and suggested that increasing funding toward TBRA, even if temporary, might do “the most good” the fastest. Others disagreed with approach given the one-time nature of the allocation, noting that the funding would run out and it would be challenging to maintain that support for households in need.

Lack of Capacity and Connectivity

Many providers are struggling with their ability to provide services due to challenges filling positions, retaining staff, and having limited resources to begin with. Multiple consultation participants also noted challenges connecting people to available resources, in part because of their own lack of knowledge of available resources, but also because of vulnerable populations often requiring assistance from different types of providers; without adequate case management, the complex constellation of referral services is challenging even for an experienced provider to navigate — and even more so for vulnerable households experiencing a crisis. Despite the near-universal acknowledgment that service providers lack capacity and that connectivity between these limited resources is critical, some participants emphasized that nonprofit operating assistance and capacity building would not be the most efficient or lasting use of these one-time funds.

Population-Specific Support

Resources for those fleeing domestic violence situations or youths facing homelessness are more limited. Multiple participants described the acute lack of units and shelter specifically devoted to victims of domestic violence or youths intimidated by adult-population shelters; funds earmarked specifically for more units, emergency shelter, or targeted services for these highly vulnerable populations could provide lasting impact.

PUBLIC PARTICIPATION⁴

DESCRIBE THE PUBLIC PARTICIPATION PROCESS, INCLUDING INFORMATION ABOUT AND THE DATES OF THE PUBLIC COMMENT PERIOD AND PUBLIC HEARING(S) HELD DURING THE DEVELOPMENT OF THE PLAN.

The Public Participation process included three initial community meetings (two in-person and one virtual held via Zoom), a public survey, an in-person meeting at a homeless shelter in Quincy, MA, a phone interview with formerly homeless youth, and a final virtual public hearing on the Draft Plan.

- **Date(s) of public notice:** The Public Notice for the public hearing ran in the Boston Globe on February 16, 2023 and was distributed to the project email list and City/Town Clerks on February 21, 2023.
- **Public comment period:** Start date – February 20, 2023; end date – March 7, 2023
- **Date(s) of public hearing:** March 2, 2023 (virtual)

Table 4 below outlines the complete list of public participation efforts conducted during the development of the HOME-ARP Allocation. Participants in any engagement effort had their information added to the project contact list, and all project updates went to that comprehensive list. More information on feedback from each effort is described in the upcoming narratives.

⁴ PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of no less than 15 calendar days. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold at least one public hearing during the development of the HOME-ARP allocation plan and prior to submission

Table 4. Public Participation Opportunities

Engagement Method	Location	Date and Time	Attendees
Weymouth Public Meeting	Tufts Library (Weymouth)	11/09/2022 5:30-7pm	6
Virtual Public Meeting	Zoom	11/16/2022 6:30-8:00pm	8
Meeting with Adults Experiencing Homelessness	Father Bill's Shelter (Quincy)	11/21/2022 1:00-3:00pm	25-30
Quincy Public Meeting	Thomas Crane Public Library - Adams Shore Branch (Quincy)	11/21/2022 6:30-8:00pm	2
General Public Survey	Online (Qualtrics) and Paper	11/21/2022-12/22/2022	82
Virtual Public Hearing	Zoom	03/02/2023 6:00-7:30pm	1
Comment Period	--	02/20/2023-03/07/2023	1 written comment received after comment period

DESCRIBE EFFORTS TO BROADEN PUBLIC PARTICIPATION:

The City of Quincy's Community Development Office developed an engagement plan that framed the consultation and public participation processes outlined in Allocation Plan. Public participation aligned with this engagement plan as well as the Consortium's Citizen Participation Plan to provide for effective communication, accessibility, reasonable accommodation for persons with disabilities, and meaningful access to participation by limited English proficient (LEP) residents. The project's initial stakeholder and distribution list was built out with assistance from SSHC representatives and City staff. As the project progressed, the list of contacts evolved and lengthened. Those who expressed interest and were not originally contacted were added to the distribution list and received notice of subsequent participation opportunities.

Initial community meetings and the public survey were advertised on the South Shore HOME Consortium's webpage, within SSHC communities with assistance from the SSHC Representative Members, on social media, and through email blasts to the project distribution list. The formal public hearing was advertised in the Boston Globe and shared through the previous outreach methods used for the initial community meetings and online survey. The SSHC documented and recorded all public comments received. Formal public meeting notices, advertisements, and the Engagement Plan are provided in the Appendix.

The SSHC hosted both in-person meetings at accessible, safe, and central locations for those with disabilities or without access to a private vehicle. Those requesting reasonable accommodations for meetings and the final public hearing had a point of contact at the City.

The community survey was translated into Simple Chinese, Traditional Chinese, Vietnamese, Spanish, Portuguese, and Haitian Creole. Paper surveys were also made available at twelve locations throughout the Consortium communities.

The team followed up on all suggestions to increase transparency and access to information to best serve qualifying populations that were within the scope of the project. Consultation partners helped significantly with distribution and spreading the word about this Plan.

SUMMARIZE THE COMMENTS AND RECOMMENDATIONS RECEIVED THROUGH THE PUBLIC PARTICIPATION PROCESS, EITHER IN WRITING OR ORALLY AT A PUBLIC HEARING.

November 2022 Community Meeting Takeaways

Weymouth Public Meeting: 11/09/2022

Note: All attendees at this meeting were service providers or municipal staff.

- Services exist within the region, but there are serious capacity issues and broken chains of communication; as a result, municipal staff and service providers do not always know where to direct those seeking help.
- Different agencies, departments, providers, and other organizations operate in silos, which makes navigating a complex system of limited resources very difficult.
- Municipal staff may need to assist household in immediate crisis but not have resources to do so (e.g., put them in a hotel for a night, etc.)
- Funding should be used to support resources that would benefit all SSHC communities, such as establishing an interlocal agreement for social worker(s) or services liaison(s).
- Service needs identified include mental health counseling, treatment for substance use disorders, and case management. Translation services were also identified as critical, especially considering the growing number of homeless or at risk undocumented migrant populations.
- One attendee pointed out that clientele sometimes hesitate to seek shelter, housing, or other assistance because they do not want to part with a pet.
- While Section 8 vouchers are available, they cannot meet the gap between fair market rent and what landlords can currently charge in a very competitive rental market.
- There is insufficient housing stock and extremely long waitlists for what is available to very or extremely low-income households.

Virtual Public Meeting: 11/16/2022

- There have been significant shifts in demographics of those experiencing homelessness:
 - Rapid increase in young adults experiencing homelessness, particularly those who are non-binary and transgendered youth

- Young adults in congregate shelters who have aged out of systems of care or have substance use or mental health challenges
 - Rapidly growing elderly homeless population, both in terms of number but also age – shelters are now seeing more people into their 80s
- Substance use disorder is a major issue for securing or retaining housing. People either must get sober before getting housing, or if they are using, they need to leave to get sober but then lose their housing. Ideally, they would have in-house services to help them retain their housing while they recover.
- “Housing first” and then recovery/sobriety has proven successful elsewhere and should be a model here.
- Shelter has accessibility issues and is not set up for those who need round-the-clock care or have developmental disabilities.
- People must leave shelter each day and then sign back in and no guarantee there will be space (though almost always they can find space and accommodate those seeking shelter).
- There is a lack of education about finances and hoarding within the field; people who have previously filed bankruptcy or have poor credit may not know how to improve their circumstances.
- Even with vouchers, the availability of rental housing is very low.
- The CHAMP list is years long, with some southern MA towns having a 20-year waitlist.
- People with vouchers also still need to pay brokers fee and then the unit needs to get inspected by the voucher issuer or local housing authority, which can add time. Landlords may become impatient and pick from many others who have cash on hand.
- Some attendees strongly advocated for rental housing and acquisition of property as the best use of HOME-ARP funds, while others also noted the importance of supportive services and financial assistance including TBRA. One attendee suggested using funding to partner with existing programs to strengthen connections between resources.

Quincy Public Meeting: 11/21/2022

- One service provider attendee noted that 50 percent of their clientele (primarily students) were immigrants or from immigrant families.
- Education can have a major impact on improving outcomes for homeless or at-risk youth and should be prioritized.
- Current affordable housing stock is in dire need of repairs. HOME-ARP activities should focus on inventory – need to add to current stock and rehabilitate what currently exists.
- Legal services for those with disabilities are needed, as well as programming to assist immigrant households.

Engagement with Qualifying Populations

Members of qualifying populations provided some of the most telling input, and their first-hand accounts offered critical insight into housing and service delivery gaps.

Phone Call with Formerly Homeless Youth: November 8, 2022

- Participants reiterated challenges shared by providers during the consultation process: there is a lack of resources for homeless youth, both for unaccompanied youth and homeless families with children.
- When young adults age out of services, it becomes more difficult to maintain a positive trajectory. They may be trying to do “right thing” and go to college, work, etc., but they cannot earn enough to pay for housing, especially if also attending school.
- An added challenge for youth and young adults experiencing homelessness is that sometimes they need to “cut ties” with old friends also experiencing homelessness to keep steady on their own path.

Meeting at Father Bill’s: November 21, 2022

- Due to limited resources, the shelter cannot accommodate the unique challenges of each client. Everyone there has ended up at the shelter for different reasons, and likely have different needs.
- Physical challenges and disabilities are hard to overcome, both in emergency shelter and when looking for housing.
- Many want to work and want to leave the shelter; personal circumstances have resulted in their stay.
- Needing to get back to the shelter by 6pm to get a bed can be difficult.
- There is a need for more spaces for young people - those who don’t finish school, etc.
- Single Room Occupancy (SRO) projects group people together with drastically different needs and challenges. They also have a lot of rules, and can be in poor condition. Case managers should be on site, but that is not always the case.
- To get into Father Bill’s new SROs/PSH units above the shelter, there will be an application process and requirements to provide income verification, tax forms, etc. Paperwork can be hard to gather or find if you are homeless.
- Licenses/IDs are challenging to get but are needed for everything. Having an address is critical if you are applying for a job. Even library cards are hard to get.
- Turnover is very high among case managers, and facilities are often understaffed. Many are left “high and dry” or need to start over with someone new, which can be time-consuming if they have a large file. Some have been there for 2-3 months without meeting with a case worker.

- It is hard to find a 1-bedroom apartment for a single person; places want 3 times the rent in income.
- Other roadblocks to finding housing include extremely long waitlist for PHA units; the application process not accounting for individual situations; applicant having a history of evictions, lacking necessary paperwork, low credit, etc.; not even being able to get a foot in the door at a showing; and lack of support for going through the housing search process.
- Homeless people need a “place to heal mind and body” and “build up independence,” which can be hard to do when “feeling stuck” in a shelter setting with insufficient case management.
- Helpful services would include legal assistance, tenancy law training to navigate challenges with landlords, housing search assistance, transportation (bus and train passes), skills and training, and general wraparound services attached to housing.

Community Survey Takeaways

The Consortium circulated an online survey from November 21, 2022 to December 22, 2022, with paper copies made available at twelve published locations within the Consortium communities. There were 82 survey responses (79 online and 49 paper submissions). Survey respondents identified up to five of the most urgent needs in their communities. More affordable rental housing was the most popular selection, with 82.1 percent of survey-takers choosing it among their highest priorities. Several respondents took opportunities to write in answers to express that the community needs more affordable units, both in number of units and price level. Long waitlists, some more than a decade, and complicated paperwork are additional barriers that respondents identified. About half of survey respondents (47.4 percent) indicated that providing more supportive services should also be among the Consortium’s greatest priorities. For those who selected this option, there was a follow-up question about the types of supportive services that are most needed respondents’ communities. Each participant was asked to select up to three priorities, and prevention of homelessness was among these for 70.3 percent of respondents. A complete report of the results is in the Appendix. Four paper survey responses were not complete in their entirety.

Virtual Public Hearing: March 2, 2023

On March 2, 2023 the South Shore HOME Consortium held a virtual public hearing, as advertised through a formal legal notice. The Town of Weymouth Housing Coordinator was the one person in attendance, in addition to HOME Program Manager and two members of the consultant team from Barrett Planning Group. HOME Program Manager Sherry Zou opened the hearing to take comments from the participant, who thanked the project team for their work and the thoroughness of the outreach process. The participant then asked for clarification about whether the RFPs for HOME-ARP activities would be issued one time or on a rolling basis. The HOME Program Manager clarified that the RFPs would be reissued as needed depending on the response to the first round. After confirming that there were no additional comments, the HOME Program Manager closed the hearing.

Comment Period: February 20-March 7, 2023

There were no written comments received during the comment period. A written comment was received on March 8, 2023, stating that the plan was missing discussion of the need for community building within housing. The commenter suggested the creation of shared spaces for tenants to learn together, help each other, and work together toward moving into permanent housing. This comment is included in the Appendix of this plan.

INCLUDE COMMENTS OR RECOMMENDATIONS NOT ACCEPTED AND STATE THE REASONS WHY.

While the above written comment provides important feedback for the Consortium to consider when developing RFPs for the HOME-ARP activities and reviewing responses, the discussion of shared community spaces within HOME-ARP rental units is outside the scope of this Allocation Plan. The SSHC can consider such features in developing review criteria for the RFP process.

NEEDS ASSESSMENT AND GAPS ANALYSIS⁵

The Needs Assessment and Gaps Analysis evaluates the size and composition of qualifying populations across the South Shore HOME Consortium and compares that information with existing shelter, housing, and service gaps. The entirety of the Needs Assessment and Gaps Analysis uses quantitative and qualitative data, including observational data from the Allocation Plan's Consultation and Public Participation phases.

DESCRIBE THE SIZE AND DEMOGRAPHIC COMPOSITION OF QUALIFYING POPULATIONS WITHIN THE PJ'S BOUNDARIES.

Homeless as defined in 24 CFR 91.5

The Point-In-Time (PIT) Count quantifies the number of sheltered and unsheltered people experiencing homelessness on a single night, typically in January. Continuums of Care (CoCs) conduct the annual count for those in emergency shelter, transitional housing, and Safe Havens.⁶ Each count is locally coordinated and carried out with partners using Homeless Management Information Systems (HMIS) data collected through the Homelessness Data Exchange (HDX). The

⁵ In accordance with Section V.C.1 of the Notice (page 14), a PJ must evaluate the size and demographic composition of all four of the qualifying populations within its boundaries and assess the unmet needs of each of those populations. If the PJ does not evaluate the needs of one of the qualifying populations, then the PJ has not completed their Needs Assessment and Gaps Analysis. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

⁶ Safe Haven is a form of supportive housing that serves hard-to-reach homeless persons with severe mental illness who come primarily from the streets and have been unable or unwilling to participate in housing or supportive services. Since the passing of The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), HUD no longer funds new Safe Haven projects.

South Shore HOME Consortium is split across two Continuums of Care – Quincy and Weymouth are within the South Shore CoC, and Braintree, Holbrook, and Milton are within the Balance of State CoC (see Map 1). Where possible, both CoCs provided data specific to the SSHC communities within their region. However, there is insufficient data for the Balance of State SSHC communities because (a) there are no Housing Inventory Count (HIC) projects for which a sheltered homeless count could be conducted within those three communities, and (b) the CoC reported difficulty in getting accurate unsheltered counts in some of the Norfolk County communities within the CoC.

The 2022 PIT Count identified 219 individuals in 185 households experiencing homelessness within the SSHC. Table 5 below shows 2022 PIT numbers of sheltered and unsheltered homeless households and individuals. Unsheltered homeless individuals made up six percent (14 people) of the total homeless count, with most of those individuals of unknown age. Of the 205 homeless individuals in emergency shelter, 56 were housed in family shelters and the remaining 149 were in individual adult shelters.⁷

Table 5: Total Homeless Households and Persons in the South Shore HOME Consortium

	TOTAL	Unsheltered	Emergency Shelter
Number of Households	185	14	171
Number of Persons	219	14	205
Children under 18	33	0	33
Persons 18 to 24	15	1	14
Persons over 24	159	1	158
Unknown	12	12	0

Source: South Shore Continuum of Care 2022 PIT Count

Racial & Ethnic Disparities

The racial makeup of sheltered homeless individuals in the 2022 PIT count indicates disparities between the homeless population and the total population of all five SSHC communities, primarily among Black and Asian populations; At 27 percent, Black individuals are significantly more represented among the homeless population compared to the Consortium total population. Hispanic/Latino individuals are also overrepresented among the homeless population within the Consortium jumping from 5 percent to 10 percent. Conversely, Asian populations are significantly more represented among the total SSHC population compared to the homeless population. Table 6 provides the breakdown of the SSHC homeless population and total population by race and ethnicity.

⁷ South Shore Continuum of Care 2022 PIT Count

Table 6. Race and Ethnicity of Homeless Population Compared to Total Population

	SSHC Homeless Population	SSHC Total Population
Race		
White	59.8%	65.8%
Black	26.5%	6.4%
Asian Alone	3.2%	18.6%
Two or More Races	4.6%	6.2%
American Indian and Alaska Native	0.0%	0.2%
Native Hawaiian and Other Pacific Islander	0.0%	0.0%
Other/Unknown	5.9%	2.7%
Ethnicity		
Hispanic/Latino	10.0%	5.0%
Non-Hispanic/Latino	90.0%	95.0%

Sources: South Shore Continuum of Care 2022 PIT Count and 2020 US Decennial Census

Chronically Homeless

HUD defines chronic homelessness as a homeless individual with a disability (as defined in section 401(9) of the McKinney-Vento Assistance Act (42 U.S.C. 11360(9)) who lives in a place not meant for human habitation, a safe haven, or in an emergency shelter and has been homeless for at least twelve months; an individual who has been residing in an institutional care facility for less, including jail, substance abuse or mental health treatment facility, hospital, or similar facility, for fewer than 90 days and met all of the criteria of this definition before entering that facility; or a family with a head of household who meets all of the criteria, including a family whose composition has fluctuated while the head of household has been homeless.⁸ There were 87 chronically homeless individuals counted within the South Shore HOME Consortium communities in 2022. All 87 chronically homeless individuals were sheltered at the time of the PIT count.⁹

⁸ Department of Housing and Urban Development. "Definition of Chronic Homelessness." HUD Exchange. Accessed on November 1, 2022 at <https://www.hudexchange.info/homelessness-assistance/coc-esg-virtual-binders/coc-esg-homeless-eligibility/definition-of-chronic-homelessness/>.

⁹ South Shore Continuum of Care 2022 PIT Count

Veterans

The 2022 PIT count tallied five veterans in the Consortium communities, all in emergency shelter. Father Bill's & MainSpring provides fifteen dedicated veterans' beds at two of their individual shelters, one of which is located in Quincy (Father Bill's Place).

Youth and Young Adults

The 2022 PIT counted 33 children under 18 years of age and 14 young adults between the ages of 18 and 24 in emergency shelter within the SSHC. One adult 18-24 was unsheltered, and no households with children were unsheltered.

McKinney-Vento data also provides information regarding youth homelessness. The MA Department of Elementary and Secondary Education (DESE) tracks McKinney-Vento data to ensure the enrollment, attendance, and success of homeless youth in each school district. Students are entered into the data collection system based on their district enrollment; therefore, students sheltered in the district community but transported back to their school of origin in another district are not included. In 2021-2022, districts from the five Consortium communities reported between 314-323 homeless students, 65 percent of whom were doubling up and 12 percent of whom were in shelter.¹⁰ From the 2020-2021 and 2021-2022 academic years, the number of homeless students reported within the SSHC increased by at least 14, as shown in Table 7.¹¹

Table 7. Homeless Youth Enrolled in Public Schools

	2020-2021	2021-2022
Braintree	17	25
Holbrook	10	19
Milton	14	<10
Quincy	149	156
Weymouth	110	114
TOTAL	300	314-323

Source: Massachusetts Department of Elementary and Secondary Education

¹⁰ The range for 2021-2022 is due to DESE suppressing data for figures under ten. Milton Public Schools is listed as having <10 homeless students. Under McKinney-Vento, students who are doubling up with another family or staying in a hotel/motel without a voucher are considered homeless. This definition does not qualify them as homeless for purposes of the PIT count, which explains why the number of homeless youths reported by the school districts is higher than the PIT count.

¹¹ Massachusetts Department of Elementary and Secondary Education, 2021-2022 McKinney Vento Homeless Data Report. Report shared by email from the Department on September 20, 2022.

At Risk of Homelessness as defined in 24 CFR 91.5

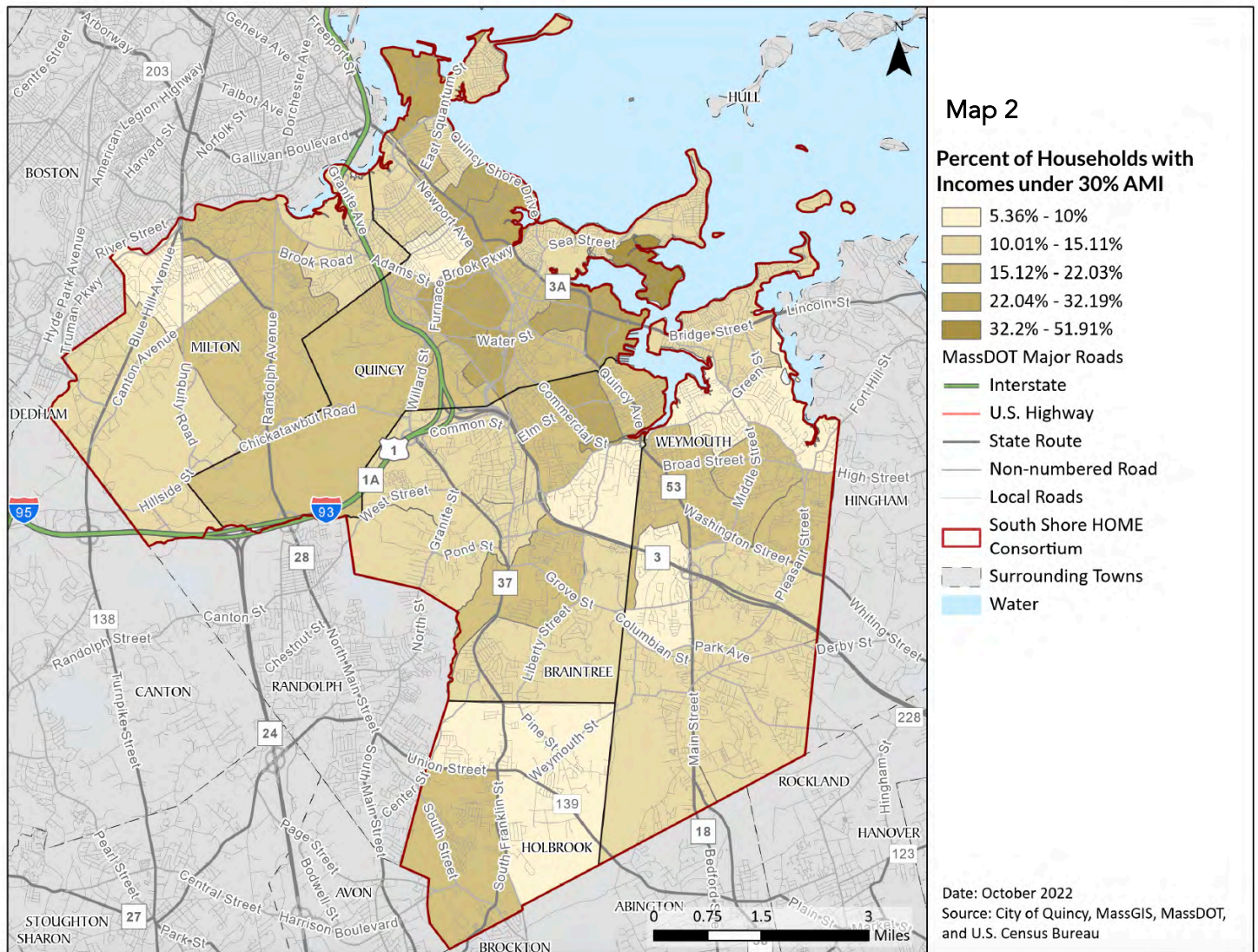
Those considered at risk of homelessness per CPD Notice 21-10 are households: with an annual income below 30 percent of AMI; who do not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter; and who meet certain specific living conditions such as exiting a publicly funded institution, living in a hotel/motel, undergoing eviction, moving two or more times in the past 60 days, and more. There are also specific definitions for households with children who do not qualify under the section but qualify under other federal definitions. The best available data on those making 30 percent AMI (considered “extremely low-income” or ELI) is the Comprehensive Housing Affordability Strategy (CHAS) data. CHAS data are custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau that demonstrate the extent of housing problems and housing needs for low-income households. It is used by governments to plan how to spend HUD funds and may also be used by HUD to distribute grant funds.¹² CHAS 2019 data shows an estimated 16,150 extremely low-income (ELI) households in the SSHC, or 18 percent of total households. Table 8 shows this distribution by community, and Map 2 shows the geographic distribution of all ELI households by census tract. Quincy households are significantly more likely to be extremely low income than the other SSHC communities.

Table 8. SSHC ELI Households by Community

	ELI Households Count	ELI Households % of All Households
Braintree	2,110	15.1%
Holbrook	520	12.5%
Milton	1,100	12.4%
Quincy	8,930	21.7%
Weymouth	3,490	14.7%

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2015-2019.

¹² Department of Housing and Urban Development. “Consolidated Planning/CHAS Data.” HUD Exchange. <https://www.huduser.gov/portal/datasets/cp.html> (accessed 3 November 2022).



ELI households are also much more likely to experience a HUD-defined housing problem, including: incomplete kitchen facilities; incomplete plumbing facilities; overcrowding; and cost burden greater than 30 percent (or greater than 50 percent as severe cost burden).¹³ Over three-quarters of SSHC ELI householders experience at least one housing problem compared to 35

¹³ Cost burden refers to the amount of household income spent on housing costs. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost refers to "select monthly owner costs," which includes mortgage payment, utilities, association / condo fees, insurance, and real estate taxes. Households are said to be cost-burdened when they pay more than 30 percent of household income toward housing, and severely cost-burdened when they pay more than 50 percent of household income toward housing. Overcrowding refers to having more than one person per room, and severe overcrowding refers to having more than 1.5 persons per room.

percent of total SSHC households.¹⁴ Table 9 provides a Consortium-wide overview of households with housing problems by income.

Table 9. SSHC Households by Income and Presence of Housing Problems

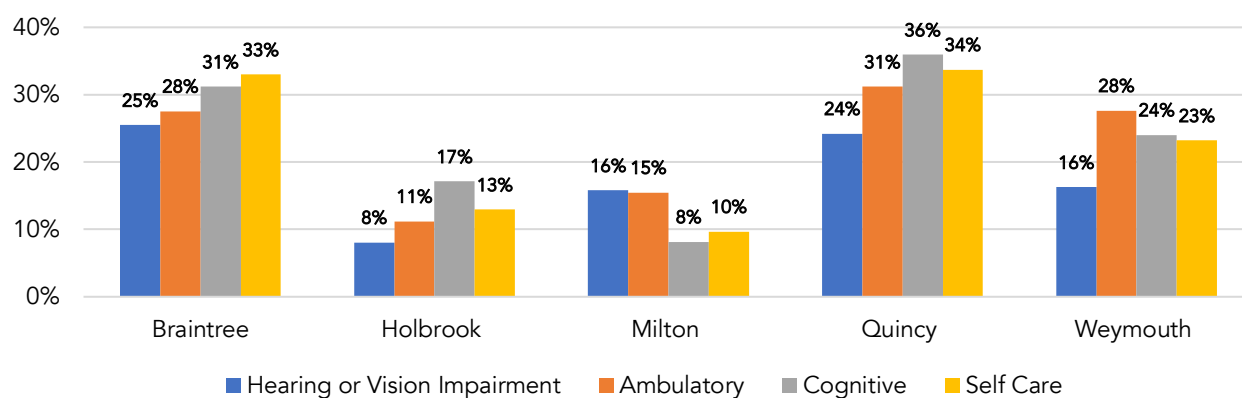
	Households with 1+ Housing Problem(s)	Total Households	Percent
Household Income ≤30% HAMFI	12,420	16,150	76.9%
Household Income 31% to 50% HAMFI	8,130	11,415	71.2%
Household Income 51% to 80% HAMFI	6,770	14,715	46.0%
Household Income 81% to 100% HAMFI	2,920	10,465	27.9%
Household Income >100% HAMFI	2,295	39,235	5.8%
Total	32,535	91,980	35.4%

Source: U.S Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2015-2019.

Disability Status

Households where a member has a disability are particularly vulnerable. Across the SSHC, an estimated 14 percent of all households are ELI and experiencing at least one housing problem.¹⁵ However, households with a disabled household member are much more likely to be ELI and experiencing one or more housing problems, as shown in Figure 1. Quincy and Braintree households with a disabled household member appear to be particularly vulnerable compared to the other SSHC communities.

Figure 1. ELI with 1+ Housing Problem(s) as Percent of Household with Disability by Type
Source: CHAS 2015-2019



¹⁴ U.S Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2015-2019.

¹⁵ Ibid.

Race and Ethnicity

In all communities except Milton, minority households are disproportionately more likely to either be extremely low income, or extremely low income with at least one severe housing problem. Table 10 highlights where the likelihood of being ELI or ELI with at least one severe housing problem is greater for a particular racial or ethnic group by 10 percent as compared to all households. American Indian or Alaska Native households are disproportionately more likely to be ELI with at least one severe housing problem in both Quincy and Holbrook. In the latter community, Hispanic households also experience disproportionate need.

Table 10. SSHC ELI Households with Severe Housing Problems by Race

Race/Ethnicity		Non-Hispanic					Hispanic, All Races	ALL HOUSHOLDS
		White	Black or African-American	Asian	American Indian or Alaska Native	Pacific Islander		
Braintree	% ELI	14.7%	21.7%	12.1%	--	--	26.2%	15.1%
	% ELI w/ 1+ Severe Housing Problem	7.5%	6.2%	8.1%	--	--	0.0%	11.9%
	Race/Ethnicity as % of All Households	82.8%	3.5%	10.6%	0.0%	0.0%	2.2%	--
Holbrook	% ELI	12.4%	0.0%	58.6%	--	--	28.0%	12.5%
	% ELI w/ 1+ Severe Housing Problem	5.1%	0.0%	58.6%	--	--	28.0%	9.1%
	Race/Ethnicity as % of All Households	77.1%	13.9%	3.5%	0.0%	0.0%	3.0%	--
Milton	% ELI	12.6%	18.0%	3.9%	0.0%	--	0.0%	12.4%
	% ELI w/ 1+ Severe Housing Problem	7.7%	7.8%	0.0%	0.0%	--	0.0%	9.9%
	Race/Ethnicity as % of All Households	76.3%	13.7%	5.5%	0.1%	0.0%	3.1%	--
Quincy	% ELI	19.4%	31.6%	24.5%	100.0%	0.0%	27.0%	21.7%
	% ELI w/ 1+ Severe Housing Problem	11.8%	19.2%	12.7%	33.3%	0.0%	20.9%	16.2%
	Race/Ethnicity as % of All Households	67.8%	4.8%	22.1%	0.1%	0.1%	3.0%	--
Weymouth	% ELI	15.1%	10.6%	8.6%	100.0%	--	18.6%	14.7%
	% ELI w/ 1+ Severe Housing Problem	9.4%	6.2%	7.0%	0.0%	--	16.6%	11.9%
	Race/Ethnicity as % of All Households	84.6%	4.8%	5.4%	0.1%	0.0%	3.2%	--

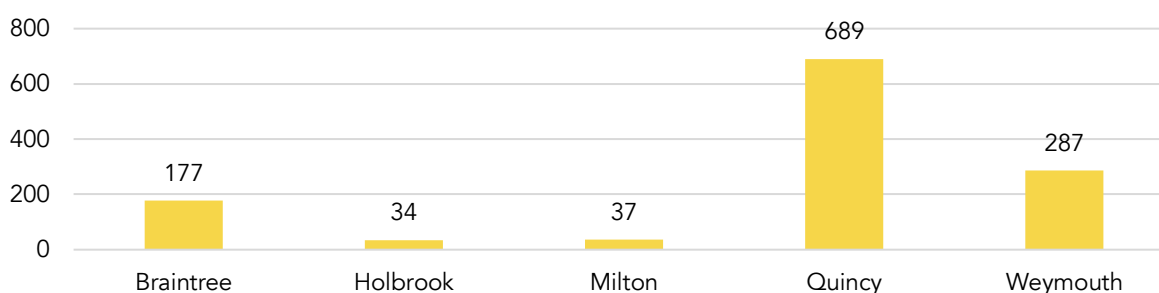
Eviction Filings

The frequency of evictions also indicates a community's level of need, particularly when compared to the percentage of renter households. Figure 2 displays the number of eviction filings during the 2022 calendar year, although these filings may not have resulted in evictions. While Quincy had the highest number of eviction filings during the 2022 calendar year, Braintree had the highest rate of evictions as compared to their renter households at 5.0 percent, compared to a low in Milton of 2.5 percent.¹⁶

**Figure 2. Eviction Filings by Community,
Calendar Year Ending December 31, 2022**

Source: MassLandlords, Inc.

(Note: Court filings have not necessarily resulted in evictions)



Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

HUD includes cases where an individual or family believes that there is a threat of imminent harm from further violence due to dangerous or life-threatening conditions, including a child, that has taken place within the primary nighttime residence or has made the individual or family afraid to return or remain within the same dwelling unit in this definition of qualifying population. For sexual assault, this includes cases where an individual believes there is a threat of imminent harm from further violence if the individual remains within the same dwelling unit they are currently occupying, or the sexual assault occurred on the premises during the 90-day period preceding the date of the request for transfer.

DOVE is the only provider of shelter beds for domestic violence (DV) victims within the SSHC, although Family and Community Resources also provides services for DV victims, including case management and safety planning. For the 2022 PIT count, 17 DV emergency shelter (ES) beds were listed as utilized, over the 13 available beds in the Housing Inventory Count (HIC).¹⁷ There were 18 individuals currently fleeing DV on the night of the PIT count, and 58 individuals reporting having ever experienced DV. Providers reported that the needs far surpass the

¹⁶ Estimated renter households from American Community Survey 5-Year Estimates, 2017-2021, Table B25003; eviction filings are from MassLandlords, Inc and are available at <https://masslandlords.net/policy/eviction-data/filings-year-ending-2022-12-31/>

¹⁷ South Shore Continuum of Care 2022 PIT Count

available beds based upon the number of calls received daily from people looking for assistance. DOVE reports serving 3,242 clients in the past year through their Community-Based Advocacy Services, Children's Clinical Services, Civilian Domestic Violence Advocacy Services, Legal Advocacy Services, Quincy/Dedham District Court Outreach Services, and 24-Hour Hotline Calls, in addition to providing shelter to 12 families and assisting shelter guests with their search for transitional housing and economic stability upon exiting shelter.¹⁸ While Family and Community Resources also provides services outside of the SSHC communities, they reported assisting 2,363 clients in the past year through their Domestic Violence, Mental Health Counseling, Supervised Visitation, and Intimate Partner Abuse Education programs and their multi-lingual 24-hour hotline. They also provided 25 families with transitional housing and another 24 families with supportive services and permanent housing.¹⁹

The CoCs and Consortium lack data on human trafficking, which includes both sex and labor trafficking; however, statewide data is available. The Human Trafficking Hotline, operated by Polaris and supported by the United States Department of Health and Human Services, tracks reports by state across the nation. The hotline has tracked 2,650 reports relating to human trafficking connected to Massachusetts since its inception in 2007. These reports have led to the identification of 905 cases of human trafficking and 1,703 victims.²⁰ The hotline does not provide County-level or local data.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice.

"Other Populations" include households where providing supportive services or assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability. This population includes households who do not qualify under the populations above but either:

- previously qualified as "homeless," are housed due to temporary or emergency assistance, and need additional assistance or supportive services to avoid homelessness;
- have an annual income less than 30 percent AMI (Extremely Low Income, or ELI) and are severely cost burdened; or
- have an annual income less than or equal to 50 percent AMI (Very Low Income, or VLI) and meets certain conditions.²¹

¹⁸ DOVE, Inc., "DOVE's Impact in the Last Year." Accessed on February 13, 2023 at <https://www.dovema.org>

¹⁹ Family and Community Resources, "Our Impact in Just One Year." Accessed on February 13, 2023 at <https://www.fcr-ma.org/impact>

²⁰ National Human Trafficking Hotline, "Massachusetts; All Time Statistics (Since 2007)." Accessed on January 24, 2023 at <https://humantraffickinghotline.org/en/statistics/massachusetts>

²¹ Condition may include exiting a publicly funded institution, living in a hotel/motel, undergoing eviction, moving two or more times in the past 60 days, and more. A complete list of conditions is listed in the CPD Notice 21-10.

As with “At-Risk” populations, CHAS data is the primary sources available to analyze qualifying populations in this category. Seventeen percent of SSHC households (15,965) are experiencing a severe housing problem, with 54 percent of those households being renters.²² Table 11 below narrows this data further to ELI and VLI households by tenure and shows that Quincy ELI households are most likely to experience severe housing problems among SSHC communities; among VLI households, the differences are less pronounced across communities.

Table 11. Presence of Severe Housing Problems Among ELI and VLI Households by Tenure

		Braintree	Holbrook	Milton	Quincy	Weymouth
Renter Households	ELI Renter Households w/ Severe Housing Problem	580	55	215	3780	1255
	% Renter Households ELI w/ Severe Housing Problem	15.3%	7.1%	15.5%	17.0%	16.0%
	VLI Renter Households w/ Severe Housing Problem	225	50	70	895	470
	% Renter Households VLI w/ Severe Housing Problem	5.9%	6.5%	5.0%	4.0%	6.0%
Owner Households	ELI Owner Households w/ Severe Housing Problem	460	230	400	1585	935
	% Owner Households ELI w/ Severe Housing Problem	4.5%	6.8%	5.3%	8.3%	5.9%
	VLI Owner Households w/ Severe Housing Problem	195	105	195	965	600
	% Owner Households VLI w/ Severe Housing Problem	1.9%	3.1%	2.6%	5.1%	3.8%
All Households	ELI Households w/ Severe Housing Problem	1040	285	615	5365	2190
	% All Households ELI w/ Severe Housing Problem	7.4%	6.8%	6.9%	13.0%	9.2%
	VLI Households w/ Severe Housing Problem	420	155	265	1860	1070
	% All Households VLI w/ Severe Housing Problem	3.0%	3.7%	3.0%	4.5%	4.5%

Source: U.S Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2015-2019.

Severely cost-burdened ELI households are considered a Qualifying Population under “Other populations” defined in Notice CPD 21-10. Severe cost burden means that a household is paying more than half of their income toward select housing costs. Table 12 outlines the incidence of cost burden among ELI and VLI households across the Consortium, while Map 3 indicates the

²² HUD-defined housing problems include incomplete kitchen facilities; incomplete plumbing facilities; overcrowding; and cost burden greater than 30 percent (or greater than 50 percent as severe cost burden).

concentration of severely cost burdened ELI households in relation to total households within each census tract throughout the Consortium. The CHAS data relays how prevalent this issue is, with 57 percent of ELI households and 29 percent of Very Low Income (VLI) households paying more than half of their income toward housing costs. Across all income levels, an estimated 15 percent of the Consortium's total households (13,818) are severely cost-burdened.²³

Table 12. SSHC Households by Income, Tenure, and Cost Burden

	Renter Households			Owner Households			All Households		
	Severely Cost-Burdened	Total	Percent	Severely Cost-Burdened	Total	Percent	Severely Cost-Burdened	Total	Percent
≤ 30% AMI (ELI)	5,620	10,580	53.1%	3,575	5,570	64.2%	9,200	16,150	57.0%
>30-50% AMI (VLI)	1,390	5,925	23.5%	1,940	5,490	35.3%	3,330	11,415	29.2%

Source: U.S Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2015-2019.

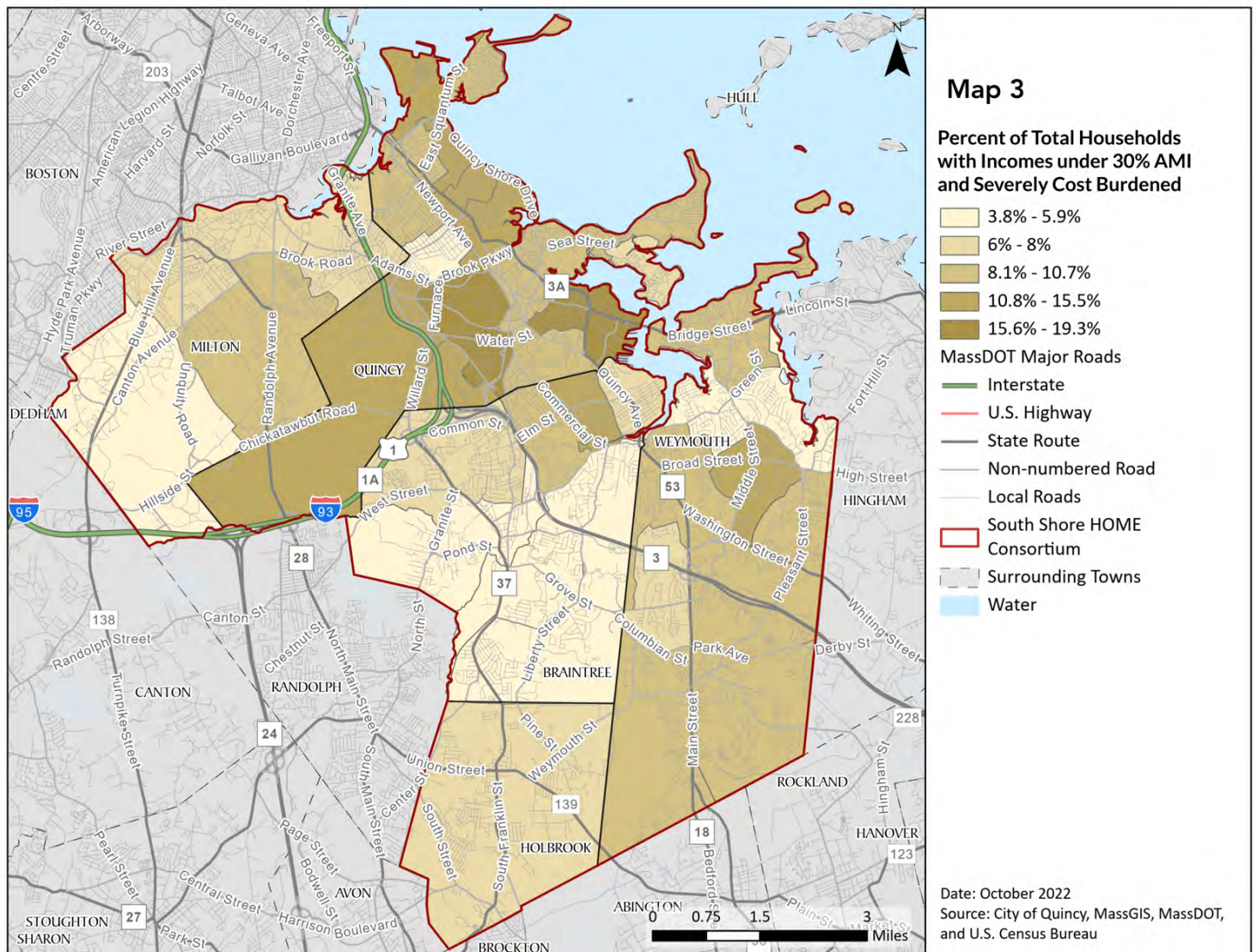
Certain household types are significantly more likely to be ELI and severely cost-burdened than others. Across the SSHC, small families are the most common household type, defined as either two persons both under 62 years old, or a family with 3-4 members (ages undefined), and large families (5 or more person) are the least common household type. In general, family household types are much less likely to be ELI and severely cost-burdened than non-family household types. Elderly non-family households (typically a single older adult or perhaps older non-family adults living as roommates) are the most likely to have extremely low incomes and be severely cost-burdened, as shown in Table 13. This is an important consideration when planning for unit types and sizes for Qualifying Populations.

Table 13. SSHC ELI and VLI Households by Household Type

	% Household Type ELI and Severely Cost-Burdened	% Household Type VLI and Severely Cost-Burdened	Household Type as % of Total Households
Elderly Family (2 ppl, either or both 62+)	7.1%	3.9%	13.3%
Small Family (2 ppl, neither person 62+, or 3-4 ppl)	6.1%	2.9%	39.4%
Large Family (5+ ppl)	5.2%	4.7%	7.4%
Elderly Non-Family	21.7%	5.7%	18.1%
Other Household Type (non-elderly, non-family)	11.7%	2.9%	23.8%

Source: U.S Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2015-2019.

²³ Source: U.S Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2015-2019.



IDENTIFY AND CONSIDER THE CURRENT RESOURCES AVAILABLE TO ASSIST QUALIFYING POPULATIONS, INCLUDING CONGREGATE AND NON-CONGREGATE SHELTER UNITS, SUPPORTIVE SERVICES, TBRA, AND AFFORDABLE AND PERMANENT SUPPORTIVE RENTAL HOUSING.

The SSHC has multiple programs, financial resources, shelter beds, units, and other resources available to assist qualifying populations within its five communities:

Continuums of Care

Braintree, Holbrook, and Milton are within the Balance of State Continuum of Care, while Quincy and Weymouth are within the South Shore Continuum of Care (see Map 1). The BoS CoC was awarded \$23,903,388 to fund 48 projects in FY2021 and applied for \$23,852,777 for FY2022. While three SSHC are in the BoS CoC's boundaries, no CoC projects are based within those

three communities. Quincy and Weymouth are within the South Shore CoC, which was awarded \$8,963,781 to fund nine projects in FY2021 and applied for \$9,717,882 for FY2022. Requests for CoC funds are weighed using a collaborative application process, with standardized scoring tools adopted by the CoC for both new and renewal projects.

The 2022 HIC report for the South Shore CoC lists 2,378 total beds – 950 year-round Emergency Shelter (ES) beds, 15 Safe Haven (SH) beds, 1,067 Permanent Supportive Housing (PSH) beds, 244 Rapid Re-housing beds (RRH), and no Transitional Housing (TH) beds. Of the Emergency Shelter beds, 13 are for DV survivors (6 units) and ≈690 are for families and children (252 units) serviced in EA shelter – funded and administered by the state through the Department of Housing and Community Development (DHCD). There are 390 PSH beds and 200 RRH beds for families and children, with the remaining for single adults. Many of these beds are not within the SSHC communities; the 2020-2024 Consolidated Plan for the SSHC reported 83 year-round ES beds for families in two shelters (Friends of the Homeless and DOVE), and 122 year-round ES beds for adults in Father Bill's Place and other ES beds within the community.²⁴ The 2022 HIC report for the BoS CoC does not list any beds within the SSHC.

The City of Quincy is the Collaborative Applicant for the CoC, which means it submits the CoC Consolidated Application to HUD on behalf of the South Shore Regional Network. Father Bill's & MainSpring is the Homeless Management Information System (HMIS) Administrator for the South Shore CoC, as well as the Support Entity. There are three recipient agencies within the CoC that have entered into agreements with HUD to receive and administer CoC program funds, as well as two sub-recipients. These agencies are the City of Quincy, Old Colony YMCA, and Father Bill's & MainSpring; the two sub-recipients are DOVE and Family & Community Resources, Inc.²⁵ The South Shore CoC's Coordinated Entry System (CES) has access points throughout the region; within the SSHC, Father Bill's Place, Friends of the Homeless, DOVE, Quincy Community Action Programs (QCAP), and Volunteers of America serve as access points.²⁶

Emergency Solutions Grant (ESG)

Over the past three years, Quincy has been awarded an average of \$156,947 annually in ESG funds, not including Cares Act ESG funds, which totaled \$1.7M. Quincy generally awards these ESG funds to two recipients – Father Bill's & MainSpring for Emergency Shelter, and Quincy Community Action Programs (QCAP) for Homelessness Prevention.²⁷

²⁴ According to the 2022 HIC, since the South Shore HOME Consortium's 2020-2024 Consolidated Plan, Friends of the Homeless has lost 11 beds, DOVE has gained a bed, and Father Bill's Place lost 10 beds.

²⁵ South Shore Continuum of Care, "HEARTH/Continuum of Care (CoC) Nuts and Bolts." Accessed January 2023 at <https://southshorecoc.org/coc-nuts-and-bolts/>.

²⁶ South Shore Continuum of Care, "Coordinated Entry & Access Points." Accessed January 2023 at <https://southshorecoc.org/coordinated-entry-and-access-points/>.

²⁷ City of Quincy, Department of Planning & Community Development. *FFY2021 CAPER*, p.40

HOME Investment Partnerships Program

The SSHC utilizes federal HOME dollars to support affordable housing projects and housing-related assistance for LMI households. The 2020-2024 Consolidated Plan indicates a planned use of HOME funds including but not limited to multifamily rental new construction, multifamily rental rehabilitation, and TBRA.²⁸ The SSHC's 2021 CAPER identified the completion of 18 supportive housing units, 72 senior housing units, and an ongoing TBRA program as successful recent uses of HOME funds.²⁹ The Consortium has averaged \$809,424 in annual HOME funds over the past three years (not including HOME-ARP funds).

Community Development Block Grant (CDBG)

Both Quincy and Weymouth are entitlement communities, with Quincy receiving an average of \$1,850,703 and Weymouth an average of \$712,265 in annual CDBG funds over the last three years, not including CARES Act-related assistance. According to the most recently available "Selected CDBG Accomplishments Reports" for both communities, CDBG funds have recently been used for multifamily rehabilitation projects in both Quincy and Weymouth, as well as supportive services for those with disabilities and seniors, operating costs for homelessness programs, mental health services, food banks, and housing referral services.³⁰

City of Quincy – Community Development Office

The non-CoC programs above are administered through the City of Quincy's Community Development Office, with the exception of the Town of Weymouth's CDBG program. As noted above, the City of Quincy is also the Collaborative Agent for the South Shore Continuum of Care.

Public Housing Authorities³¹

There are five housing authorities (PHAs) throughout the Consortium Communities. These include the Braintree Housing Authority, Holbrook Housing Authority, Milton Housing Authority, Quincy Housing Authority, and Weymouth Housing Authority. Both the Quincy Housing Authority and the Weymouth Housing Authority operate both federal and state-assisted public housing, while the Braintree Housing Authority, Holbrook Housing Authority, and Milton Housing Authority only operate state-assisted public housing. Across the SSHC, there are an estimated 2,300 public housing units. Of these units, approximately 866 are for families and 1,466 are for the elderly or disabled. All Housing Authorities within the Consortium also administer either federal Section 8 tenant-based vouchers, state Massachusetts Rental Voucher Program (MRVP) vouchers, or both.

²⁸ South Shore HOME Consortium, *FFY2020-2024 Consolidated Plan*, p.123

²⁹ City of Quincy, Department of Planning & Community Development. *FFY2021 CAPER*, p.6

³⁰ U.S. Department of Housing and Urban Development Office of Community Planning and Development. "Selected CDBG Accomplishment Report, Program Year Between 07-01-2020 and 06-30-2021," City of Quincy and Town of Weymouth.

³¹ Summary taken from 2020-2024 Consolidated Plan, p.81-82; current as of the publication of that plan.

Shelter, Housing, and Service Providers

The SSHC has numerous shelter, housing, and service providers that work with Qualifying Populations, many of whom were referenced above because of their work with the CoC or as recipients of federal funds awarded through the City of Quincy, Town of Weymouth, South Shore HOME Consortium, or South Shore CoC. Primary shelter providers within the SSHC include Father Bill's & MainSpring (Father Bill's Place, Quincy), Friends of the Homeless (Weymouth location), and DOVE, Inc. (DV survivors, Quincy). Homelessness prevention partners include NeighborWorks Housing Solutions (also a development partner) and Quincy Community Action Programs (QCAP). Service providers include WellSpring Multi-Services, Family & Community Resources, Inc. (FCR, Inc.), Quincy Family Resource Center, Schools on Wheels, South Shore YMCA, Quincy Asian Resources, Inc. (QARI), Volunteers of America, and more. The Community Engagement Plan included in the Appendix includes a more complete list of organizations within the SSHC or that service the SSHC communities.

DESCRIBE THE UNMET HOUSING AND SERVICE NEEDS OF QUALIFYING POPULATIONS.

Qualifying Populations (QPs) include:

- Homeless as defined in 24 CFR 91.5
- At Risk of Homelessness as defined in 24 CFR 91.5
- Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice
- Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

Affordable Rental Units

The unmet needs of all qualifying populations are largely rooted in the lack of an affordable and diverse housing inventory across the Consortium, which drives up the cost of housing and makes it difficult to move QPs from shelter into permanent housing. Providers and members of QPs alike report the challenges of transitioning from shelter into safe, stable, affordable housing because there simply are not enough units to meet the needs of these vulnerable populations. The lack of housing options contributes to extremely long wait lists for PHAs, vouchers, and emergency shelters, and has created a highly competitive selection process for getting into even market rate units. Some providers and members of Qualifying Populations reported that landlords are less likely to select applicants with lower credit scores, those who cannot pass a background check, or voucher holders because they have many applicants from whom to choose. Being able to move clients into units they can afford *quickly* means that service providers would be able to direct more specialized attention to highly vulnerable populations not yet ready for permanent housing.

Shelter & Housing for Subpopulations

Beyond the general lack of affordable rental units, the Consortium lacks housing suitable for specific situations and populations. There currently are no shelter beds or temporary housing specifically for youth and young adults within the SSHC, a concern raised numerous times during

the consultation process and with members of Qualifying Populations. School providers noted that older students (e.g., 18yo high school seniors who have recently become homeless) will sometimes avoid seeking help because they do not want to go to the adult shelter; while there are some youth-specific options outside the SSHC, transportation often does not allow for continued participation in after school activities, which may be one of the most important sources of stability and community for these students. In addition, according to the 2022 HIC, there are no Transitional Housing (TH) or Permanent Supportive Housing (PSH) options for DV survivors within the SSHC; this can create a challenging bottleneck that makes it hard for DV families to move out of shelter and into housing that can meet their continued needs, as was communicated during the consultation process.³²

Transitional Housing

At the time of the 2020-2024 Consolidated Plan, the Consortium reported having over 185 Permanent Supportive Housing (PSH) beds for adults, with approximately 100 of those units specifically for chronically homeless individuals, as well as 141 PSH beds for families. Father Bill's currently has over 600 units of PSH throughout the South Shore region (not all of which are within the SSHC communities); this emphasis on creating PSH units aligns with the CoC's "Housing First" philosophy of removing barriers to housing where possible.³³ However, the Consortium has no TH beds that would accommodate those ready to exit shelter but potentially not yet able to enter permanent housing. Some providers reported this would be especially useful for families and DV survivors; other providers emphasized that the focus should be on permanent housing rather than transitional or temporary housing.

Case Management, Housing Search Assistance, and Other Services

While lack of units drives many issues discussed in this Allocation Plan, vulnerable populations whose basic needs are not being met may struggle to navigate the challenging system of waitlists, applications, and more. The consultation process revealed a lack of wrap-around case management services to streamline connections between service providers, largely due to capacity issues. Filling out applications, tracking down services, gathering documents, and other roadblocks add stress for those experiencing the trauma of homelessness — especially when those efforts do not result in basic needs being met. Wrap-around case management can reduce these repetitive procedural barriers for Qualifying Populations in need of support.

³² The 2022 HIC lists 14 Rapid Re-Housing (RRH) beds for DV survivors provided by Family & Community Resources, Inc. (FCR). FCR indicates that they provide Transitional Housing for DV survivors, but these beds are not included in the HIC. Source: Family & Community Resources, Inc., "Transitional Housing for Survivors." Access on February 10, 2023 at <https://www.fcr-ma.org/housing-project>.

³³ City of Quincy Department of Community Development. *2020-2024 Consolidated Plan*, p. 141: "The region's strategic plan goals include reducing and eliminating unsheltered homelessness and whenever possible moving unsheltered people directly to housing using a Housing First approach. Under Housing First, housing and intensive supportive services are provided first, without sobriety or related admission constraints. With the stability of a place to live, people then reduce substance abuse and achieve greater stability."

Members of qualifying populations specifically raised the need for housing search assistance, legal support, and life skills training; one shelter guest expressed that providers seemed to assume they would know how to do some “basic” life tasks such as looking for employment, but they had never been taught how to handle these responsibilities that many take for granted. Providers discussed an increase in service needs ranging from immigrant services, translation assistance, transportation, childcare, substance abuse treatment, assistance with applications, legal representation, and financial assistance.

IDENTIFY ANY GAPS WITHIN THE CURRENT SHELTER AND HOUSING INVENTORY AS WELL AS THE SERVICE DELIVERY SYSTEM.

Shelter Inventory

Table 14 below utilizes numeric data from the Housing Inventory Count (HIC) and Point-In Time (PIT). The data used to create this table are specific to the South Shore HOME Consortium and were compiled with assistance from the South Shore Continuum of Care/Father Bill’s & MainSpring.

Table 14. Homeless Needs Inventory and Gap Table

	Current Inventory			Homeless Population		Current Gaps		
	Family		Adults Only	Family HH (+1 child)	Adult Only HH	Family		Adults Only
	Beds	Units	Beds/Units			Beds	Units	Beds/Units
ES	73	14	113					
TH	0	0	0					
TOTAL	73	14	113					
Sheltered Homeless				24 HH/ 58 ppl	147			
Unsheltered Homeless				0	14			
TOTAL				24 HH/ 58 ppl	161			
Current Gap						+15 Beds	-10 Units	-48 Beds

Data Sources: 1. 2022 Point in Time Count (PIT) for South Shore Continuum of Care; 2. Continuum of Care Housing Inventory Count (HIC); 3. South Shore Continuum of Care/Father Bill’s & MainSpring

Data Note 1: Veteran and DV beds are counted within the family and adult units. For reference, in the 2022 HIC, there were 13 DV beds in 6 units. The sole individual adult shelter in the SSHC (Father Bill’s Place in Quincy) has some set-aside beds funded by the VA for veterans.

Data Note 2: Numbers for beds are year-round figures. Father Bill’s has overflow beds available; on the night of the 2022 PIT count, 34 additional beds were provided (beds or floormats).

Data Note 3: Veteran and DV Victims are counted within Adults and Family for the Current Gap calculation. For reference, in the 2022 PIT count, there were:

- 18 individuals currently fleeing DV, not necessarily in a DV shelter
- 58 individuals reporting having ever experienced DV
- 5 veterans

Data Note 4: While three SSHC towns (Braintree, Holbrook, and Milton) are in the Balance of State CoC, their HIC does not list any facilities based in those communities, nor were unsheltered homeless individuals counted/reported in those three communities on the night of the PIT.

Based on Table 14, the SSHC appears to have a surplus in the number of family beds. However, multiple providers emphasized the PIT's data limitations: PIT counts only account for one night of the year, do not count those who are "doubling up" or living in a hotel/motel without assistance, and may undercount those living in their cars or in another uncaptured setting not fit for human habitation. Among the five Consortium communities, there were 251 students reported as "doubling up" to the Massachusetts Department of Elementary and Secondary Education, and school liaisons interviewed noted this was likely an underestimate. In addition, Massachusetts is a right-to-shelter state, which means adults with a dependent minor who qualify for shelter must be housed, whether in an actual shelter or in another facility. Emergency Assistance (EA) shelters for families with children are funded and administered by the Massachusetts Department of Housing and Community Development (DHCD). All referrals come through DHCD, and clients are placed through a statewide by-name list. While DHCD has a policy of keeping families within a 20-mile radius of their current community, this is subject to availability, and clients can be sent wherever there is an opening; thus, SSHC families in need of emergency shelter would not necessarily be placed in the Consortium's one EA shelter (Friends of the Homeless in Weymouth). While the Consortium and CoC do not have data on the length of time waiting for EA shelters, during the consultation process, some providers pointed out how challenging it can be to get families placed locally because of high demand. In terms of domestic violence, there were 58 individuals who reported having experienced DV (18 currently fleeing) in the 2022 PIT. It is unclear how many of those fleeing DV were in households with children. The 2022 HIC lists only 13 DV beds in the sole DV shelter within the Consortium (DOVE in Quincy, which has only six bedrooms – one per family).

Housing Inventory

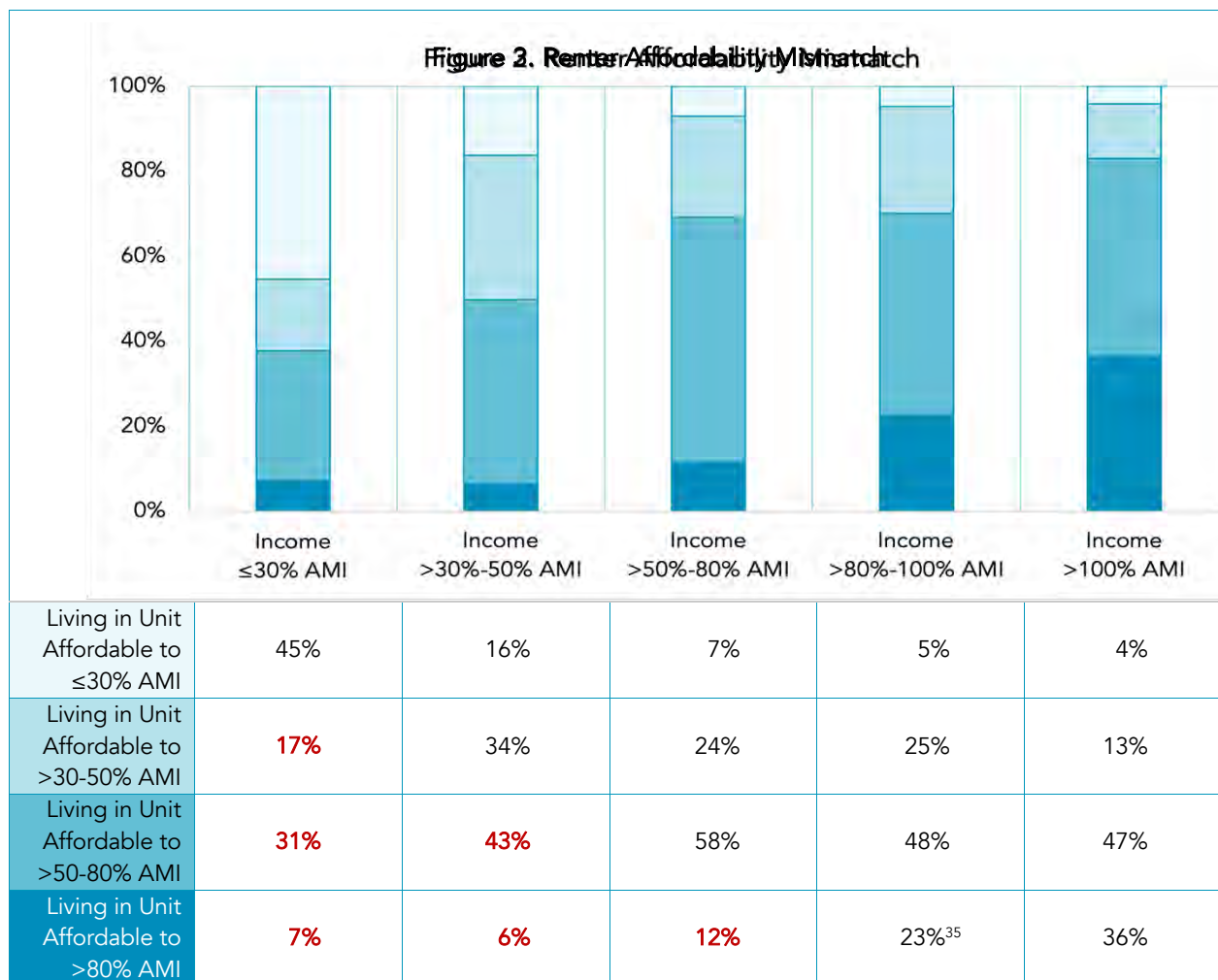
While there is a demand in the region for housing at a range of income levels, for HOME-ARP Qualifying Populations, there is currently an estimated gap of 1,840 units affordable to ELI and VLI renter households, as shown in Table 15. Figure 3 demonstrates the mismatch between renter households at varying income levels compared to the affordability of the units they are housed in. An estimated 55 percent of ELI renter households and 50 percent of VLI renter households are housed in units they cannot afford.³⁴ This mismatch can occur when households with higher incomes occupy lower-rent units that are not deed-restricted for occupancy by eligible households, and also when lower income households have no choice but to live in units with rent they cannot afford due to limited options available to them.

³⁴ U.S. Department of Housing and Urban Development (HUD), *Comprehensive Housing Affordability Strategy (CHAS)*, 2015-2019. Calculation derived from Tables

Table 15. SSHC Affordability of Rental Units Compared to Households

Income Level	Rental Units Affordable to Income Level	Total Renter Households	Gap
≤ 30% AMI (ELI)	6,865	10,580	-3,715
31-50% AMI (VLI)	7,800	5,925	+1,875
Total ELI and VLI	14,665	16,505	-1,840

Source: U.S Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2015-2019.



Source: U.S Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2015-2019.

Conversations with the Consortium's PHAs and NeighborWorks Housing Solutions (the Regional Administration Agency for Weymouth and Holbrook and many other Massachusetts towns)

³⁵ CHAS data do not break down unit affordability beyond greater than 80% AMI. Therefore, precise affordability mismatch cannot be determined for households 80-100% AMI.

during the consultation process also emphasized the need for deeply affordable units; waitlists for PHA units and vouchers are years long, and NeighborWorks reported receiving 600 RAFT applications a week.³⁶

IDENTIFY ADDITIONAL CHARACTERISTICS ASSOCIATED WITH INSTABILITY AND INCREASED RISK OF HOMELESSNESS INCLUDED IN THE PJ'S DEFINITION OF "OTHER POPULATIONS."³⁷

The South Shore HOME Consortium will not include additional conditions to define "other populations."

IDENTIFY PRIORITY NEEDS FOR QUALIFYING POPULATIONS.

While the Consultation and Public Participation processes, Needs Assessment, and Gaps Analysis highlighted significant needs in terms of shelter, housing, service delivery, financial assistance, and more, the core issue facing QPs is the need for various types of deeply affordable rental housing and supportive services. Moving homeless, at-risk, and other qualifying populations into suitable housing will provide these households with the stability necessary to focus on other needs they may be experiencing. Especially vulnerable populations such as those with mental health issues or those exiting shelter need greater access to supportive services and case management that will enable them to secure housing — and successfully remain housed. Supportive services — particularly financial assistance and other homelessness prevention services — would also benefit currently-housed individuals and families who are at risk and perhaps just one catastrophe away from homelessness.

EXPLAIN HOW THE PJ DETERMINED THE LEVEL OF NEED AND GAPS IN THE PJ'S SHELTER AND HOUSING INVENTORY AND SERVICE DELIVERY SYSTEMS BASED ON THE DATA PRESENTED IN THE PLAN.

Levels of need and gaps in the housing inventory and service delivery system were based on consultation with a variety of providers, those experiencing homelessness, and the general public. In addition, the Consortium reviewed datasets including but not limited to: 2015-2019 CHAS data, 2022 PIT Counts, 2022 Housing Inventory Counts (HIC), 2020-2022 McKinney-Vento data, 2017-2021 American Community Survey (ACS) estimates, Public Housing Authority data, and other miscellaneous datasets and reports from providers. The Consortium also reviewed plans produced by the South Shore HOME Consortium and the City of Quincy, including the SSHC's Regional Fair Housing Plan, 2020-2024 Consolidated Plan, and most recent Annual Action Plan and CAPER.

³⁶ RAFT: Residential Assistance for Families in Transition, a program providing short-term assistance for housing emergencies.

³⁷ Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of "other populations" that are "At Greatest Risk of Housing Instability."

HOME-ARP ACTIVITIES

DESCRIBE THE METHOD(S) THAT WILL BE USED FOR SOLICITING APPLICATIONS FOR FUNDING AND/OR SELECTING DEVELOPERS, SERVICE PROVIDERS, SUBRECIPIENTS AND/OR CONTRACTORS.

The South Shore HOME Consortium will allocate HOME-ARP funds through the issuance of Requests for Proposals. All eligible projects may apply. Projects that best meet the needs of the SSHC's qualifying populations, have demonstrated experience with one or more of the eligible activities, and align with the competitive criteria, HOME-ARP standards, budget requirements, and existing planning efforts (the Annual Action Plan, the Five-Year Consolidated Plan, etc.) will receive priority consideration.

The HOME Representative Member for the City of Quincy will review all requests for compliance and make recommendations to the South Shore HOME Consortium for final approval. The final review of responses and award notice dates are to be determined. However, the Consortium hopes to begin the process shortly following Plan approval. As with the regular HOME program, rental developments are subject to underwriting and must include the appropriate requirements in their agreements, including inspections during the minimum affordability and compliance periods. All approved projects are subject to monitoring by the Consortium.

DESCRIBE WHETHER THE PJ WILL ADMINISTER ELIGIBLE ACTIVITIES DIRECTLY.

HOME-ARP funding and activities will be directly administered by the South Shore HOME Consortium through the City of Quincy's Community Development Office.

IDENTIFY THE SUBRECIPIENT OR CONTRACTOR RESPONSIBLE FOR THE ADMINISTRATION OF THE PJ'S ENTIRE HOME-ARP GRANT AND DESCRIBE ITS ROLE AND RESPONSIBILITIES IN ADMINISTERING ALL OF THE PJ'S HOME-ARP PROGRAM, IF APPLICABLE.

The South Shore HOME Consortium did not and will not allocate funds to a subrecipient or contractor to administer the entirety of the HOME-ARP grant. Upon HUD approval of this Allocation Plan, the Consortium will reimburse itself for approximately 11 percent of its administrative funds to cover the costs of hiring a consultant to draft the HOME-ARP Allocation Plan. Per HUD guidance, PJs may use five percent of the 15 percent administrative cap for SSHC staff and other allowed administrative costs before approval to assist with plan compilation and submission and can reimburse itself for allowable consultant fees incurred for Allocation Plan development after HUD plan approval.

USE OF HOME-ARP FUNDING³⁸

Table 16. Use of HOME-ARP Funding

	Funding Amount	Percent of Grant	Statutory Limit
Supportive Services	\$300,000	10%	--
Acquisition and Development of Non-Congregate Shelters	--	--	--
Tenant Based Rental Assistance (TBRA)	--	--	--
Development of Affordable Rental Housing	\$2,034,532	70%	--
Non-Profit Operating	--	0%	5%
Non-Profit Capacity Building	\$145,908	5%	5%
Administration and Planning	\$437,725	15%	15%
Total HOME ARP Allocation	\$2,918,165		

ADDITIONAL NARRATIVE

Massachusetts is experiencing a housing crisis, exacerbated by the COVID-19 pandemic and its lasting impacts on the housing market. Using one-time HOME-ARP funds for development and rehabilitation of affordable rental housing is the most effective strategy to assist Qualifying Populations; as one homeless individual stated during the consultation process, their greatest need is a “place to heal mind and body” – a place to call home. Creating additional units will help relieve waiting lists for public housing and project/tenant-based vouchers, and also address housing instability for at-risk households. The other eligible activities, while also critical, cannot succeed unless rental units are available; while there is a need for shelter beds and TBRA for struggling households, these activities do not financially make sense without units to place someone *following* shelter stays, or without units to which to apply TBRA.

Supportive services continue to be a necessity for those experiencing homelessness – whether mental health counseling, case management, assistance with housing searches, financial assistance, or more, these services are often critical for helping vulnerable households obtain and *keep* their housing. These services are also contingent upon the availability of case managers, social workers, and healthcare professionals.

³⁸ In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

DESCRIBE HOW THE CHARACTERISTICS OF THE SHELTER AND HOUSING INVENTORY, SERVICE DELIVERY SYSTEM, AND THE NEEDS IDENTIFIED IN THE GAP ANALYSIS PROVIDED A RATIONALE FOR THE PLAN TO FUND ELIGIBLE ACTIVITIES.

The Consultation and Public Participation processes and Needs Assessment and Gaps Analysis indicate the substantial need for increasing the supply of affordable rental housing available to HOME-ARP Qualifying Populations, as well as a variety of supportive services to keep people housed as well as assist those existing homelessness. Therefore, 70 percent of the allocation is dedicated to affordable rental housing, with 10 percent allocated to supportive services. Because the consultation process also revealed a lack of capacity for providing services to qualifying populations and linking resources where possible, the maximum five percent for nonprofit capacity building has been allocated. Should the SSHC not receive responses to the RFPs for supportive services and capacity building or not use the available funds in a timely manner, the Consortium will reallocate those funds toward rental housing, pursuing a substantial amendment if triggered.

HOME-ARP PRODUCTION HOUSING GOALS

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

The Consortium estimates that its HOME-ARP allocation will support the creation of twenty affordable rental units. While the HOME-ARP program does not have a per-unit subsidy limit, the Consortium anticipates that eligible projects would utilize additional funding sources and is assuming a subsidy of \$100,000 per unit for purposes of this calculation. At least 70 percent of HOME-ARP units within a project would be reserved for members of Qualifying Populations, with up to the remaining 30 percent for LMI households. Should these units be included in larger projects leveraging other funding sources such as Low-Income Housing Tax Credits (LIHTC), other units in the development(s) may not be limited to HOME-ARP QPs.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:

This use of HOME-ARP funds aligns with the Consortium's primary HOME goal under its PY2022 Annual Action Plan, which is to meet rental housing objectives through activities such as rental housing development and preservation/rehabilitation.³⁹ This is also the primary goal of the 2020-2024 Five-Year Consolidated Plan, which sets a target of 40 rental housing units produced. The SSHC's Regional Fair Housing Plan for the same Consolidated Plan period includes the following goal: "Advance access to opportunity by promoting safe, diverse, affordable, accessible, and integrated housing."⁴⁰

³⁹ This goal also includes TBRA.

⁴⁰ South Shore HOME Consortium, *Regional Fair Housing Plan Update, July 1, 2020-June 30, 2025*, p.3.

OTHER PLAN ELEMENTS

PREFERENCES

The South Shore HOME Consortium will not give preferences to one or more Qualifying Populations or subpopulations.

HOME-ARP REFINANCING GUIDELINES

The South Shore HOME Consortium will not offer refinancing options with HOME-ARP funds.

APPENDICES

APPENDIX A: MEETING ADVERTISEMENTS AND HEARING NOTICE

APPENDIX B: PROJECT COMMUNITY ENGAGEMENT PLAN

APPENDIX C: COMMUNITY SURVEY RESULTS

APPENDIX D: WRITTEN COMMENTS

APPENDIX E: CERTIFICATIONS, SF-424, SF-424B, AND SF-424D

APPENDIX A

SOUTH SHORE HOME CONSORTIUM



Town of Braintree



City of Quincy



Town of Holbrook



Town of Weymouth



Town of Milton

NOTICE OF PUBLIC HEARING, DOCUMENT AVAILABILITY, and COMMENT PERIOD

South Shore HOME Consortium HOME American Rescue Plan (ARP) Allocation Plan

The South Shore HOME Consortium (SSHC), through the City of Quincy, has prepared a DRAFT HOME-ARP Allocation Plan ("Draft Plan"), which outlines the planned expenditures of federal HOME-ARP funds from the U.S. Department of Housing and Urban Development (HUD). This one-time allocation must be used to assist a qualifying population of those who are homeless, at risk of homelessness, fleeing or attempting to flee domestic violence, et. seq., and other vulnerable populations as listed in HUD CPD Notice 21-10, Section IV by providing housing, rental assistance, supportive services, or non-congregate shelter. The SSHC — which includes the City of Quincy and the Towns of Braintree, Holbrook, Milton, and Weymouth — was awarded \$2,918,165 in HOME-ARP funds that will be administered through the City of Quincy's Community Development Office. Allocated funds must be spent by September 30, 2030.

The Draft Plan will be available for a public review comment period from February 20, 2023 through March 7, 2023. Copies of the Draft Plan will be available for public review online at https://www.quincyma.gov/departments/planning_and_community_development/community_development/plans___reports.php and in person at all branches of the Thomas Crane Public Library during normal business hours. Comments on the Draft Plan must be submitted by March 7, 2023 at 4:30pm to Sherry Zou, Housing Programs Manager, 34 Coddington St., 3rd Floor, Quincy, MA 02169. Comments can also be submitted via email to szou@quincyma.gov. All comments received relative to the Draft Plan will be summarized and included in the final submission of the plan.

The SSHC, with its Consultant Barrett Planning Group LLC, will also hold a **VIRTUAL PUBLIC HEARING** to receive public comments on the Draft Plan:

Thursday, March 2, 2023 @ 6:00 p.m. (Virtual)

The **VIRTUAL PUBLIC HEARING** can be accessed via ZOOM: <https://us02web.zoom.us/j/89984004363>, or you can call into the meeting by dialing +1 929 205 6099 and entering Meeting ID Code: 899 8400 4363. The virtual public hearing is being held remotely pursuant to Chapter 20 of the Acts of 2021, as extended.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the hearing must notify Sherry Zou via e-mail at szou@quincyma.gov, or via phone at 617-745-7168 at least 48 hours prior to the hearing.

SOUTH SHORE HOME CONSORTIUM



HOME American Rescue Plan (ARP) Allocation Plan COMMUNITY ENGAGEMENT PLAN

INTRODUCTION

Through the American Rescue Plan Act of 2021 (ARP), the U.S. Department of Housing and Urban Development (HUD) has awarded \$2,918,165 to the South Shore HOME Consortium (SSHC) for housing, services, and shelter to individuals experiencing homelessness or housing instability. The SSHC includes the City of Quincy and Towns of Weymouth, Braintree, Holbrook, and Milton. Quincy is the lead entity.

HUD requires all recipients of HOME-ARP funding to develop a HOME-ARP Allocation Plan. The Allocation Plan requires approval by HUD before SSHC can receive and begin to commit HOME-ARP funds. To ensure that resources from this one-time funding source address the most pressing homelessness and housing instability needs in the Consortium, the SSHC will conduct broad community outreach to engage stakeholders, advocates, and housing and homelessness service organizations working in our communities. This consultation process, coupled with extensive data collection and analysis, will inform the needs assessment, gap analysis, and implementation program required for the HOME-ARP Allocation Plan.

How can HOME-ARP funds be used?

- Preservation and Production of Affordable Rental Housing
- Tenant-Based Rental Assistance (TBRA)
- Housing-Related Supportive Services
- Acquisition and Development of Non-Congregate Shelters (NCS)
- Non-profit operating assistance or capacity building

What populations are HOME-ARP funds designed to help? Who are “qualifying populations” for this program?

- Homeless, as defined in section 103(a) of the McKinney Vento Homeless Assistance Act
- At risk of homelessness, as defined in section 401 of McKinney Vento

- Fleeing or attempting to escape domestic violence, dating violence, sexual assault, stalking, or human trafficking.
- Supported through services or assistance that otherwise prevent homelessness or risk of housing instability.
- A veteran or a family, including a veteran that meets one or more of the previous criteria.

In addition to assessing the housing and homelessness assistance needs of the program's target populations, the HOME-ARP Allocation Plan is concerned with these related issues:

- **Equity:** to ensure that individuals with fewer opportunities to access housing resources can benefit from safe, consistent programs that may meet their needs.
- **Community Connectivity:** by evaluating current institutions and housing resources, the plan aims to facilitate communication and coordination among various organizations to help people experiencing housing scarcity capitalize on new and existing programs.
- **Respect & Discretion:** to identify, understand, plan for, and address the needs of individuals with homelessness or housing scarcity without compromising their privacy, safety, and autonomy.

PURPOSES OF COMMUNITY ENGAGEMENT

Community engagement is at the heart of the HOME-ARP Allocation Plan process. When analyzing the needs of qualifying populations, SSHC will consider both existing support institutions and stakeholders. Housing data and institutional resources may show a significant gap in needs; however, the personal and organizational knowledge of people in the Consortium's communities is critical for an effective planning process. Engagement and outreach opportunities will be facilitated through dialogue and participation to:

- **Evaluate** the presence of qualifying populations (listed on pages 1-2 of this document).
- **Identify and involve** the people and organizations with interest in housing solutions.
- **Learn** from those familiar with the housing needs of individuals of those who are homeless, at risk of homelessness, or facing housing instability due to domestic violence.
- **Consult** with faith-based and cultural organizations that provide social services within Consortium to understand existing, successful programs, opportunities, and constraints to housing security.
- **Present recommendations** to SSHC and document feedback from in-person and online outreach methods.
- **Convey the needs assessment results** and outreach efforts to the community, the organizations involved with housing services, and SSHC decision-makers.

STAKEHOLDERS, ADVOCATES, ADVISORS, DECISION MAKERS

As used in this engagement plan, "**stakeholder**" means:

- Qualifying populations who are homeless, at risk of being homeless, or defined in the law as another vulnerable population,
- Individuals currently receiving services through the Continuum of Care (CoC),
- People who experience or have experienced housing insecurity, homelessness, or vulnerability.

Advocates are existing organizations advocating for homeless and vulnerable populations, such as shelter providers, housing organizations, social service agencies, health care agencies and organizations, faith-based community leaders, and others. The initial list of identified advocates and community partners can be found on pages 8-9 of this document.

Community Partners are the elected and appointed officials and professional staff in the Consortium's communities.

Decision Makers include the South Shore HOME Consortium Advisory Council and Quincy Community Development Department.

RESOURCES, SCALE OF ENGAGEMENT, PROJECT SCHEDULE

Community outreach opportunities will advance equity and encourage community conversation. Considerations made to further these intentions include:

- **Equity.** The intentional inclusion of community members who have experienced housing scarcity aims to elevate the voices of those who have faced uncertainty due to various circumstances and are not always included in traditional modes of outreach.
- **Access to Information.** Documents regarding the federal standards of the HOME American Rescue Plan Act and additional interim updates will be accessible through the SSHC webpage: tinyurl.com/SouthShoreHOMEConsortium
- **Community.** The South Shore HOME Consortium covers five towns, though the focus of this planning process will be the Cities of Quincy and Weymouth. Although these communities share similar affordable housing challenges, they also have quite different patterns of residential development, different market conditions, different social and economic obstacles, and different development constraints. The focus of the HOME-ARP planning process ultimately must focus on qualifying populations and the activities the Consortium can support with HOME-ARP resources.
- **Multiple & Iterative.** Opportunities to engage agencies, organizations, and individuals will be iterative through scheduled public consultation, site visits, and the option for asynchronous feedback through community surveys.

Resources

The South Shore HOME Consortium has engaged Barrett Planning Group to assist the Quincy Planning and Community Development Department with developing this plan.

Scale of Engagement

This engagement plan aims to connect existing advocacy and support networks within the Consortium to assess the current needs of people experiencing homelessness or housing instability. Public consultation meetings open to residents of the Consortium will be offered twice during the planning process. With assistance from service providers, an additional focus on the engagement of individuals in settings such as senior centers, food pantries, educational and cultural institutions, and health care settings will help to focus in on the needs of vulnerable or immigrant populations. The engagement process will also include at least one survey. Needs for language interpretation and translation will be assessed and addressed as appropriate. The project schedule below outlines our engagement plans in project phases.

Project Schedule and Participation

PHASE I: JULY-AUGUST 2022

- Mobilization
- Gather data
- Draft engagement plan

PHASE II: SEPTEMBER-OCTOBER 2022

- Begin public information process through online platforms and social media.
- Reach out to advocates, community partners, and stakeholders
- Confirm dates for major information and consultation meetings
- Finalize engagement plan
- Initial consultation with SSHC Staff, Advisory Council: project background
- Interview organizations and agencies responding to the outreach process.
- Specific consultation meetings with advocates and service organizations representing immigrant and minority populations

PHASE III: OCTOBER-NOVEMBER 2022

- Conduct a survey of service providers, public officials, and staff in the Consortium communities, as well as a survey for the general public
- Conduct selected site tours and engagement opportunities with qualifying populations
- Facilitate a community meeting in Quincy and Weymouth.
- Develop Needs Assessment and Gap Analysis
- Follow-up consultation with SSHC Staff, Advisory Council: options for programming HOME-ARP funds

PHASE IV: NOVEMBER-DECEMBER 2022

- Develop programmatic goals
- Draft HOME-ARP Plan preparation
 - Draft recommendations and implementation program
 - Draft plan
 - Public hearing
 - Draft submission for HUD review
 - Response to HUD comments
- Revisions and final plan
- Submission of HOME-ARP Plan

Communications

Information about the HOME-ARP Allocation Plan will be made available primarily through the Quincy Community Development Office/South Shore HOME Consortium:

tinyurl.com/SouthShoreHOMEConsortium

The consulting team will create consistent design elements for all PDF and print materials, advertisements, and engagement events. The consulting team will deliver all materials produced to SSHC for dissemination throughout Consortium communities.

Messaging

This planning process is defined by the current needs of residents in communities represented in the South Shore HOME Consortium. An accurate depiction of the regulations for this special one-time program and how HOME ARP may benefit Consortium residents is vital to this project. Outreach opportunities facilitated by the consulting team aim to orient the plan toward an equitable allocation of funds to meet the needs of qualifying populations.

The needs of the homeless, those at risk of homelessness, and vulnerable populations are unique. The consulting team aims to prepare materials to depict personal realities and the need for additional resources. An informational campaign depicting individuals included in the qualifying populations and beneficial programs may alter misconceptions of this planning process and begin community discourse.

ORGANIZATIONS, ADVOCATES, COMMUNITY PARTNERS

The Consortium will aim to consult with the following organizations, advocates, and community partners during the development of this plan. This list is subject to change.

Housing and Homelessness Services

Braintree Housing Authority
Family & Community Resources
Father Bill's & MainSpring
Friends of the Homeless
Holbrook Housing Authority
Horizons for Homeless Children
Metro Housing Boston
Milton Housing Authority
NeighborWorks
Quincy Community Action Program
Self Help, Inc.
Quincy Housing Authority
Weymouth Housing Authority
South Shore Continuum of Care
Balance of State Continuum of Care

Health Care

Aspire Health Alliance
Bay State Community Services
Blue Hills Healthy Families
Brockton Area Multi-Services
CHNA 20
CHNA 22
Gavin Foundation – ATS/CSS (Detox)
Manet Community Health Center
Northeast Addictions Treatment Center
Rockland Recovery
South Shore Health (Includes South Shore Hospital)

Human Services/Multi-Services

Boston Chinatown Neighborhood Center
DOVE, Inc.
Hope Restored Human Services
Quincy Family Resource Center
Quincy WIC
Road to Responsibility
Salvation Army
South Bay Community Services
South Shore YMCA
United Way Mass Bay
Vinfen
Wellspring Multi-Services
Weymouth Food Pantry

Faith Communities

Quincy Interfaith Network
Interfaith Social Network
Milton Residents Fund
Old South Union Church

Education & Employment

ARC of South Shore
School on Wheels
MassHire South Shore Career Center
MassHire Youth Services
(See also: **Community Partners**)

Veterans Services

MA Dept of Veterans Services
US Dept of Veterans Affairs
Volunteers of America
We Soldier On
(See also: **Community Partners**)

Immigration, Cultural Organizations

Asian American Service Organization
Boston Chinatown Neighborhood Center
Quincy Asian Resources, Inc.

Legal & Mediation Services

Metropolitan Mediation Services
Greater Boston Legal Services
Volunteer Lawyers Project

Community Partners**CITY OF QUINCY**

ADA Coordinator
Constituent Services
Elder Services
Health Department
Inspectional Services
Planning & Community Development
Police Department
Quincy Public Schools
Thomas Crane Public Library
Veterans Services

TOWN OF WEYMOUTH

ADA Coordinator
Elder Services
Emergency Management
Health Department
Municipal Licenses & Inspections
Planning & Community Development
Police Department
Veterans Services
Weymouth Public Schools
Weymouth Youth & Families

TOWN OF BRAINTREE

ADA Coordinator
Braintree Public Schools
Elder Affairs
Municipal Licenses & Inspections
Planning & Community Development
Police Department
Veterans Services

TOWN OF HOLBROOK

ADA Coordinator
Building Department
Council on Aging
Health Department
Holbrook Public Schools
Police Department
Veterans Services

TOWN OF MILTON

ADA Coordinator
Council on Aging
Health Department
Inspectional Services
Milton Public Schools
Planning & Community Development
Police Department
Veterans Services

State Agencies

Department of Children & Families
Department of Development Services
Department of Elementary & Secondary Education
Department of Housing & Community Development
Department of Mental Health
Department of Public Health – F.O.R. Families
Department of Transitional Assistance
Department of Veterans Affairs

SUMMARY OF SSHC HOME-ARP SURVEYS

From November 21 to December 22, 2022, Barrett Planning Group conducted two online surveys to learn about the needs of people facing homelessness on the South Shore to inform the South Shore HOME Consortium's HOME-ARP Allocation Plan. Members of the public could take the online general public survey in English, Haitian Creole, Portuguese, Spanish, Chinese (Simplified or Traditional), or Vietnamese. Paper copies of the survey were available at several locations throughout the Consortium communities. The Consortium's network of service providers, housing providers, and health care providers, city/town staff, and local officials took a second survey that asked respondents to prioritize needs they see in their professional roles. This summary will describe the results of each of the surveys and their key takeaways.

GENERAL PUBLIC

Eighty-one respondents took the general public survey: sixty-six took it online, and fifteen took it on paper. All participants provided their responses in English.

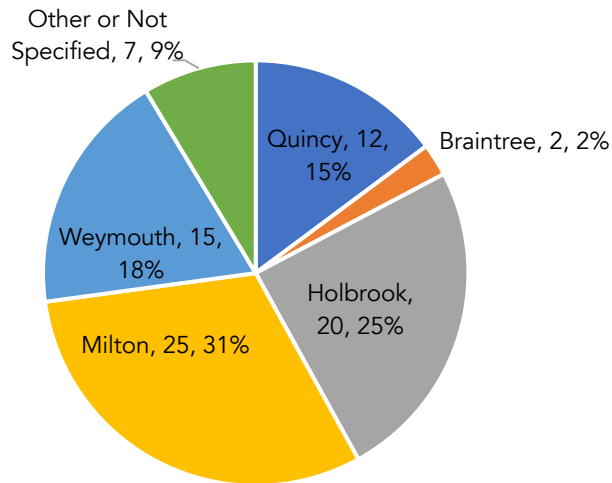
Who took the survey?

We asked demographic questions at the beginning of the survey to help us understand who the survey reached in the community. Among survey takers, the median age group was 55-64 years old, 70.3 percent were women, and more than half of respondents (51.3 percent) belong to female-headed households. While a little more than a third (37.0 percent) share the median household size of two, just under a third (30.9 percent) were the only member of their household, and the remaining 32.1 percent had households of three or more. Of single-person households, 72 percent were women, and the median age group was 65-74. For men in single-person households, two out of six were veterans, and the majority age group was 55-64.

Most respondents (84.0 percent) reported that they are White; six respondents (7.4 percent) are Black; two respondents (2.5 percent) are Asian; and two respondents (2.5 percent) are of more than one race. One respondent was of Hispanic/Latinx descent.

All Consortium communities were represented among respondents. Of 75 survey takers who indicated where their most recent address (including shelter stays) was located, one third (33.8 percent) were from Milton, followed by 26.7 percent from Holbrook and 20.0 percent from Weymouth. Figure A1 illustrates the communities of residence of survey participants.

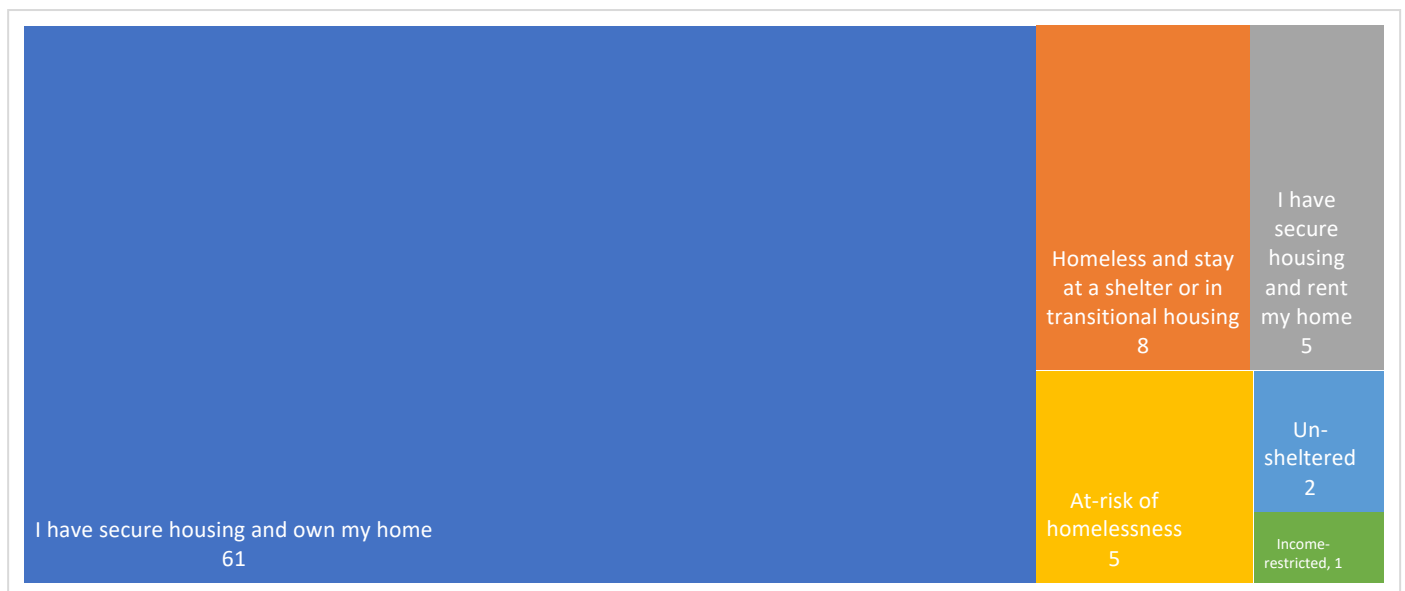
Figure A1. Survey Respondents' Communities of Residence or Most Recent Address



Housing Among Respondents

Out of 81 respondents, 65 report that they currently have secure housing that they own (61, 75.3 percent) or rent (5, 6.2 percent). Ten respondents indicated that they are currently homeless, including eight who are staying at a shelter or transitional housing and two who are unsheltered. Five respondents indicated that they are concerned they are at risk of becoming homeless. Figure A2 illustrates how many survey takers have secure housing, and how many do not.

Figure A2. Housing Situations Among Survey Respondents



Respondents across almost all the communities share concerns about homelessness. The only South Shore HOME Consortium municipality that did not have representation among survey takers who reported being homeless or at-risk of becoming homeless was Braintree, which had only two total respondents. Quincy had the highest proportion of homeless individuals surveyed, but this is unsurprising because there were several responses from Father Bill's Place, a shelter located in Quincy. Only three respondents from Quincy indicated that they have secure housing. Milton had the most respondents who reported they were concerned they may become homeless (two out of twenty-five). The only respondent who reported living in income-restricted housing was from Weymouth and indicated how hard it can be to find subsidized units.

Community Needs

Survey respondents identified up to five of the most urgent needs in their communities, shown in Figure A3. These numbers reflect additional selections by a few respondents who selected more than five options on paper copies. More affordable rental housing was the most popular selection with 82.1 percent of survey-takers choosing it among their highest priorities. Several respondents took opportunities to write-in answers to express that the community needs more affordable units, both in number of units and price level. Long waitlists, some more than a decade, and complicated paperwork are additional barriers that respondents identified.

Figure A3. Most Urgent Community Needs Related to HOME-ARP Eligible Activities

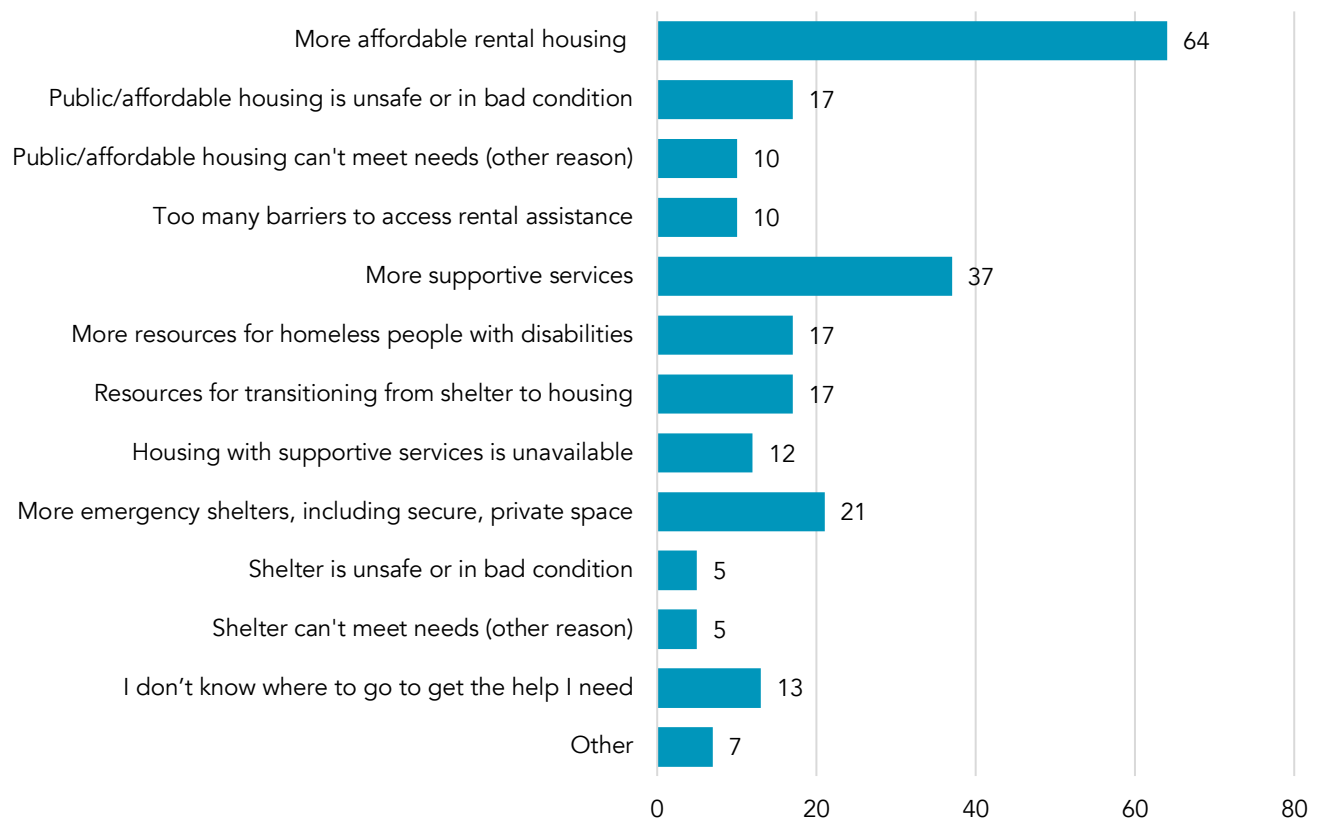
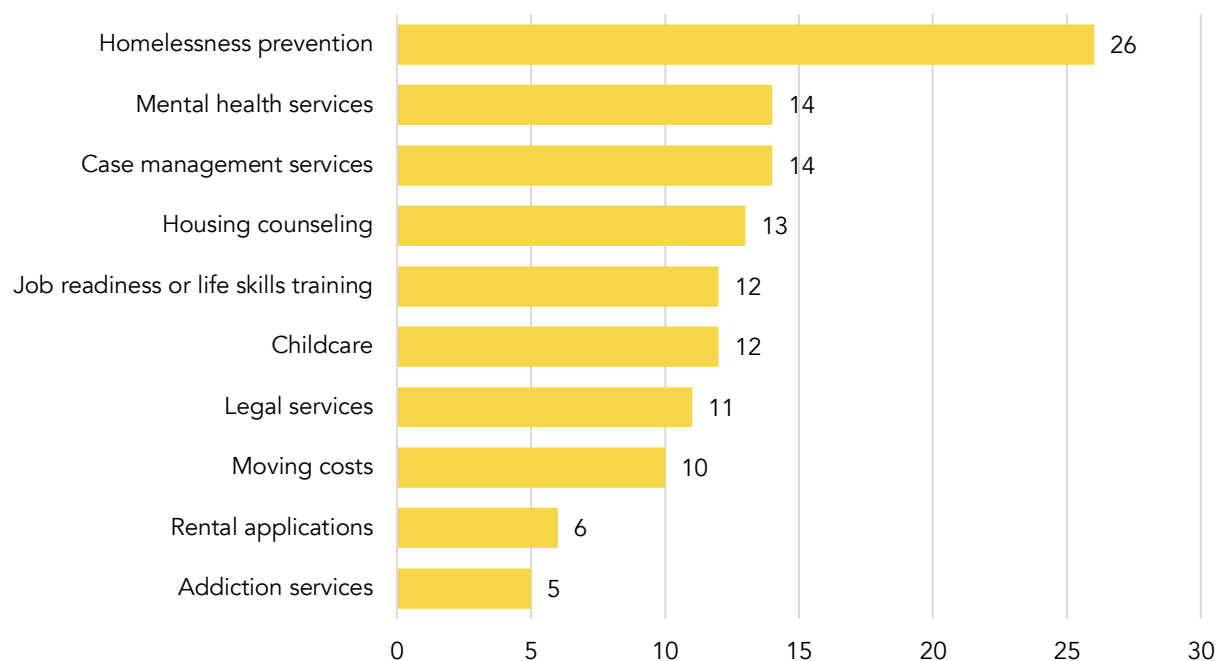


Figure 3A also shows about half of respondents (47.4 percent) indicated that providing more supportive services should be among the Consortium's greatest priorities. For those who selected this option, there was a follow-up question about the types of supportive services that are most needed respondents' communities. Each participant was asked to select up to three priorities, and prevention of homelessness was among these for 70.3 percent of respondents. Figure 4 shows the selections of the 37 survey participants who received this question based on their selections among community needs. As with the previous question, some respondents who submitted paper surveys made more than three selections, so these figures have been adjusted accordingly. The result is an average 3.3 selections per participant, which is notable because of the margin of only 11 percent between the second and eighth most common selections. This means that there were very similar levels of support for additional mental health, case management, and legal services, as well as housing counseling, job readiness/life skills training, and childcare.

Figure A4. Priority Supportive Services Among Survey Respondents



For respondents who indicated that they were currently homeless or had been homeless in the past, we asked about their utilization and the overall availability of resources. Table A1 shows the resources that survey participants have used and needed. While half of these survey-takers have used emergency shelter resources for individuals, some also indicated that shelter beds aren't always available when they're needed. One participant wrote in that there are not shelter options available to married couples. Several participants mentioned a shortage of case managers, particularly that are experienced and knowledgeable.

Table A1. Resources Used and Needed

	Used		Needed but not available	
	#	% (out of 12)	#	% (out of 11)
Down payment assistance (on a mortgage)	0	0.0%	1	9.1%
Emergency shelter for a family	1	8.3%	2	18.2%
Emergency shelter for an individual	6	50.0%	2	18.2%
Mortgage payment assistance	0	0.0%	1	9.1%
Other supportive services	2	16.7%	5	45.5%
Permanent supportive housing	0	0.0%	4	36.4%
Rental assistance	4	33.3%	4	36.4%
Resources and facilities for those with disabilities	1	8.3%	2	18.2%
Resources for veterans	1	8.3%	0	0.0%
Resources for victims of domestic violence	0	0.0%	0	0.0%
Transitional housing	2	16.7%	1	9.1%
None/not applicable	5	41.7%	4	36.4%

Local Housing Issues

We asked respondents whether they believe there is housing discrimination in their communities, and if so, what they've seen and whether they had experienced housing discrimination personally. The same proportions of respondents, 41.3 percent, said "yes" and "unsure" about discrimination in the area. The remaining 22.5 percent did not believe that there was housing discrimination in their communities. While the sample size is too limited to establish statistical significance in these trends, it is of note that while the majority of Holbrook (60.0 percent) and Weymouth (50.0 percent) residents weren't certain, the majority of Quincy (75.0 percent) and Milton (52.0 percent) residents believe there is local housing discrimination.¹ Some respondents explained that they see housing discrimination on the basis of race/ethnicity or source of income (vouchers), but several cited local culture rather than direct actions by realtors or landlords (or a combination of these). Some say their communities resist rental development, especially affordable housing. Others say that the development of luxury multifamily housing and gentrification price people out of their homes and communities, which reinforces racial and economic segregation between certain neighborhoods. In particular, several Milton residents mentioned this effect. Some Quincy residents suggested that they believe the quality and safety of senior housing amounts to discrimination. Overall, 28.6 percent of respondents said that they

¹ Of the two Braintree respondents, one said there is housing discrimination, and one was unsure.

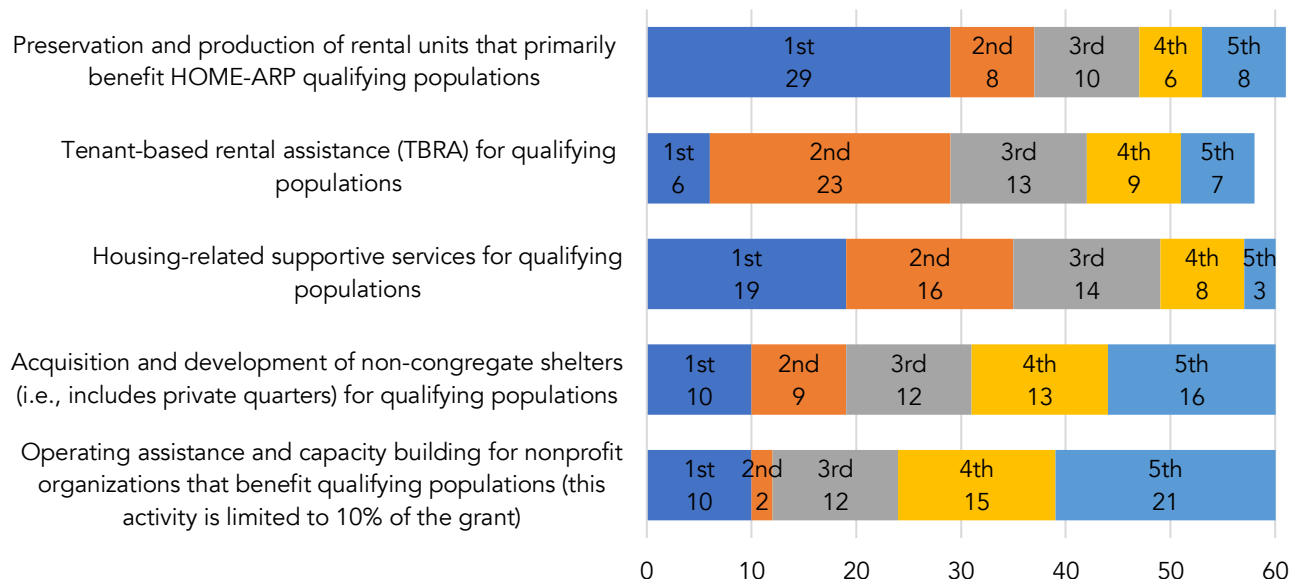
have experienced housing discrimination, including some who cited problems at certain shelters rather than community-wide issues.

Asked what groups of people are at risk of homelessness because their community failed to meet their housing needs, the most common answers were the elderly and working people who have low incomes, followed by single mothers, young people/families, and people with disabilities. Others mentioned immigrants, victims of domestic violence, and people registered as sex offenders or with criminal records.

HOME-ARP Allocation

Survey-takers prioritized the eligible activities for HOME-ARP funding according to needs in the Consortium. While not every respondent ranked every category, and they sometimes indicated ties, the most common first-priority item among respondents (29 out of 74, or 39.2 percent) was preservation and production of rental units that primarily benefit HOME-ARP qualifying populations was the first-priority item. Ranked either first or second priority 35 times, housing-related supportive services for qualifying populations was the second-most popular choice. Tenant-based rental assistance received first or second priority 29 times. Respondents rated acquisition and development of non-congregate shelters fourth or fifth priority 29 times, making it the second-least popular option. Operating assistance and capacity building for nonprofit organizations that benefit qualifying populations is capped at 10 percent of the grant, which we indicated to survey-takers, and received rankings of fourth or fifth priority 36 times. Figure A5 illustrates these rankings within the entire pool of respondents, although the order of priorities among the homeless or at-risk populations are the same.

Figure A5. General Public Funding of HOME-ARP Eligible Activities by Priority Level



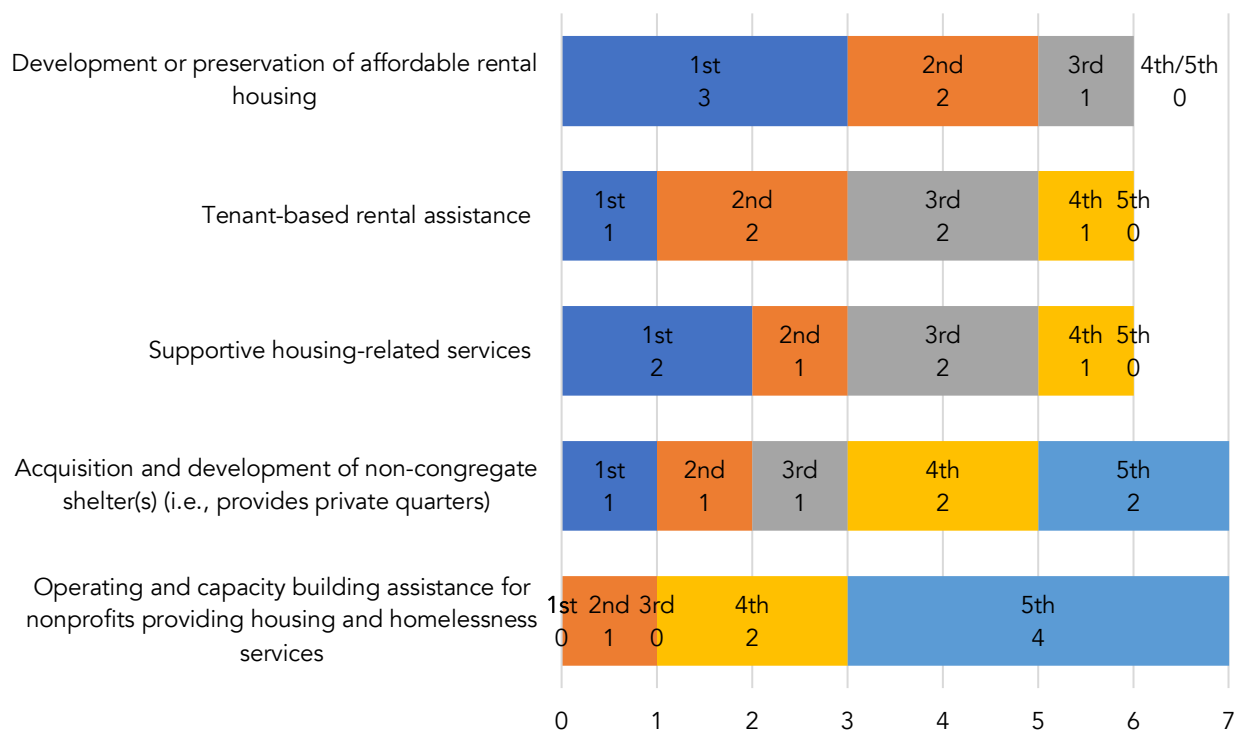
PROVIDER SURVEY

The survey for local service providers, state agencies, and municipal staff and officials received only modest feedback with seven responses. Respondents represented service areas ranging in size from Southeast Massachusetts to Greater Boston to the Town of Braintree. We heard from three service providers/agencies and four members of municipal staff.

Levels of Need

We asked survey respondents to rank the urgency of needs in their service area. Figure A6 shows that the ranking came out the same for this survey as for the public survey, with preservation or production of affordable rental housing selected as the most urgent need, followed by housing-related supportive services, tenant-based rental assistance, acquisition and development of non-congregate shelters, and operating and capacity building assistance for nonprofits. In a later question, we asked respondents to prioritize funding for these activities, and Figure A7 shows that the most urgent needs and funding priorities align.

Figure A6. Service Provider Ranking Priority Needs



All of these needs, however, represent broad categories, so we asked follow-up questions about actions that the Consortium could choose to pursue within each eligible activity category. Developing and preserving affordable rental housing is a very urgent need and can have many approaches, so we asked participants to rank needs for: permanent supporting housing, creating

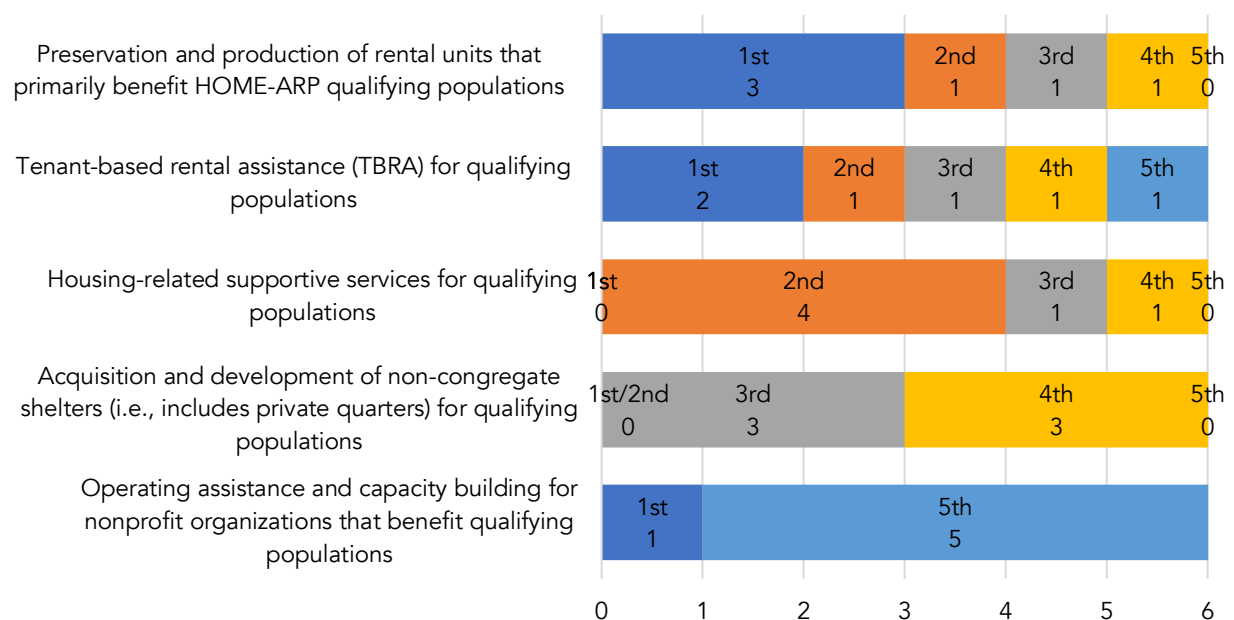
new units, rehabilitation of existing units, or other. Five out of seven respondents indicated that creating new affordable housing units is the first priority, so its median ranking was one. The median ranking of permanent supportive housing was two, and rehabilitation of existing units was three. One respondent wrote-in that temporary housing was their first-priority action.

Within supportive services, homelessness prevention was the most prioritized need, followed by case management, then housing counseling. All other options received relatively similar levels of support, except for moving costs, which four out of six respondents rated tenth out of ten options (eleven options including “other”).

There was largely consensus when participants prioritized needs related to the acquisition and development of non-congregate shelter. Acquiring existing buildings for use as non-congregate shelter had a median ranking of one; scattered sites had a median ranking of two; conversion of existing shelters (congregate to non-congregate) had a median ranking of three; and for hotel/motel rooms, four.

Figure A7 below illustrates survey-takers selections for funding priorities, given the needs they identified in previous questions. Overall, these rankings are very consistent across all the groups and subgroups that we surveyed.

Figure A7. Service Provider Funding of HOME-ARP Eligible Activities by Priority Level



When asked what the greatest unmet need related to housing for the Consortium's homeless population, all but one respondent wrote "lack of affordable housing." One specified that rent prices don't align with area incomes, and another pointed out that for seniors and people with disabilities, this is especially problematic. The last respondent noted that housing and employment training are both necessary for getting a job.

The greatest unmet needs providers identified related to shelter and to supportive services were asked separately, but all of these answers shared themes. There is a lack of shelter beds in the area, and in particular, there is a lack of non-congregate shelter where people can feel safe. Only one respondent indicated that they are aware of existing local resources for shelter and temporary housing. Transportation was identified as a major barrier as well, including a safe and accessible way to get to and from shelter or healthcare facilities. Gaps in mental health and addiction stability resources were also identified, as well as coordination of services, housing search assistance, and life skills and language services.

We asked respondents about barriers that qualifying populations experience related to housing opportunity and choice. Almost all of the answers differed, which highlights how many barriers homeless individuals are facing in sequence. Responses are paraphrased below:

- There are not enough shelter beds, and there is little opportunity for transportation elsewhere, barring emergent need.
- There are not enough affordable units, and there is little housing choice, so finding a unit that meets individual needs piles on additional challenges.
- Looking for housing is hard enough, and then there is complicated paperwork, which is hard to navigate in another way (especially for people with limited English proficiency). Once someone gets past the paperwork and they've applied for a unit, low incomes, poor credit, and prior evictions can disqualify a potential tenant. If someone makes it past all those hurdles, they owe first and last month's rent plus a security deposit at move-in.
- While many of these challenges are not unique to the area, respondents hope that HOME-ARP can supplement funding for these initiatives.

APPENDIX D

From: Sherry Zou szou@quincyma.gov
Subject: Re: Consortium request
Date: March 9, 2023 at 8:53 AM
To: Cailin O'Toole <EMAIL REDACTED>
Cc: Alexis Lanzillotta alexis@barrettplanningllc.com

SZ

Dear Cailin,

Thank you for taking the time to comment on the draft HOME-ARP allocation plan. Your opinion is valued and much appreciated.

Sincerely,

Sherry Zou
Housing Programs Manager
Dept. of Planning & Community Development

34 Coddington Street, 3rd Floor | Quincy, MA 02169
szou@quincyma.gov | (P) 617-745-7168 | (F) 617-745-7165

*For information about our Lead Abatement Program, visit
www.OfficeOfHealthyHomes.org or call 617-376-1428 or email
QuincyOHH@quincyma.gov*

From: Cailin O'Toole <EMAIL REDACTED>
Sent: Thursday, March 9, 2023 5:16 AM
To: Sherry Zou <szou@quincyma.gov>
Subject: Re: Consortium request

Dear Sherry

I realize missed the actual deadline to respond, to the consortium allocation plan, but wanted to comment because I feel passionately about housing and the needs of the people.

As a person dealing with a toxic immune compromised body, organizing and timely response is an issue. I found out about the consortium the week anniversary statue made the paper.

Particularly missing in the report: community building! When I lived in a big house in JP with up to 7 renters we had that power to affect our environment.

I worked in two non profits there and witnessed the difference caring and outreach brought to peoples lives.

A house does not make a home is a famous quote which certainly holds true for many at Phipps Street where we sign a lease with the city which considered this situation permanent housing.

I see the need for creative uses of power and status to create shared spaces where folks could learn together, help each other and move to an actual permanent housing situation, such that Abigail herself would be proud.

Sincerely
Colleen OToole

APPENDIX E

- HOME-ARP Certifications
- SF-424: Application for Federal Assistance
- SF-424B: Assurances - Non-Construction Programs
- SF-424D: Assurances - Construction Programs

Application for Federal Assistance SF-424*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):***** Other (Specify):***** 3. Date Received:****4. Applicant Identifier:****5a. Federal Entity Identifier:****5b. Federal Award Identifier:****State Use Only:****6. Date Received by State:****7. State Application Identifier:****8. APPLICANT INFORMATION:***** a. Legal Name:** *** b. Employer/Taxpayer Identification Number (EIN/TIN):***** c. UEI:****d. Address:***** Street1:** **Street2:** *** City:** **County/Parish:** *** State:** **Province:** *** Country:** *** Zip / Postal Code:** **e. Organizational Unit:****Department Name:****Division Name:****f. Name and contact information of person to be contacted on matters involving this application:****Prefix:***** First Name:****Middle Name:***** Last Name:****Suffix:****Title:** **Organizational Affiliation:***** Telephone Number:** **Fax Number:** *** Email:**

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Dept. of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME ARP

* 12. Funding Opportunity Number:

14.239

* Title:

HOME ARP

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Quincy, MA and Quincy (South Shore) HOME Consortium
Action Plan FY 2021 - 09/30/2030

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

8

* b. Program/Project

8

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

09/20/2021

* b. End Date:

09/30/2030

18. Estimated Funding (\$):

* a. Federal

2,918,165.00

* b. Applicant

* c. State

* d. Local

* e. Other

* f. Program Income

* g. TOTAL

2,918,165.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Hon.

* First Name:

Thomas

Middle Name:

P.

* Last Name:

Koch

Suffix:

* Title:

Mayor

* Telephone Number:

617-376-1990

Fax Number:

* Email:

mayorkoch@quincyma.gov

* Signature of Authorized Representative:

* Date Signed:

9/29/29

HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

Uniform Relocation Act and Anti-displacement and Relocation Plan --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

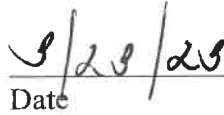
1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

Section 3 --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

HOME-ARP Certification --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.


Signature of Authorized Official


Date

Mayor
Title

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Quincy, MA	3/20/20

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.


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1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
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14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Quincy, MA	5/29/20